



Chester County Council Meeting

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

Monday, June 3, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) May 20, 2024 Council Meeting Minutes
- b) May 23, 2024 Special Called Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of 2024-11 Chester County Fiscal Year 2024-2025 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, 2024; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2024; 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) 2nd Reading of 2024-12 An ordinance amending and restating Ordinance No. 2016-, enacted April 18, 2016, and authorizing the issuance of general obligation bonds, in one or more series, tax-exempt or taxable, in an amount not to exceed the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the available debt limit of the county for the purpose of acquiring, constructing, equipping, and rehabilitating various capital projects; authorizing the County Administrator to prescribe the form and details of the bonds; providing for the payment of the bonds and the disposition of the proceeds of the bonds; providing for borrowing in anticipation of the issuance of the bonds; and other related matters.
- b) 2nd Reading of 2024-13 An ordinance revoking Resolution No. 2023-29; declaring a pause to further residential subdivisions or planned developments in limited areas of the county; invoking the pending ordinance doctrine; and providing for other related matters.
- c) 3rd Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.
- d) 3rd Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.
- e) 3rd Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

9. OLD BUSINESS

10. NEW BUSINESS

- a) iWorQ Systems Contract
Robert Hall, Public Works Director
Joe Roberts, Maintenance Supervisor
- b) 1st Reading of CCMA24-10 Bonnie Burgess requests Tax Map #060-01-00-021-000 at 1208 Radcliff Road, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Commissioner Josey motioned to approve, second by Commissioner Grant. Planning Commission voted 4-0 to approve.

11. BOARDS AND COMMISSIONS

- a) Appointment to the Catawba Workforce Investment Board
Erin Mosley, Council Member At-Large
- b) Re-appointment to Chester Metropolitan District
Erin Mosley, Council Member At-Large

12. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2417
- 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 P2422
- c) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – County Landfill
- d) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Stanton Development

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2417
- b) Action taken regarding Project P2422
- c) Action taken regarding County Landfill
- d) Action taken regarding Stanton Development

14. COUNCIL COMMENTS

15. ADJOURN



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 20, 2024 | 6:00 PM

MINUTES

Present: *Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brain Hester, Attorney John Marshall Mosser*

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

a) May 6, 2024 Council Meeting Minutes

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

b) May 7, 2024 Budget Workshop Minutes

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

4. CITIZEN'S COMMENTS

John Massey of 171 E. Lacy Street addressed council regarding the need for a memorial for first responders and veterans.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 1st Reading of 2024-11

Chester County Fiscal Year 2024-2025 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, 2024; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2024; 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.
Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

b) 1st Reading of 2024-12 (Title Only)

An ordinance amending and restating Ordinance No. 2016-, enacted April 18, 2016, and authorizing the issuance of general obligation bonds, in one or more series, tax-exempt or taxable, in an amount not to exceed the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the available debt limit of the county for the purpose of acquiring, constructing, equipping, and rehabilitating various capital projects; authorizing the County Administrator to prescribe the form and details of the bonds; providing for the payment of the bonds and the disposition of the proceeds of the bonds; providing for borrowing in anticipation of the issuance of the bonds; and other related matters.

Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Vote 7-0 to approve.

c) 1st Reading of 2024-13 (Title Only)

An ordinance revoking Resolution No. 2023-29; declaring a pause to further residential subdivisions or planned developments in limited areas of the county; invoking the pending ordinance doctrine; and providing for other related matters.

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

d) Resolution 2024-4

Providing for changes to the County Employee/Personnel Handbook relating to maternal leave and employee conduct/discipline; and providing for other related matters.

Vice Chairman Wilson motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

e) Resolution 2024-5

Providing preliminary approval pursuant to Title 12, Chapter 44 of the Code Of Laws of South Carolina 1976, as amended, for the execution and delivery of a fee-in-lieu of ad valorem taxes and special source revenue credit agreement by and between Chester County, South Carolina, and a company identified for the time being as Project P2285, acting for itself, one or more current or future affiliates, and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

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

f) Resolution 2024-6

Directing the County Administrator to provide a copy of the County's organizational chart(s) to County Council as part of the County's annual budget process; and providing for other related matters.

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

7. ADMINISTRATOR'S REPORT

County Administrator Hester informed Council of National EMS Week being May 19-25 and thanked our Emergency Medical Service personnel. He also thanked the community for their support in recognizing the staff. Mr. Hester announced that last week was National Police Week and recognized fallen officers and also thanked the Law Enforcement personnel for their service. Mr. Hester informed Council that Congressman Norman stated that SC DOT will begin work on the Commerce Drive intersection in October. Administrator Hester announced the arrival of a new ambulance for our ambulance and information from Rep. Randy Ligon that we will receive \$500,000 for a new ambulance bay in West Chester. Mr. Hester noted that we did not receive funds to relocate Probate Court to the Federal Building but that we would continue to apply and hopefully receive the funds next year. Mr. Hester also announced the hiring of a County Attorney that begins on June 24th.

8. CONSENT AGENDA

Vice Chairman Wilson motioned to approve items a, b, and c under Consent Agenda. Second by Councilwoman Mosley, vote 7-0 to approve.

- a) 2nd Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.
- b) 2nd Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.
- c) 2nd Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

9. OLD BUSINESS

- a) Consideration of Retail Strategies Consulting Services Agreement
Robert Long, Economic Development Director
Director Long addressed Council regarding the update of the proposal to include the entire county in the amount of \$60,000. Mr. Long noted the ability to break contract if satisfaction is negative and the company providing quarterly reports and special reports as requested. Mr. Long informed Council that they will do resource analytics within the first 100 days and that information could be shared with the local business community. Director Long stated that Chester Development Association has agreed to pay 1/3 of the cost of this study.
Councilman Agee motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

10. NEW BUSINESS

a) Information Technology Department Update

David Schuelke, IT Director

Director Schuelke presented to Council analytics and current ongoing projects within the IT Department. Mr. Schuelke stated his department consists of 2 employees, 260 users, and 307 devices. Mr. Schuelke informed Council that his department also covers the Sixth Circuit Solicitor's Office that includes three counties: Chester, Lancaster, and Fairfield. He also stated he is a part of IT groups that are beneficial. Director Schuelke informed Council about the current projects—Paycor, a new HR/Payroll software, print and phone audit, and Windows upgrade, and a new website. Mr. Schuelke also introduced the new Chester County Logo to Council.

b) New Animal Shelter Construction Update

Harold Hayes, Project Manager

Project Manager Harold Hayes presented Council with the location and proposed layout of the new Animal Control building that will be located on the corner of Industrial Boulevard and Armory Road. Animal Control Director, Jessie Roof, expressed to Council the current process of adopting an animal and how the new building layout would have an improved public wing for adoptions. Mr. Hayes also stated there would be room to expand the building in the future and Ms. Roof explained the ventilation system and how it would be more beneficial to the animals. Mr. Hayes stated there would be a pre-construction meeting in January and the construction process should take around 10 months.

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

Councilwoman Mosley motioned to enter into Executive Session, second by Councilman Guy. Vote 7-0 to enter into Executive Session.

- a) Legal advice concerning Economic Development solar projects**
- b) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to matters covered by the attorney-client privilege, settlement of legal claims – utility easement.**

13. ACTIONS FOLLOWING EXECUTIVE SESSION

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

- a) Action taken regarding solar projects**
Chairman Branham stated this item was taken as information only.
- b) Action taken regarding legal advice of utility easement**
Chairman Branham stated this item was taken as information only.

14. COUNCIL COMMENTS

Councilman Vaughn questioned if the Budget Meeting was needed tomorrow. County Administrator Hester stated if Council was comfortable with the current budget and nothing else needed discussion, the workshop could be canceled. Chairman Branham stated he was comfortable and asked Council if anyone opposed. Mr. Hester invited members of Council to contact himself or Treasurer Darby for any questions that may arise.

15. ADJOURN

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

8:50PM

**Kristie Donaldson
Clerk to Council**



Chester County Council

Special Called Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Thursday, May 23, 2024 | 5:00 PM

MINUTES

Present: Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brian Hester, Attorney Michael Kozlarek (virtual)

Absent: Chairman Joe Branham

1. CALL TO ORDER

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

2. EXECUTIVE SESSION

- a) The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege – Great Falls.

Councilman Vaughn motioned to enter into Executive Session, second by Councilman Guy. 6-0 to enter Executive Session.

3. COUNCIL ACTION FOLLOWING EXECUTIVE SESSION

All of Council was in agreeance to enter back into Regular Session.

- a) Action taken regarding receipt of legal advice – Great Falls
Councilman Vaughn motioned to approve proceeding as planned with the MOU that was agreed upon and to instruct our attorney to meet with the attorney for the Town of Great Falls to discuss further particulars. Second by Councilman Killian. Vote 6-0 to approve.
Councilman Agee stated that the whole process is to provide fire protection for the citizens of Chester County and with Great Falls being a municipality of Chester County and with us having entered into an MOU, until there is a legal definition defining whether it is legal or not, he is for proceeding. Councilman Vaughn stated this MOU is a contract and the purpose is to provide the people of Great Falls with better fire protection and that's what it has achieved and what it should continue to achieve.

4. ADJOURN

Councilwoman Mosley motioned to adjourn, second by Councilman Killian. Vote 6-0 to adjourn.

CHESTER COUNTY
FISCAL YEAR 2024-2025

AN ORDINANCE

NO.: 2024-11

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, 2024; TO PROVIDE FOR THE LEVY OF TAXES FOR CHESTER COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024; 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					Department
	Personnel	Operating	Capital	Allocations	Totals
101	County Council	167,067	38,900		205,967
102	Delegation	23,391	500		23,891
105	County Administrator	271,403	9,000		280,403
106	Finance	308,128	6,100		314,228
110	Human Resources	245,198	125,000		370,198
115	Purchasing Department	131,608	3,200		134,808
120	County Treasurer	407,769	52,715		460,484
125	Delinquent Tax Collector	109,018	59,650		168,668
130	Auditor	187,131	4,435		191,566
135	Tax Assessor	373,787	32,720		406,507
140	Planning and Zoning	200,078	332,800		532,878
145	Economic Development	306,764	69,810		376,574
150	Coroner	186,597	71,800		258,397
155	Registration and Election	156,902	82,550		239,452
160	County Garage	125,767	272,200		397,967
170	Building Maintenance	445,196	664,500		1,109,696
175	Airport			40,000	40,000
176	Information Technology	223,694	445,075		668,769
177	Utilities		870,000		870,000
178	Telephone		120,000		120,000
179	Postage		47,000		47,000
180	Bond Insurance		3,000		3,000
181	Property and Liability Insurance		875,000		875,000
182	Worker's Compensation Insurance	350,000			350,000
183	Unemployment Benefits	10,000			10,000
185	Employee Health Insurance	1,983,207			1,983,207
186	Audit Expense		90,000		90,000
187	Catawba Regional		40,396		40,396
188	SC Association Of Counties		8,898		8,898
189	Grant Matching Funds		254,294		254,294
190	Contingent Fund		250,510		250,510
194	Copier Lease		125,224		125,224
199	Litter Enforcement	55,412	12,210		67,622
210	GIS		159,200		159,200
215	QS1		291,083		291,083
220	Medical Services		270,000		270,000
250	Attorney Services	145,142	10,000		155,142
255	Clerk of Court	430,139	103,500		533,639
260	Family Court	198,892	58,200		257,092
265	Probate Judge	278,787	18,910		297,697
275	Chester Magistrate	486,216	41,500		527,716

**CHESTER COUNTY
FISCAL YEAR 2024-2025**

		Personnel	Operating	Capital	Allocations	Department Totals
292	Circuit Court		1,300			1,300
295	Public Defender				201,522	201,522
299	Solicitor				341,845	341,845
301	Sheriff's Department	4,845,574	745,062	41,585		5,632,221
340	Detention Center	2,534,403	622,065			3,156,468
345	Fire Coordinator	650,700	906,500			1,557,200
350	Rural Fire Department		767,908			767,908
355	Emergency Management	153,658	24,300			177,958
360	E911	1,437,992	382,634			1,820,626
365	Animal Control	342,999	157,032			500,031
370	Chester County Rescue Squad				12,000	12,000
375	Great Falls Rescue Squad				12,000	12,000
401	Road Department	206,810	87,250			294,060
402	Public Works	136,320	6,850			143,170
405	Litter Control	123,898	4,600			128,498
501	E.M.S.	3,754,145	391,482	775,000		4,920,627
505	Veteran's Affairs	106,121	3,490			109,611
510	Department of Social Services		53,000			53,000
515	D.H.E.C.		53,300			53,300
530	Senior Services				10,000	10,000
540	Chester Lancaster Disabilities				4,050	4,050
545	Soil and Water Conservation				11,000	11,000
555	Indigent Patients				48,494	48,494
560	Keystone				5,000	5,000
601	Recreation	195,935	66,500			262,435
615	Clemson Extension				6,150	6,150
625	Great Falls Hometown Association				8,000	8,000
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	388,735				388,735
710	Reserve for Encumbrance					
	Total Personnel	22,684,583				
	Total Operating		10,193,153			
	Total Capital			816,585		
	Total County Allocations				712,111	
TOTAL GENERAL FUND						34,406,432
MILLAGE FUNDS						
	Solid Waste Collection					1,024,467
	Lando Fire District					230,215
	Chester Fire District					2,420,915
	Library Operations					1,090,000
	York Tech					400,000
	Lewis Fire District					147,300
	Fort Lawn Fire District					197,271
	Richburg Fire District					1,169,008
TOTAL MILLAGE FUNDS						6,679,176
SPECIAL REVENUE FUNDS						
	E-911 Funds					307,350
	C-Funds					1,499,000
	Victims Assistance Fund					115,509
	Economic Development 4% FILOT					424,852
	Capital / Rolling Stock Program					1,939,538
	Capital Reserve Fund					2,602,659
	Courthouse Improvements					50,000
	American Rescue Plan Act (ARPA)					3,384,571
	State ATAX					137,000
	County Local ATAX					396,694
TOTAL SPECIAL REVENUE FUNDS						10,857,173
ENTERPRISE FUND						
	Solid Waste Disposal					1,717,208
	Gateway Conference Center					462,732
TOTAL ENTERPRISE FUND						2,179,940
DEBT SERVICE FUND						
	Lando Fire District Debt Service					100,087
	Fort Lawn Fire District Debt Service					45,673
	Chester County Debt Service Retirement					2,641,025
	Capital Project Sales Tax Debt Service					2,545,663
	Richburg Fire District Debt Service					147,624
TOTAL DEBT SERVICE FUNDS						5,480,072
TOTAL APPROPRIATIONS						\$ 59,602,793

CHESTER COUNTY
FISCAL YEAR 2024-2025

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	12,455,321
Vehicle Taxes	1,885,638
Delinquent Tax Collections	750,000
Local Option Taxes - Credit Fund	3,327,906
Local Option Taxes - County Revenue Fund	1,386,062
Homestead Exemption	1,146,606
Manufacturers Reimbursement	1,205,392
P.L.L.O.T.	200,000
Fee-in-Lieu of Taxes	3,800,000
Merchants Inventory	90,024
	26,246,949
 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	1,893,933
Accommodations Tax - State Allocation	50,000
Salary Supplement - Elected Officials	63,750
Operating Transfer In	100,000
Town of Great Falls - Fire Allocation	175,000
Sheriff Local Sources	9,000
	2,291,683
 OTHER INCOME	
EMS Fees	1,510,000
Franchise Fees	19,600
D.S.S.	6,500
Interest Income	1,160,000
Rentals	58,000
National Forest Fund	48,000
Animal Control Revenue	8,400
Appropriation of Fund Balance	775,000
Miscellaneous	198,600
	3,784,100
 TOTAL GENERAL FUND	
	34,406,432

MILLAGE FUNDS

PROPERTY TAXES	
Chester Fire District	2,420,915
Lando Fire District	230,215
Lewis Fire District	147,300
Fort Lawn Fire District	197,271
Richburg Fire District	1,169,008
Library Operations	1,090,000
Solid Waste Collection	1,024,467
York Tech	400,000
TOTAL MILLAGE FUNDS	6,679,176

**CHESTER COUNTY
FISCAL YEAR 2024-2025**

SPECIAL REVENUE FUNDS

E-911 Funds	307,350
C-Funds	1,499,000
Victims Assistance Fund	115,509
Economic Development 4% FILOT	424,852
Capital / Rolling Stock Program	1,939,538
Capital Reserve Fund	2,602,659
Courthouse Improvements	50,000
American Rescue Plan Act (ARPA)	3,384,571
State ATAX	137,000
County Local ATAX	396,694
TOTAL SPECIAL REVENUE FUNDS	10,857,173

ENTERPRISE FUND

USER FEES	
Solid Waste Disposal	1,717,208
Gateway Conference Center	462,732
TOTAL ENTERPRISE FUND	2,179,940

DEBT SERVICE FUND

Lando Fire District Debt Service	100,087
Fort Lawn Fire Debt Service	45,673
Chester County Debt Service Retirement	2,641,025
Capital Project Sales Tax Debt Service	2,545,663
Richburg Fire District Debt Service	147,624
TOTAL DEBT SERVICE FUND	5,480,072
TOTAL REVENUE	\$ 59,602,793

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, 2024 through June 30, 2025.

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 expenditures 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. Any reallocation of unexpended funds for salary adjustments must be approved by Chester County Council. 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 are 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 \$210,000 which shall be utilized for the support of the Lando Fire District. The total amount appropriated for the Lando Fire District is \$230,215.

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 \$100,087 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 \$100,087.

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 \$147,300 which shall be utilized for the support of the Lewis Fire District. The total amount appropriated for the Lewis Fire District is \$147,300.

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 \$157,271 which shall be utilized for the support of the Fort Lawn Fire District. The total amount appropriated for the Fort Lawn Fire District is \$197,271.

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 \$45,673 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 \$45,673.

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 \$2,420,915 which shall be utilized for the support of the Chester Fire District. The total amount appropriated for the Chester Fire District is \$2,420,915.

SECTION 17: Chester Fire District Bond Retirement – Not Used

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 \$310,000 which shall be utilized for the support of the Richburg Fire District. The total amount appropriated for the Richburg Fire District is \$1,169,008.

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 \$147,624 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 \$147,624.

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 \$1,024,467 which shall be utilized for the support of Solid Waste Collection. The total amount appropriated for Solid Waste Collection is \$1,024,467.

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 \$2,641,025 which shall be applied to the retirement of Chester County bonded indebtedness. The total amount appropriated for the Chester County bond retirement is \$2,641,025.

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 \$1,090,000.

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 \$317,410 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.

SECTION 28. Subsequent Changes to Organizational Chart. Provided there is no impact to the County Budget that has not otherwise already been authorized by the County Council, the County Administrator is entitled to amend the County organizational chart(s) without County Council action.

SECTION 29: This ordinance shall take effect on July 1, 2024. Adopted this 17th day of June 2024.

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	150.00/300.00
	PUD/Planned Development	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	90.00
	4 to 11 acres	120.00
	12 to 51 acres	205.00
	52 to 99 acres	340.00
	Over 100 acres	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
Street Name Sign		100.00

PARKS AND RECREATION	FEE (\$)
County Owned / Leased Recreational Facilities	100.00
CHESTER WAR MEMORIAL BUILDING \$300 Refundable Deposit	1000.00
GREAT FALLS WAR MEMORIAL BUILDING \$200 Refundable Deposit	600.00
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 security deposit per room	
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 security deposit per room.	
THE GATEWAY CONFERENCE CENTER	
Projectors (per projector)	100.00
Grand Ballroom	300.00
Grand Salon	200.00
Grand Meeting	300.00
Podium with microphone	25.00
Podium with computer	65.00
Handheld or lapel microphone	25.00
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
THE GATEWAY CONFERENCE CENTER (continued)	
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 2 nd set or use without appropriate room rental- only if available)	200.00
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	54.58
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

Joe Branham, Chairman (District 3)

Pete Wilson, Vice Chairman (District 4)

John Agee, Council Member (District 1)

Mike Vaughn, Council Member (District 2)

Corey Guy, Council Member (District 5)

William Killian, Council Member (District 6)

Erin Mosley, Council Member (At Large)

ATTEST:

By: _____
Kristie Donaldson
Clerk to County Council
Chester County, South Carolina

First Reading:	May 20 th , 2024
Second Reading:	June 3 rd , 2024
Public Hearing:	June 17 th , 2024
Third Reading:	June 17 th , 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-12

**AMENDING AND RESTATING ORDINANCE NO. 2016-[],
AUTHORIZING THE ISSUANCE OF GENERAL
OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-
EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO
EXCEED THE LESSER OF THE ANNUAL AGGREGATE
OF: (1) \$2,500,000 AND (2) THE AVAILABLE DEBT LIMIT
OF THE COUNTY FOR THE PURPOSE OF ACQUIRING,
CONSTRUCTING, EQUIPPING, OR REHABILITATING
VARIOUS CAPITAL PROJECTS; AUTHORIZING THE
COUNTY ADMINISTRATOR TO PRESCRIBE THE
FORM AND DETAILS OF THE BONDS; PROVIDING
FOR THE PAYMENT OF THE BONDS AND THE
DISPOSITION OF THE PROCEEDS OF THE BONDS;
PROVIDING FOR BORROWING IN ANTICIPATION OF
THE ISSUANCE OF THE BONDS; AND OTHER
RELATED MATTERS.**

THE CHESTER COUNTY, SOUTH CAROLINA, COUNTY COUNCIL ORDAINS:

SECTION 1. *Findings.* The County Council ("Council") of the Chester County, South Carolina ("County"), finds and determines:

(a) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended ("Constitution"), provides that each county may incur general obligation bonded indebtedness upon such terms and conditions as the General Assembly may prescribe by general law subject to the following limitations: (i) such debt must be incurred only for a purpose which is a public purpose and a corporate purpose for a county, and (ii) unless excepted therefrom, such debt may be issued in an amount not exceeding eight percent of the assessed value of all taxable property of such county ("Bonded Debt Limit").

(b) Pursuant to Title 4, Chapter 15, Code of Laws of South Carolina, 1976, as amended ("County Bond Act"), the county council of any county of the State may issue general obligation bonds for any corporate purpose of such county up to any amount not exceeding such County's Available Debt Limit (as defined below).

(c) The County Bond Act provides that as a condition precedent to the issuance of bonds an election be held and result favorably thereto. Chapter 27, Title 11, Code of Laws of South Carolina, 1976, as amended, provides that if an election be prescribed by the provisions of the County Bond Act, but is not required by the provisions of Article X of the Constitution, then in every such instance, no election need be held (notwithstanding the requirement therefor) and the remaining provisions of the County Bond Act shall constitute a full and complete authorization to issue bonds in accordance with such remaining provisions.

(d) The County has determined to acquire, construct, equip, or rehabilitate various capital projects, as more fully described in Section 20 (collectively, "Projects"), which the County intends to use to serve a County-wide purpose and/or is anticipated to have a County-wide impact and is not intended to provide a special benefit to any particular area of the County to the exclusion to remainder of the County;

(e) The assessed valuation of all property in the County as of June 30, 2023 (audited), for purposes of computation of any Bonded Debt Limit, is not less than \$161,098,927. Eight percent of this assessed valuation is \$12,887,914 ("County's Bonded Debt Limit"). As of the date of this Ordinance (unaudited), the County has outstanding no more than \$5,407,192 of general obligation indebtedness subject to the County's Bonded Debt Limit. As of the adoption of this Ordinance, the difference between the County's Bonded Debt Limit and the principal amount of the outstanding general obligation indebtedness subject to the County's Bonded Debt Limit ("Available Debt Limit") is the amount of general obligation indebtedness which the County may incur without a referendum, which is no less than: \$7,480,722.

(f) The Council has found it is in the best interest of the County for the Council to provide for the issuance of one or more general obligation bonds of the County, pursuant to the provisions of the Constitution and laws of the State of South Carolina, in the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the County's Available Debt Limit for the purpose of: (i) funding all or a portion of the Projects; and (ii) paying the costs of issuance related to any Bonds (defined below).

SECTION 2. *Authorization and Details of Bonds and the Projects.* Pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina, each calendar year the County is authorized to issue an amount not to exceed the lesser of the annual aggregate of: (1) \$2,500,000 and (2) the County's Available Debt Limit in general obligation bonds of the County to be designated "General Obligation Bond(s) of Chester County, South Carolina" (collectively, "Bonds," each, a "Bond") for the purposes set forth in Section 1 and Section 20. The Bonds also may be issued in one or more series, taxable or tax-exempt, from time to time as may be determined in the manner provided below with such further designation of each series to identify the year in which such bonds are issued.

The Bonds may be issued as fully registered bond; dated the date of their delivery or such other date as may be selected by the County Administrator; may be in such denominations as the County Administrator may determine, not exceeding the principal amount of any Bonds maturing in each year; shall be numbered from R-1 upward; shall bear interest, if any, from their date as may be determined by the County Administrator; and shall mature as determined by the County Administrator.

SECTION 3. *Delegation of Certain Details of any Bonds to the County Administrator.* The Council expressly delegates to the County Administrator determinations regarding any Bonds as are necessary or appropriate, including the form of any Bonds (or BANs) and whether to issue bonds as provided by any state or federal economic recovery or "stimulus" laws. The County Administrator is further directed to consult with the County's bond counsel in making any such decisions.

SECTION 4. *Registrar/Paying Agent.* Both the principal installments of and interest on any Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts. The County Treasurer's Office or a qualified financial institution shall serve as the Registrar/Paying Agent for any Bonds ("Registrar/Paying Agent") and shall fulfill all functions of the Registrar/Paying Agent enumerated herein.

SECTION 5. *Registration and Transfer.* The County shall cause books (herein referred to as the "registry books") to be kept at the offices of the Registrar/Paying Agent, for the registration and transfer of any Bonds. Upon presentation at its office for such purpose, the Registrar/Paying Agent shall register or transfer, or cause to be registered or transferred, on such registry books, any Bonds under such reasonable regulations as the Registrar/Paying Agent may prescribe.

The Bonds shall be transferable only upon the registry books of the County, which shall be kept for such purpose at the principal office of the Registrar/Paying Agent, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar/Paying Agent, duly executed by the registered owner or his duly authorized attorney. Upon the transfer of any Bonds, the Registrar/Paying Agent on behalf of the County shall issue in the name of the transferee new fully registered Bonds, of the same aggregate principal amount, interest rate and maturity as the surrendered Bonds. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar/Paying Agent.

The County and the Registrar/Paying Agent may deem or treat the person in whose name the fully registered Bonds shall be registered upon the registry books as the absolute owner of such Bonds, whether such Bonds shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bonds and for all other purposes, and all such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bonds to the extent of the sum or sums so paid, and neither the County nor the Registrar/Paying Agent shall be affected by any notice to the contrary. In all cases in which the privilege of transferring any Bonds is exercised, the County shall execute, and the Registrar/Paying Agent shall authenticate and deliver any Bonds in accordance with the provisions of this Ordinance. Neither the County nor the Registrar/Paying Agent shall be obliged to make any such transfer

of any Bonds during the period beginning on the Record Date (as defined in Section 6 hereof) and ending on an interest payment date.

SECTION 6. *Record Date.* The County establishes a record date ("Record Date") for the payment of interest or for the giving of notice of any proposed redemption of any Bonds, and such Record Date shall be the 15th day of the calendar month next preceding an interest payment date on any Bonds or, in the case of any proposed redemption of any Bonds, such Record Date shall not be more than 15 days prior to the mailing of notice of redemption of any Bonds.

SECTION 7. *Lost, Stolen, Destroyed or Defaced Bonds.* In case any Bonds shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the County shall execute and the Registrar/Paying Agent shall authenticate and deliver at the principal office of the Registrar/Paying Agent, or send by registered mail to the owner thereof at his request, risk and expense, a new Bond of the same interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the County and the Registrar/Paying Agent evidence or proof satisfactory to the County and the Registrar/Paying Agent of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity in such amount as may be required by the laws of the State of South Carolina or such greater amount as may be required by the County and the Registrar/Paying Agent. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen, or wholly destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such duplicate Bond is issued.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

SECTION 8. *Book-Entry-Only System.*

(a) Notwithstanding anything to the contrary herein, so long as any Bond is being held under a book-entry system of a securities depository, transfers of beneficial ownership of any Bond will be effected pursuant to rules and procedures established by such securities depository. The initial securities depository for any Bond will be The Depository Trust Company ("DTC"), New York, New York. DTC and any successor securities depositories are hereinafter referred to as the "Securities Depository." The Bond shall be registered in the name of Cede & Co., as the initial Securities Depository nominee for any Bond. Cede & Co. and successor Securities Depository nominees are hereinafter referred to as the "Securities Depository Nominee."

(b) As long as a book-entry system is in effect for any Bond, the Securities Depository Nominee will be recognized as the holder of any Bond for the purposes of (i) paying the principal, interest and premium, if any, on such Bond, (ii) if any Bond is to be redeemed in part, selecting the portions of such Bond to be redeemed, (iii) giving any notice permitted or required to be given to bondholders under this ordinance, (iv) registering the transfer of any Bond, and (v) requesting any consent or other action to be taken by the holder of such Bond, and for all other purposes whatsoever, and the County shall not be affected by any notice to the contrary.

(c) The County shall not have any responsibility or obligation to any participant, any beneficial owner or any other person claiming a beneficial ownership in any Bond which is registered to a Securities Depository Nominee under or through the Securities Depository with respect to any action taken by the Securities Depository as holder of any Bond.

(d) The County shall pay all principal, interest and premium, if any, on any Bond issued under a book-entry system, only to the Securities Depository or the Securities Depository Nominee, as the case may be, for such Bond, and all such payments shall be valid and effectual to fully satisfy and discharge the obligations with respect to the principal of and premium, if any, and interest on such Bond.

(e) In the event that the County determines that it is in the best interest of the County to discontinue the book-entry system of transfer for any Bond, or that the interests of the beneficial owners of any Bond may

be adversely affected if the book-entry system is continued, then the County shall notify the Securities Depository of such determination. In such event, the County shall appoint a Registrar/Paying Agent which shall authenticate, register, and deliver physical certificates for any Bond in exchange for any Bond registered in the name of the Securities Depository Nominee.

(f) In the event that the Securities Depository for any Bond discontinues providing its services, the County shall either engage the services of another Securities Depository or arrange with a Registrar/Paying Agent for the delivery of physical certificates in the manner described in (e) above.

(g) In connection with any notice or other communication to be provided to the holder of any Bond by the County or by the Registrar/Paying Agent with respect to any consent or other action to be taken by the holder of any Bond, the County or the Registrar/Paying Agent, as the case may be, shall establish a record date for such consent or other action and give the Securities Depository Nominee notice of such record date not less than 15 days in advance of such record date to the extent possible.

SECTION 9. *Execution of Bonds.* The Bonds shall be executed in the name of the County with the manual or facsimile signature of the Chair of County Council and attested by the manual or facsimile signature of the Clerk to County Council under a facsimile of the seal of the County which shall be impressed, imprinted, or reproduced thereon. The Bonds shall not be valid or become obligation for any purpose unless there shall have been endorsed thereon a certificate of authentication. The Bonds shall bear a certificate of authentication manually executed by the Registrar/Paying Agent in substantially the form set forth herein.

SECTION 10. *Form of Bond.* The Bonds shall be in the form as determined by the County Administrator under Section 3.

SECTION 11. *Security for Bond.* The full faith, credit and taxing power of the County are irrevocably pledged for the payment of the principal and interest of any Bonds as they mature and to create a sinking fund to aid in the retirement and payment thereof. There shall be levied and collected annually upon all taxable property in the County an ad valorem tax, without limitation as to rate or amount, sufficient for such purposes.

SECTION 12. *Exemption from Taxation.* Both the principal of and interest on any Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the Code of Laws of South Carolina, 1976, as amended, from all State, county, municipal, school district and all other taxes or assessments, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate and transfer taxes, but the interest thereon may be includable in certain franchise fees or taxes.

SECTION 13. *Sale of Bond, Form of Notice of Sale.* The Bonds may be sold at a public or private sale, as authorized by Section 11-27-40(4) of the Code of Laws of South Carolina, 1976, as amended, as the County Administrator may determine, using a Notice of Sale or other similar Notice, as the County Administrator may determine.

SECTION 14. *Deposit and Application of Proceeds.* It is expected that proceeds of any Bonds will be fully drawn at Closing. The proceeds of any Bonds or of BANs (authorized under Section 16 of this Ordinance), when drawn, will be deposited in a bond account fund for the County and shall be expended and made use of as follows:

(a) any accrued interest, if any, shall be applied to the payment of the first installment of interest to become due on any Bonds or BANs; and

(b) the remaining proceeds shall be expended and made use of to defray the cost of issuing any Bonds or BANs and to defray the costs of the Project. Pending the use of such proceeds, the same shall be invested and reinvested in such investments as are permitted under State law. Earnings on such investments shall be applied either to defray Project costs or, if not so required, to pay principal on any Bonds.

SECTION 15. *Defeasance.*

(a) If a series of bonds issued pursuant to this Ordinance shall have been paid and discharged, then

the obligations of the Ordinance hereunder, and all other rights granted thereby shall cease and determine with respect to such series of bonds. A series of bonds shall be deemed to have been paid and discharged within the meaning of this Section under any of the following circumstances:

(i) If the Registrar/Paying Agent (or, if the County is the Registrar/Paying Agent, a bank or other institution serving in a fiduciary capacity) ("Escrow Agent") shall hold, at the stated maturities of the bonds, in trust and irrevocably appropriated thereto, moneys for the full payment thereof; or

(ii) If default in the payment of the principal of such series of bonds or the interest thereon shall have occurred, and thereafter tender of payment shall have been made, and the Escrow Agent shall hold, in trust and irrevocably appropriated thereto, sufficient moneys for the payment thereof to the date of the tender of payment; or

(iii) If the County shall have deposited with the Escrow Agent, in an irrevocable trust, either moneys in an amount which shall be sufficient, or direct general obligations of the United States of America, which are not subject to redemption by the issuer prior to the date of maturity thereof, as the case may be, the principal of and interest on which, when due, and without reinvestment thereof, will provide moneys, which, together with the moneys, if any, deposited with the Escrow Agent at the same time, shall be sufficient to pay, when due, the principal, interest, and redemption premium or premiums, if any, due and to become due on such series of bonds and prior to the maturity date or dates of such series of bonds, or, if the County shall elect to redeem such series of bonds prior to their stated maturities, and shall have irrevocably bound and obligated itself to give notice of redemption thereof in the manner provided in the form of the bonds, on and prior to the redemption date or date of such series of bonds, as the case may be; or

(iv) If there shall have been deposited with the Escrow Agent either moneys in an amount which shall be sufficient, or direct general obligations of the United States of America the principal of and interest on which, when due, will provide moneys which, together with the moneys, if any, deposited with the Escrow Agent at the same time, shall be sufficient to pay, when due, the principal and interest due and to become due on such series of bonds on the maturity thereof.

(b) In addition to the above requirements of paragraph (a), in order for this Ordinance to be discharged with respect to a series of bonds, all other fees, expenses and charges of the Escrow Agent have been paid in full at that time.

(c) Notwithstanding the satisfaction and discharge of this Ordinance with respect to a series of bonds, the Escrow Agent shall continue to be obligated to hold in trust any moneys or investments then held by the Escrow Agent for the payment of the principal of, premium, if any, and interest on, such series of bonds, to pay to the owners of such series of bonds the funds so held by the Escrow Agent as and when payment becomes due.

(d) Any release under this Section shall be without prejudice to the rights of the Escrow Agent to be paid reasonable compensation for all services rendered under this Ordinance and all reasonable expenses, charges, and other disbursements and those of their respective attorneys, agents, and employees, incurred on and about the performance of the powers and duties under this Ordinance.

(e) Any moneys which at any time shall be deposited with the Escrow Agent by or on behalf of the County for the purpose of paying and discharging any bonds shall be and are assigned, transferred, and set over to the Escrow Agent in trust for the respective holders of such bonds, and the moneys shall be and are irrevocably appropriated to the payment and discharge thereof. If, through lapse of time or otherwise, the holders of such bonds shall no longer be entitled to enforce payment of their obligations, then, in that event, it shall be the duty of the Escrow Agent to transfer the funds to the County.

(f) In the event any bonds are not to be redeemed within the 60 days next succeeding the date the deposit required by Section 1 S(a)(iii) or (iv) is made, the County shall give the Escrow Agent irrevocable instructions to mail, as soon as practicable by registered or certified mail, a notice to the owners of the bonds at the addresses shown on the registry books that (i) the deposit required by subparagraph (a)(iii) or (a)(iv) of this Section 15 has been made with the Escrow Agent, (ii) the bonds are deemed to have been paid in

accordance with this Section and stating the maturity or redemption dates upon which moneys are to be available for the payment of the principal of, and premium, if any, and interest on, the bonds, and (iii) stating whether the County has irrevocably waived any rights to redeem the bonds, or any of them, prior to the maturity or redemption dates set forth in the preceding clause (ii).

(g) The County covenants and agrees that any moneys which it shall deposit with the Escrow Agent shall be deemed to be deposited in accordance with, and subject to, the applicable provisions of this Section, and whenever it shall have elected to redeem bonds, it will irrevocably bind and obligate itself to give notice of redemption thereof, and will further authorize and empower the Escrow Agent to cause notice of redemption to be given in its name and on its behalf.

SECTION 16. *Authority to Issue Bond Anticipation Notes.* If the County Administrator should determine that issuance of BANs pursuant to Chapter 17 of Title 11 of the Code ("BAN Act") rather than any Bonds would result in a substantial savings in interest under prevailing market conditions or for other reasons would be in the best interest of the County, the County Administrator is further requested and authorized to effect the issuance of one or more series of BANs pursuant to the BAN Act. If BANs are issued and if, upon the maturity thereof, the County Administrator should determine that further issuance of BANs rather than any Bonds would result in a substantial savings in interest under then prevailing market conditions or for other reasons would be in the best interest of the County, the County Administrator is requested to continue the issuance of BANs until the County Administrator determines to issue any Bonds on the basis as aforesaid, and any Bond is issued.

SECTION 17. *Details of Bond Anticipation Notes.* Subject to changes in terms required for any particular issue of BANs, the BANs shall be subject to the following particulars:

(a) The BANs shall be dated and bear interest from the date of delivery thereof or, if the BAN is issued on a draw-down basis, from the date of each such advance, payable upon the stated maturity thereof, at the rate negotiated by the County Administrator and shall mature on such date, not to exceed one year from the issue date thereof, as shall be determined by the County Administrator.

(b) The BANs shall be numbered from one upwards for each issue and shall be in such denomination as the County Administrator may determine, as may be requested by the purchaser thereof. The BANs shall be payable, both as to principal and interest, in legal tender upon maturity, at the principal office of a bank designated by the County or, at the option of the County, by the purchaser thereof.

The BANs also may be issued as one or more fully registered "draw-down" style instruments in an aggregate face amount not exceeding the maximum amount permitted hereunder, to a lending institution under terms which permit the balance due under such note or notes to vary according to the actual cash needs of the County, as shall be determined by the County Administrator. In such event, the County may draw upon such note or notes as it needs funds so long as the maximum outstanding balance due under such note or notes does not exceed the aggregate face amount thereof.

(c) The County Administrator is authorized to negotiate or to arrange for a sale of the BANs and to determine the rate of interest to be borne thereby.

(d) The BANs shall be in the form as determined by the County Administrator under Section 3.

(e) The BANs shall be issued in fully registered or bearer certificated form or a book-entry-only form as specified by the County, or at the option of the County, by the purchaser thereof; provided that once issued, the BANs of any particular issue shall not be reissued in any other form and no exchange shall be made from one form to the other.

(f) In the event any BAN is mutilated, lost, stolen or destroyed, the County may execute a new BAN of like date and denomination as that mutilated, lost, stolen or destroyed; provided that, in the case of any mutilated BAN, such mutilated BAN shall first be surrendered to the County, and in the case of any lost, stolen or destroyed BAN, there shall be first furnished to the County evidence of such loss, theft or destruction satisfactory to the County, together with indemnity satisfactory to it; provided that, in the case of a holder

which is a bank or insurance company, the agreement of such bank or insurance company to indemnify shall be sufficient. In the event any such BAN shall have matured, instead of issuing a duplicate BAN, the County may pay the same without surrender thereof. The County may charge the holder of such BAN with its reasonable fees and expenses in this connection.

(g) Any BAN issued in fully-registered form shall be transferable only upon the books of registry of the County, which shall be kept for that purpose at the office of the County as note registrar (or its duly authorized designee), by the registered owner thereof or by his attorney, duly authorized in writing, upon surrender thereof, together with a written instrument of transfer satisfactory to the County as note registrar, duly executed by the registered owner or his duly authorized attorney. Upon the transfer of any BAN, the County shall issue, subject to the provisions of paragraph (h) below, in the name of the transferee, a new BAN or BANs of the same aggregate principal amount as the unpaid principal amount of the surrendered BAN. Any holder of a BAN in fully registered form requesting any transfer shall pay any tax or other governmental charge required to be paid with respect thereto. As to any BAN in fully- registered form, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal and interest of any BAN in fully-registered form shall be made only to or upon the order of the registered holder thereof, or his duly authorized attorney, and the County shall not be affected by any notice to the contrary, but such registration may be changed as herein provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such BAN to the extent of the sum or sums so paid.

(h) BANs issued in fully registered form, upon surrender thereof at the office of the County (or at such office as may be designated by its designee) as note registrar, with a written instrument of transfer satisfactory to the County, duly executed by the holder of the BAN or his duly authorized attorney, may, at the option of the holder of the BAN, and upon payment by such holder of any charges which the County may make as provided in paragraph (i), be exchanged for a principal amount of BANs in fully registered form of any other authorized denomination equal to the unpaid principal amount of surrendered BANs.

(i) In all cases in which the privilege of exchanging or transferring BANs in fully registered form is exercised, the County shall execute and deliver BANs in accordance with the provisions of such Ordinance. All BANs in fully registered form surrendered in any such exchanges or transfers shall forthwith be canceled by the County. There shall be no charge to the holder of such BAN for such exchange or transfer of BANs in fully registered form except that the County may make a charge sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or transfer.

SECTION 18. *Security for Bond Anticipation Notes.* For the payment of the principal of and interest on the BANs as the same shall fall due, so much of the principal proceeds of any Bond when issued shall and is directed to be applied, to the extent necessary, to the payment of the BANs; and, further, the County covenants and agrees to effect the issuance of sufficient BANs or bonds in order that the proceeds thereof will be sufficient to provide for the retirement of any BANs issued pursuant hereto.

SECTION 19. *Tax and Securities Laws Covenants.*

(a) The County covenants that no use of the proceeds of the sale of any Bond or BANs authorized hereunder shall be made which, if such use had been reasonably expected on the date of issue of such Bond or BANs would have caused any Bond or BANs to be "arbitrage bonds," as defined in the Code, and to that end the County shall comply with all applicable regulations of the Treasury Department previously promulgated under Section 103 of the Internal Revenue Code of 1954, as amended, and any regulations promulgated under the Code so long as any Bond or BANs are outstanding.

(b) The County further covenants to take all action necessary, including the payment of any rebate amount, to comply with Section 148(f) of the Code and any regulations promulgated thereunder.

(c) The County covenants to file IRS form 8038, if the Code so requires, at the time and in the place required therefore under the Code.

SECTION 20. *Bond Series Resolution.* Each Series of Bonds shall be issued in a principal amount as

approved by a subsequent County Council resolution, in which the County shall provide: (a) a list of the capital projects to be funded, (b) a computation of the County's Available Debt Limit (similar to the calculation provided in Section 1(e)); (c) an affirmation that, including the par amount of the series of bonds to be issued to fund the capital projects according to the resolution then being considered, the calendar year aggregate par amount of bonds does not exceed the lesser of: (1) \$2,500,000 and (2) the County's Available Debt Limit in general obligation bonds, and (d) an affirmation that each capital project is intended to serve a County-wide purpose and/or is anticipated to have a County-wide impact and is not intended to provide a special benefit to any particular area of the County to the exclusion to remainder of the County. The County Council's adopting the resolution confirms the County's approval for moving forward with the Series of Bonds and the County's authorization to undertake the Projects.

SECTION 21. *Authorization for County Officials to Execute Documents.* The Council authorizes the Chair of County Council, the County Administrator, the Clerk to County Council and other County Officials to execute and consent to such documents and instruments, including, *e.g.*, purchase-sale agreements, option contracts, lease- purchase agreements, or other similar agreements, as may be necessary to effect the intent of this Ordinance, the issuance of any Bonds, and any documents related to the transfer to, or acquisition from (or both), the Projects.

SECTION 22. *Amendments.* The County Council, at any time and from time to time may enact amending or supplementing ordinances without the consent or concurrence of any registered owner of any Bond so long as the amendment or supplement does not materially and negatively impact any right of any holder of a Bond outstanding at the time of the enactment of the amendment or supplement.

SECTION 23. *Publication of Notice of Adoption of Ordinance pursuant to Section 11-27-40, paragraph 8, of the Code of Laws of South Carolina, 1976.* Pursuant to the provisions of Section 11-27-40 of the Code, the County Administrator, at his option, is authorized to arrange to publish a notice of adoption of this Ordinance.

SECTION 24. *Retention of Bond Counsel and Other Suppliers.* The Council authorizes the County Administrator to retain the law firm of King Kozlarek Root Law LLC, as its bond counsel, and Stifel, Nicolaus & Company, Incorporated, as its placement agent, in connection with the issuance of any Bonds.

The Council further authorizes the County Administrator to enter into such contractual arrangements with printers and the suppliers of other goods and services necessary to the sale, execution, and delivery of any Bond as is necessary and desirable. To the extent feasible, such arrangements shall be made with persons of sound reputation after obtaining two or more bids for such services; however, the County Administrator is authorized to make such arrangements without obtaining bids or quotes where (i) the services to be provided are unique or (ii) it is impractical to obtain bids in order to comply with any time requirements with respect to the issuance and sale of any Bond or (iii) the County has had previous experience with a supplier who has performed reliably and satisfactorily.

SECTION 25. *General Repealer.* All ordinances, rules, regulations, resolutions, and parts thereof, procedural, or otherwise, in conflict herewith or the proceedings authorizing the issuance of any Bond are, to the extent of such conflict, repealed and this Ordinance shall take effect and be in full force from and after its adoption, provided, however, the amendment and restatement of Ordinance No. 2016-[] shall not abrogate, diminish, or otherwise alter any matter that arose, or debt obligations issued under Ordinance No. 2016-[] 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.

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CHESTER COUNTY, SOUTH CAROLINA

Joe Branham, Chairman
Chester County Council

(SEAL)
ATTEST:

Kristie Donaldson
Clerk to Council

First Reading	May 20, 2024
Public Hearing	June 3, 2024
Second Reading	June 17, 2024
Third Reading	June 17, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-13

REVOKING RESOLUTION NO. 2023-29; DECLARING A PAUSE TO FURTHER RESIDENTIAL SUBDIVISIONS OR PLANNED DEVELOPMENTS IN LIMITED AREAS OF THE COUNTY; INVOKING THE PENDING ORDINANCE DOCTRINE; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the South Carolina Local Government Comprehensive Enabling Act of 1994, codified in South Carolina Code Annotated section, 29-7-10, et seq., grants local governments the authority to regulate land development to include the subdivision of tracts or parcels of land;

WHEREAS, Chester County is in the process of hiring a full-time county-wide planner, to assist in analyzing the impact of land development approved in the County as of the date of this Ordinance and of the County's prior Resolution 2023-29, adopted on December 4, 2023;

WHEREAS, the County intends temporarily to pause new subdivision or planned development to provide an opportunity to hire that planner and carefully review the analysis that has been already conducted and that will be conducted in consideration of ongoing development;

WHEREAS, the County acknowledges the express concerns of the residents in certain, limited areas of the County regarding the rate of land development growth in those areas and wishes carefully to consider the impact these developments could have on the entire community.

WHEREAS, the Council has carefully considered these impacts, reacting with appropriate changes to both applicable provisions of the Chester County Land Development and other land use ordinances and regulations, including the approval of a text amendment to require any future development be based on appropriate availability of utility capacity; and

WHEREAS, a recapitulation of approved subdivisions and planned developments, a list of the properties that are anticipated to be serviced by Chester Wastewater Recycling, CMD, Fire Districts, and Chester County School District, and the limited area of the County in which the resolution will be effective (shaded in brown), are attached to this Ordinance, respectively, as Exhibit A, Exhibit B, and Exhibit C.

WHEREAS, each Exhibit is attached hereto and incorporated herein by reference;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY IN MEETING DULY ASSEMBLED:

Section 1. Revocation of Resolution 2023-29. Except as amended by this Ordinance, Resolution No. 2023-29 shall remain unchanged and in full force and effect and, except to the extent of any direct conflict with this Ordinance, such findings as are included in Resolution No. 2023-29 are incorporated herein by reference and adopted as part of this Ordinance.

Section 2. Enactment/Continuation of Review Period. The County imposes a temporary pause on any new subdivision or planned development that is, in the County's sole discretion. similar in character to those developments shown on Exhibit A, to enable the County an opportunity to hire a County-wide planner and analyze and monitor the impacts of the approved projects. This Ordinance is not a "moratorium" but serves generally to cease the approval process for subdivisions and planned developments in certain areas through March 31, 2025. The areas in which this cessation is effective are depicted on Exhibit C by brown shading and include the Lewisville High School attendance area.

Section 3. Vested Rights. This Ordinance does not vest any rights in any person or entity, and the County reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Section 4. General Repealer. Each ordinance, resolution, 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.

Section 5. Severability. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Section 6. Pending Ordinance Doctrine; Effective Date. The “Pending Ordinance Doctrine,” as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the County with respect to application of any County planning, zoning, and development matters, including the matters contained in this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading and shall terminate, unless extended by the County, on the earlier of (a) this Ordinance’s repeal and (b) March 31, 2025.

[SIGNATURE PAGE AND THREE EXHIBITS (CONSISTING OF TWELVE PAGES) FOLLOW]
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CHESTER COUNTY, SOUTH CAROLINA

Joe Branham, Chairman
Chester County Council

(SEAL)
ATTEST:

Kristie Donaldson
Clerk to Council

First Reading	May 20, 2024
Public Hearing	June 3, 2024
Second Reading	June 17, 2024
Third Reading	June 17, 2024

Chester County Planning Commission Minutes

April 16, 2024

1. **Call to Order** – Chairman Raines called meeting to order.

Quorum Established: Chairman Robert Raines, Vice Chairman Azzie Hill, Commissioners Shawn Hough, Marvin Grant, and Douglas Josey present. Israel Bunting Sr. present but unable to vote due to training required, with Commissioner Nancy Walley absent with previous notification.

Staff: Mike Levister, Jaime Chappell, and Kristen Davis

2. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.
3. **Approval of Minutes from March 19, 2024, Meeting** – Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.
4. **Approval of Minutes from February 27, 2024, Meeting** – Chairman Raines motioned to approve, second by Commissioner Hough. Vote 4-0 to approve.

5. **New Business**

- a. **CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) located at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2).**

Christopher Berry stated my name is Christopher Berry. I'm just wanting to rezone this property to sell it to my daughter. She's getting married. They want to build a house. We had 90 acres; this was kind of our plan. You know, I got two daughters. One of them is eleven and so she's a little way from marriage, hopefully. But my other one is ready. They want to move out there and live with us and that's what this is all about.

Chairman Raines stated there's no structures there.

Mr. Berry stated it was just forest and we had some pine that was planted originally, we harvest that and there's some more pine we haven't harvest yet. So, but the pine trees are on the back part of the property, and this is right up near the road so it's just woods right now.

Chairman Raines stated does anyone have any questions for the applicant.

Vice Chairman Hill asked did you state your address.

Mr. Berry stated oh, I'm sorry no 2500 Landsford Road, Catawba 29704.

Chairman Raines stated the same as our packet.

Mr. Berry stated correct.

Chairman Raines stated thank you Miss Hill. Any other questions for the applicant.

Chairman Raines motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.

Chairman Raines stated Sir the way this works is county council still has to have three readings of it. They will actually approve it or disapprove it. So, you can follow up with the staff. See what their meetings are if you're interested in tracking that. Okay. You're welcome to hang around or you can leave, it doesn't matter.

b. CCLDV24-02 John T. McKeown requests a Street Access Easement for Tax Map #072-00-00-071-000 located near 2153 Rejim Drive, Chester, SC 29706.

John McKeown stated my name is John McKeown. I live at 2153 Rejim Drive, Chester. The purpose is my daughter's wanted to move in the neighborhood and we had the land, and we want to let her move on it.

Chairman Raines stated so this gives her legal access to her portion of the property.

Mr. McKeown stated yes sir.

Chairman Raines stated and it's across your property already.

Mr. McKeown stated yes sir.

Chairman Raines stated anyone have any questions.

Chairman Raines motioned to approve, second by Commission Grant. Vote 5-0 to approve.

Chairman Raines stated and unlike what I said a while ago that easements are staff's responsibility just check with them and they can let you know the next steps and this. Okay, it's an administrative thing.

c. CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2).

Chairman Raines stated Ms. Simpson are you present. So, it looks like they want to tear down the house. It's already existing on the property. Very much in need of repair the existing house is but can't help see how this would be faster approval for the folks living there and everyone associated with it.

Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.

d. CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2).

Gloria Mangum stated yes sir, my name is Gloria Mangum. It's 800 Old Mill Road Richburg, South Carolina 29729. We're just wanting to put a house back there and live my family live in and have two kids and my husband, Christian couldn't come today, he had to work but I'm just wanting to put home back there and live in it. So, it's my mother's property. She's wanting to divide it in the middle and then when she passes, the other half will go to my sister and so that's essentially what we're doing just going ahead and moving on to it early.

Chairman Raines stated so going ahead and making this for convenience of someone needing the residence now.

Ms. Mangum stated absolutely.

Chairman Raines stated something you would do in the long run. You well and septic there?

Ms. Mangum stated there is not, not for the back half. There is for Mother's home.

Chairman Raines stated no water and sewer or anything. I didn't think there was one, but I wasn't sure.

Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 5-0 to approve.

Chairman Raines stated and as I said earlier, county council will have to address that, three readings before it's approved. Okay, um, you folks had hanging around or y'all can leave. I'm sure you got more important things to do today.

6. Comments/Discussion

Chairman Raines stated is there anything for us from the commission staff.

Planning Director Mike Levister stated we do have a meeting.

Chairman Raines stated a busy meeting.

Staff Jaime Chappell stated not really, we have one applicant, potentially on the agenda, but the deadline is Friday.

Chairman Raines stated Okay, good enough. And as I said earlier, Mr. Buntings has one more class, you said yes. And he will be a full-fledged voting member look forward to having him where he can participate fully. Anybody else have anything?

Vice Chairman Hill stated just for my understanding, Mike, McClure Street and Loomis, where is the line. Where is the county and I know all around.

Planning Director Mike Levister stated when you come off a Cemetery Street Miss Hill, and you make that sharp curve it's like the first two or three houses on the right in there before you get to the next road on the left. That's about right there were the City and county line. She probably like the last house in the county.

Mr. Bunting stated right next to the Holy Place.

Planning Director Mike Levister stated correct, right after that it turns into the City and McClure Street.

Vice Chairman Hill stated okay I always wondered because some people will say they were in the county and others would say they are neighbors.

Planning Director Mike Levister stated we identify that by tax map numbers. Anything with 201 would identify it to be in the City of Chester. You have different ones like 201, 202, 203, and 204 that's in a different municipality instead of the County it would be the Town of Richburg, Town of Great Falls, Town of Fort Lawn, and the City of Chester.

Chairman Raines stated anything that starts with those numbers.

Planning Director Mike Levister stated anything in 200 Something like 203, 201, 202, 203 is going to be in a different, not that you all won't vote on it because we only do the county and then their municipalities would vote on anything in Fort Lawn and Richburg. Fort Lawn, Richburg, and Great Falls have their own council, actually Town Council and then they have their own planning and ZBA.

Commissioner Hough stated what about Blackstock?

Planning Director Mike Levister stated that's us. Y'all do Blackstock. The only thing you don't vote on is like I said, Town of Richburg, Town of Great Falls, Town of Fort Lawn, and the City of Chester.

Chairman Raines stated they have their own commissions. Okay. Any other questions or comments? Concerns. Everybody's up to date on their training enough I'll have to come later but you'll have another class in the fall.

Vice Chairman Hill asked if we know the date yet.

Planning Director Mike Levister stated no ma'am, that's too far out. Let me know when you are available.

Vice Chairman Hill stated either the first or second week.

Planning Director Mike Levister stated I think we had that discussion last time you wanted, because you already had something on your calendar. So yeah, tell me when not to have it.

Vice Chairman Hill stated my school homecoming is it's like the 24th, 25th, 26th, and 27th of October. And I have a sorority meeting the second Saturday, but I can miss that.

Planning Director Mike Levister stated yes ma'am.

Vice Chairman Hill stated appreciate you tweaking that.

Commissioner Bunting stated if I have to go outside Chester for training that's fine.

Planning Director Mike Levister stated that's something we can get with the Cog and to see if they have anything that's available to get your second part okay. If not, maybe we can do something with the new attorney. The interim attorney can do something to get you on board and some of the other members of other boards in Great Falls and Fort Lawn that needs training to be able to go to vote also.

Chairman Raines stated you're talking about initial training.

Planning Director Mike Levister stated possibly, but we have to get with the new interim attorney.

7. Adjourn Chairman Raines motioned to adjourn, seconded by Commissioner Grant. Vote 5-0 to adjourn. Time 6:48 PM.

Notice of Meeting: Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the **March 27, 2024**, The Herald. All properties were also posted.



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: 4-16-24 Case # CCMA24-07 Invoice # 7806

The applicant hereby requests that the property described to be rezoned from A6 to R2

Please give your reason for this rezoning request:

I am selling 2.25 acres to my daughter and her husband
and it will no longer need to be agricultural.

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: 2500 LANDSFORD Rd.
Tax Map Number: 153-00-00-050-000 Acres: 2.25

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): Christopher Michael Berry
Address: 2500 LANDSFORD Rd. Catauba, SC 29704
Telephone: _____ cell ← SAME work ← SAME
E-Mail Address: _____

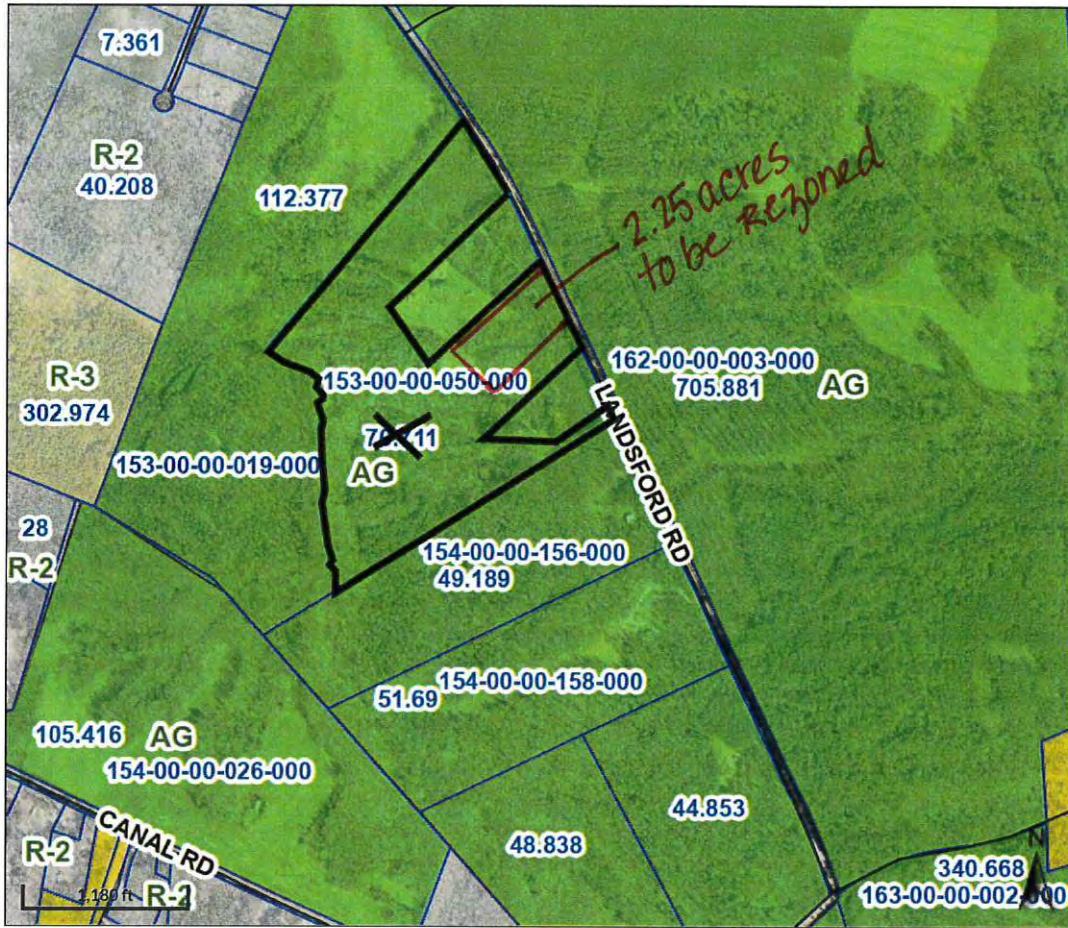
Owner(s) if other than applicant(s): Melissa Powell Berry Christopher Michael Berry
Address: 2500 LANDSFORD Rd.
Telephone: _____ cell ← work ←
E-Mail Address: _____

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

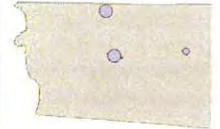
Owner's signature: C. Michael Berry Date: 2/21/2024

Applicant signature: C. Michael Berry Date: 2/21/2024

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



Overview



Parcel ID 153-00-00-050-000
 Sec/Twp/Rng n/a
 Property Address 2500 LANDSFORD RD

Alternate ID n/a
 Class LA
 Acreage 71.69

Owner Address BERRY C MICHAEL
 BERRY MELISSA P
 2500 LANDSFORD RD
 CATAWBA SC 29704

District 05
 Brief Tax Description 71.69 AC
 (Note: Not to be used on legal documents)

Date created: 3/11/2024
 Last Data Uploaded: 3/11/2024 2:12:40 AM

Developed by  **Schneider**
 GEOSPATIAL

FARM APPRAISAL CARD

CARD 1 OF 1 CARDS

TAX MAP 153-00-00-050-000				TRANSFERRED FROM		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
BERRY C MICHAEL BERRY MELISSA P 2500 LANDSFORD RD CATAWBA SC 29704				H. Three, LLC		1107	234	Cab E	S-7 P-9	8/28/14	\$297,000
PROPERTY LOCATION											
Physical Address		2500 Landsford Rd									
District	5										
Zoning	AG										
LAND											
Legal Area	71.69 ac										
Number of Acres		71.69 ac		PROPERTY DESCRIPTION							
Per Acre Value		3,300									
ESTIMATED MARKET VALUE											
Year	Land Value	Improvement Value	Total								
REMARKS											
Was part of 153-00-00-049-000 78.02 ac was split to 153-00-00-050-000 per Plat Cab E S-44 Pg. 9B 2/22/18 Sold 6.33 ac to 153-00-00-051-000 1/19/23 - See Plat Cab E S-114 Pg. 3A											

CLASSIFICATION					Permit #			Date	Contract Price			
Farm Bldgs	Construction	Size	Rate	Yr. Built	Cond	Dep	Obs	Market Value				
LAND VALUATION								SKETCH	Year Built			
Class	Acres	Market Value		Use Value								
		Price per Acre	Total	Price per Acre	Total							
1T	6	3,300	19,800	199	1,194							
3T	29	3,300	95,700	119	3,451							
4T	36.69	3,300	121,077	81	2,972							
Total	71.69		236,600		7,600							
LAND VALUATION BY YEAR												
Year	2018 - 78ac	2024 - 71.69ac										
Market Value	257,400	236,600										
Use Value	7,250	7,600										
Comments												

SOUTH CAROLINA
COUNTY Chester

153-00-00-050-000
BERRY C MICHAEL
BERRY MELISSA P
345 FOXLAIR COURT
ROCK HILL SC 29730

DISTRICT		DATE OF APPRAISAL				APPRaiser		
TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
H Three LLC		1107	234	0.02	Ca 12 E	5-14 P-4	8-28-14	\$297,000

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	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE		USE VALUE	
						Price per Acre	Total	Price per Acre	Total
Progressive	Paved Road	Buildings	Electricity	4T	53.47	81	4293	3807	
Static	Earth Road	Pavement	Water						
Regressive	Railroad	Fence	Gas						
Old	Water sewer	Landscaping	Sewer	3T	25	119	2975	2975	
New	Airport	Well	All Utilities						

LAND					
Number of Acres	78	Number of Lots			
Per Acre Value	\$3,300	Number of Front Ft.			
Value for Acres		Per Lot Value			
Returned Area		Per Front Ft. Value			
Legal Area	78.02 - 71.69 ac	Value for Lots			
Planimetered Area		Value for Fr. Ft.			
Total Land Value					

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR					
	Land Acres or Lots	Improvement	Total	19__			19__		
Number									
Cost Approach									
Market Approach									
Income Approach									
Correlated Value									
Assessed %									
Reviewed by			Date						

Reviewed by	Date	Difference
was pauto	153-0-0-49	This was split due to Cub 05-44 page 913 on 2-23-18

6.3 BaCT 0153-0-5/ on 1-19-23 for 2024

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

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

MEASURED BY _____ DATE _____

Current Year (2024) Changes



Search Options

[Map Number](#) 153-00-00-050-000 00049090 History Year
[Name 1](#) BERRY C MICHAEL [Other Map Number](#)

Alerts

Has Additional Comments

Owner Information

Post Initials CW **Reason for Change** **Activity Date** 03/17/2023
Name 2 BERRY MELISSA P **Land Value** 236,600
Address 1 2500 LANDSFORD RD **Building Value**
Address 2 CATAWBA SC **Total Market Value** 236,600
Zip Code 29704 **Total Tax Value** 7,600

Codes

District 05 **Fire Code** FT FORT LAWN
Town **Neighborhood**
Subdivision **Use Class**
Description 71.69 AC
Legal
Location **Street Number** 2500 **Street Name** LANDSFORD RD **Suffix** **Direction**

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number Real History Year
Name 1 Other Map Number

Alerts

Has Additional Comments

Owner Information

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

Codes

District Fire Code FORT LAWN
Town Neighborhood
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#



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

Issued to:

Michael and Melissa Berry

2500 Landsford Road
Catawba, SC 29704

Receipt No. 7806

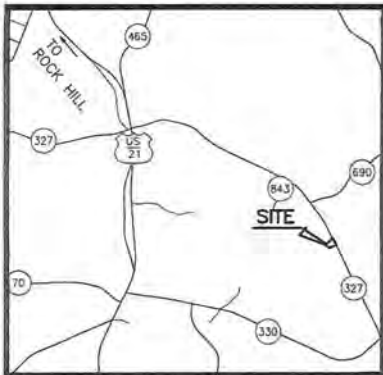
Date 02/22/2024
Cashier ichappell

Payment Items

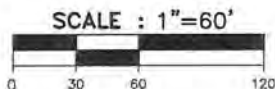
Form of Payment

Map Amendment Rezone property		Credit Card	\$150.00
	\$150.00		\$150.00
	<u>\$150.00</u>		

Thank you for your payment.



LOCATION
SCALE 1"=5280'



NOTES:

1. PROPERTY REFERENCES:
DEED BOOK 1107 PAGE 234
PLAT BOOK CAB E PAGE SLIDE 7 PAGE 9
2. ACCORDING TO THE FEDERAL INSURANCE RATE MAP, THIS PROPERTY LIES IN ZONES "X", COMMUNITY PANEL NUMBER 45023C120 D, DATED: 05/16/2017.
3. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS THAT COULD BE FOUND IN A COMPLETE TITLE SEARCH.
4. THIS SURVEY REPRESENTS A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE SIGNING SURVEYOR, UNLESS OTHERWISE NOTED.
5. ALL EASEMENTS OF WHICH THE SURVEYOR HAS KNOWLEDGE OF, OR HAS BEEN FURNISHED, HAVE BEEN NOTED ON THIS MAP.
6. NO TITLE DATA HAS BEEN PROVIDED TO THIS SURVEYOR UNLESS OTHERWISE NOTED.

C. MICHAEL BERRY & MELISSA P. BERRY
TMS# 153-00-00-049-000
DEED BOOK 1107 PAGE 234
PLAT BOOK CAB E SLIDE 7 PAGE 9

N 46°57'52" E
34.88'
REC 1/2" REBAR

N 46°57'52" E 400.74'

2.25 ACRES
0.25 ACRE IN ROAD R/W
TMS# 153-00-00-050-000
PORTION OF

SET 1/2" REBAR

N 55°57'30" W 229.08'

C. MICHAEL BERRY & MELISSA P. BERRY
TMS# 153-00-00-050-000
REMAINDER
DEED BOOK 1107 PAGE 234
PLAT BOOK CAB E SLIDE 7 PAGE 9

CORNER IN ROAD

66' R/W STATE MAINTAINED PAVED ROAD
LANDSFORD ROAD
S 25°32'55" E 328.53'
REC 1/2" REBAR

CORNER IN ROAD

SET 1/2" REBAR

S 64°27'50" W 266.53'
S 64°27'50" W 33.00'
C. MICHAEL BERRY & MELISSA P. BERRY
TMS# 153-00-00-050-000
REMAINDER
DEED BOOK 1107 PAGE 234
PLAT BOOK CAB E SLIDE 7 PAGE 9



SHADE TREE SURVEYING LLC
ADDRESS 3415 WINDMILL ROAD
LEESVILLE, SC 29070
(803)582-9195

CLOSING SURVEY FOR
KAMBRIE BERRY
LOCATED AT/NEAR 2500 LANDSFORD ROAD
CHESTER COUNTY, SOUTH CAROLINA
OCTOBER 7, 2023

James D. Fulmer Jr.
JAMES D. FULMER; S.C.P.L.S. # 38661

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



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: 4-16-24 Case # CCMA24-08 Invoice # 7923

The applicant hereby requests that the property described to be rezoned from RG1 to R2G RG2 CS

Please give your reason for this rezoning request:

to demolish the current home and place a manufactured home on the land. The current home is very old and needs a lot of repairs also I need a room for my daughter who is currently 2 months old

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: 148 M=CLURE ST. CHESTER SC 29706
Tax Map Number: 079-03-08-043-000 Acres: 0.374

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

PLEASE PRINT:

Applicant(s): CLAIRSSIA SIMPSON
Address: 148 M=CLURE ST. CHESTER SC 29706
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

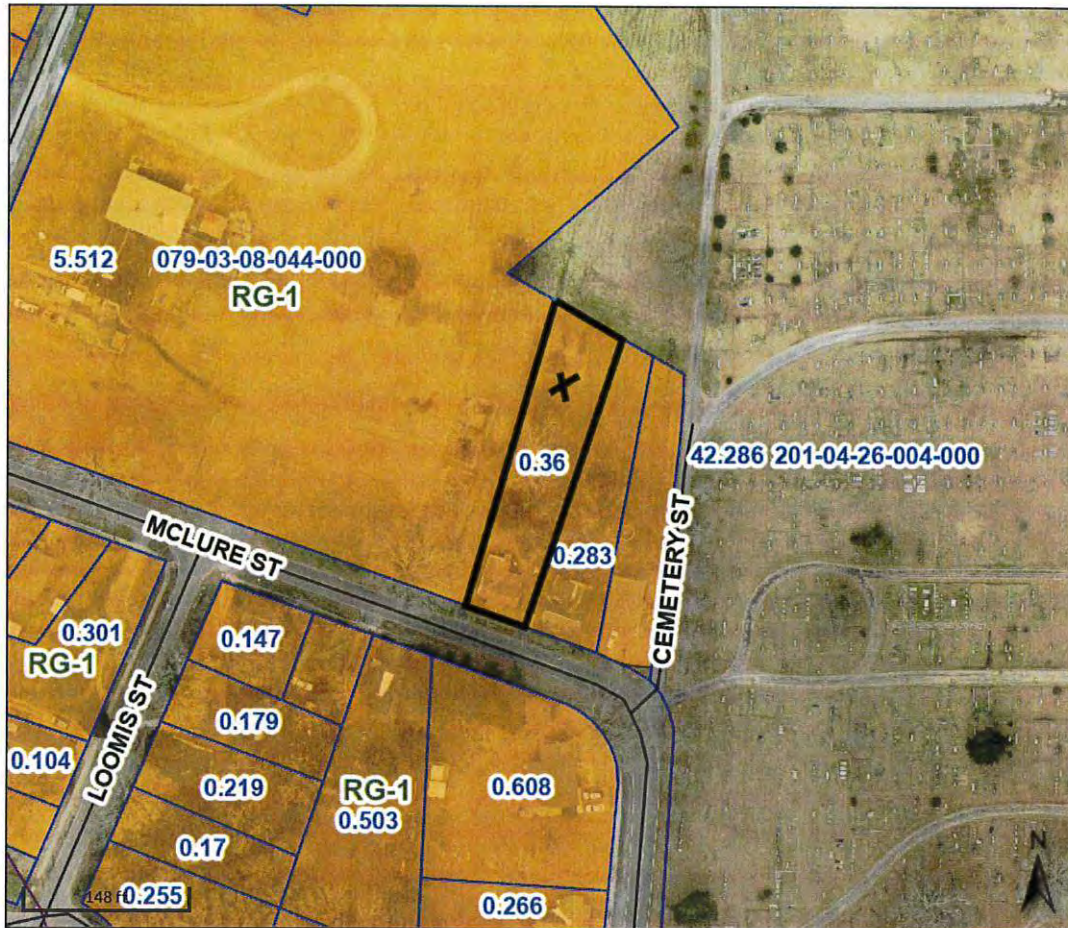
Owner(s) if other than applicant(s): SAME AS ABOVE
Address: _____
Telephone: _____ cell _____ work _____
E-Mail Address: _____

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

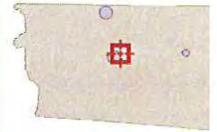
Owner's signature: Clairssia Simpson Date: 3-14-24

Applicant signature: Clairssia Simpson Date: 3-14-24

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



Overview



Parcel ID	079-03-08-043-000	Alternate ID	n/a	Owner Address	SIMPSON CLAIRSSIA L
Sec/Twp/Rng	n/a	Class	R		148 MCCLURE ST
Property Address	148 MCLURE ST	Acreage	0.36		CHESTER SC 29706
District	02				
Brief Tax Description	148 MCLURE				

(Note: Not to be used on legal documents)

Date created: 3/15/2024
Last Data Uploaded: 3/15/2024 2:30:38 AM

Developed by  **Schneider**
GEOSPATIAL

Current Year (2024) Changes



Search Options

Map Number 079-03-08-043-000 Real 00485493 History Year
Name 1 SIMPSON CLAIRSSIA L Other Map Number Find

Alerts

Owner Information

Post Initials CW Reason for Change Activity Date 06/04/2021
Name 2 Land Value 6,500
Address 1 148 MCCLURE ST Building Value 14,200
Address 2 CHESTER SC Total Market Value 20,700
Zip Code 29706 Total Tax Value 20,700

Codes

District 02 Fire Code CI CITY
Town Neighborhood RG1 MULTI FAMILY RES
Subdivision Use Class
Description 148 MCLURE
Legal

Location Street Number 148 Street Name MCCLURE STREET Suffix Direction

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

079-03-08-043-000

Real

00485493

History Year

Name 1

SIMPSON CLAIRSSIA L

Other Map Number



Find

Alerts

Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Land Value

6,500

Address 1

148 MCCLURE ST

Building Value

14,200

Address 2

CHESTER SC

Total Market Value

20,700

Zip Code

29706

Total Tax Value

20,700

Codes

District

02

Fire Code

CI

CITY

Town

Neighborhood

RG1

MULTI FAMILY RES

Subdivision

Use Class

Description

148 MCLURE

Legal

Location

Street Number

148

Street Name

MCCLURE STREET

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

☐

Base

Agricultural Use

Reappraisal Notice

MCIP

☐

Industrial Park ID

Rollback

Exempt

☐

Scroll by: MAP#

TAX MAP

Property Card
SOUTH CAROLINA - COUNTY _____

CARD _____ OF _____ CARDS

79-3-8-43

079-03-08-043-000
SIMPSON CLAIRSSIA L

148 MCCLURE ST
CHESTER SC 29706

DISTRICT 1 2 DATE OF APPRAISAL

Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price
A. T. Allen		12/31/61	455	186	A	22	14	5600
William Junior McMahon		9-24-84	526	544			1 lot	\$1.25A
Perthree Simpson - D.O.D	10-20-99	10-15-99	766	90			1 lot	\$8512179
Virgie McMahon - et al - Quit Claim	10-16-07	10-4-07	953	51			1 lot	\$1.00
Bertrude Simpson	12-21-09	12-18-09	1003	65			1 lot	\$1.00

PROPERTY LOCATION	GENERAL DATA	COST DATA	INCOME APPROACH	
St., Rt. & No. 148 Mc Clure	Yr. Built	Land	Econ. Rent	Cap. Rate
City	Economic Life	Imp.	Expenses	Income
	Condition	L. H.	Net Inc.	Cap. Rate
Subdivision	Quality	Total	Land Inc.	Imp. Value
OCCUPANT and USE	Annual Rent	Stamps	Imp. Inc.	Land Value
	Bldg. Permit	Old Map Ref.	Recap	Total Value
	Mort.	File No.	Int. Rate	

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

LAND				LOT SIZE			
Number of Acres 1.25	Number of Lots			Front	Timberland		
Per Acre Value	Number of Front Ft.			Depth			
Value for Acres	Per Lot Value			Rear			
Returned Area 1.25	Per Front Ft. Value						
Legal Area 1.25	Value for Lots			Total			
Planimetered Area	Value for Fr. Ft.		Remarks & Description				
Total Land Value			Rt. William Junior McMahon 1.25 1.25				

197 ESTIMATED MARKET VALUE

	Land Acres or Lots	Improvement	Total
Number	1.25	1	
Cost Approach 2000 BN	6,500	9,200	15,700
Market Approach			
Income Approach 2015R	6,500	11,200	17,700
Correlated Value			
Appeal Value			
Assessed %			

Virgie Mc Mahan - aka - Virgiee Mc Mahan

Lot 2

Property Classification

Zoning RG 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 ☐	Linoleum	Spk. System		Septic Sys.
B. Ht.				Insulated	Tile Floor	Conduit ☐				

IMPROVEMENTS	AREA	UNIT COST	1st COST.	ADDITIONS	REP. COST	DEP.	VALUE	Ground Area	PLUMBING		
2000 CLASS I	968	35.25	34122	2542	36664	75	9166	Perimeter	Good	Avg.	Poor
								Perimeter Ratio	LIGHTING		
1993 CLASS I	968	28.28	27395	1956	29331	75%	7334	Location -- Time Adj.	Good	Avg.	Poor
								Height Adj.	Fluorescent		
								Composite Adj.	Incandescent		

Total Value		Base Cost	Stories Mult.
Rounded Value	2000 9,200	Sales Comparison Approach (Income Residential)	
		G R M	X Ec. Rent = Value

COMPUTATIONS & REMARKS

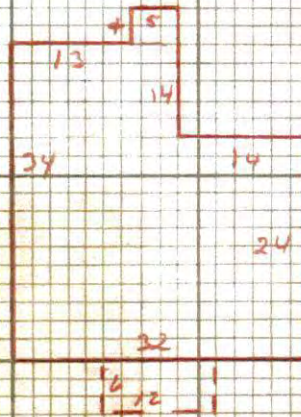
1993	2000
Porch 72x11.90=856	P-72x14.48=1042
FP 1100	FP- 1500
1956	2542

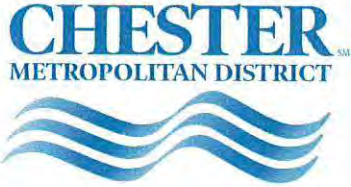
2005 same

Date Measured & Mapped

By PC

Sketch 1 sq. = _____ Ft.





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: 3/15/2024

A. **Owner/Developer:** Clasirssia Simpson Phone#

Address: E-mail

Owner Engineer: Phone#

Address: E-mail

B. Development/Project Name:

Development/Project Location:

Parcel Number: 079-03-08-043-000

C. Type of Development

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

Type of Business: Number of Units:

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 Eng. Associate Date: 3/15/2024
District Engineer

[EXTERNAL] Fw: 148 McClure St

Clairssia Simpson <krickettsimpson@yahoo.com>

Thu 3/21/2024 2:21 PM

To: Jaime Chappell <jchappell@ChesterCountySC.gov>

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "Todd Mathews" <tmathews@cwr.services>

To: "Devon Beaty" <dbeaty@cwr.services>, "Michael Hunter" <mhunter@cwr.services>, "Tony Young" <tyoung@cwr.services>, "Maintenance" <maint@cwr.services>

Cc: "krickettsimpson@yahoo.com" <krickettsimpson@yahoo.com>

Sent: Thu, Mar 21, 2024 at 1:27 PM

Subject: Re: 148 McClure St

Sewer is available and on site

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Devon Beaty <dbeaty@cwr.services>

Sent: Wednesday, March 20, 2024 4:35:43 PM

To: Michael Hunter <mhunter@cwr.services>; Tony Young <tyoung@cwr.services>; Maintenance <maint@cwr.services>

Cc: krickettsimpson@yahoo.com <krickettsimpson@yahoo.com>

Subject: 148 McClure St

Needs to verify service at above address. Needs letter stating sewer availability for county rezoning.

Devon Beaty Bagley



(803)377-3541

3261 Lancaster Hwy

Richburg, SC 29729

Pretreatment Coordinator

"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." Aldo Leopold



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

Issued to:

CLARISSA SIMPSON

148 MCCLURE STREET
CHESTER, SC 29706

Receipt No. 7923

Date 03/14/2024
Cashier shudson

Payment Items

Map Amendment rezoning application

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.

MAGNETIC NORTH

PLAT OF SURVEY FOR
CLAIRSSIA L. SIMPSON
148 MCCLURE STREET
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA
APRIL 12, 2012

TAX MAP#079-03-08-043
D.B. 1003 PG. 65; P.B. "A" PG. 22
LOT#2

Filed in CHESTER COUNTY
Sue K. Carpenter, CLERK OF COURT
03/11/2024 At 04:47:43 PM
2024 - 129125 PLAT
CBE Vol: 144 Page: 3A
Total 25.00 S Tax 0.00 C Tax 0.00



T.M.#079-03-08-044
HOLY PLACE CHURCH
D.B. 897 PG. 26; C.B. "C" S-28 PG. 8-A

T.M.#079-03-08-040
EVERGREEN CEMETERY

T.M.#079-03-08-042
VIRGIE S. MCMAHAN
D.B. 866 PG. 267

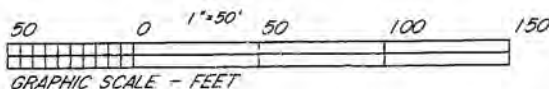
0.374 ACRES

McCLURE STREET

NO NEW LOTS OR LINES ESTABLISHED

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

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



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

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



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: 4-16-24 Case # CCMA24-09 Invoice # 7926

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

Please give your reason for this rezoning request:

would like to subdivide property to allow another home
(manufactured home). to meet zoning requirements. Rezoning would
allow us to do so.

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: 900 Old Mill Rd, Richburg SC, 29729
Tax Map Number: 126-00-00-101-000 Acres: 2.63

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

PLEASE PRINT:

Applicant(s): Gloria Mangum, Christian Phillips
Address 900 Old Mill Rd, Richburg SC, 29729
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Ronald and Dorothy Mangum
Address: 900 Old Mill Rd, Richburg SC, 29729
Telephone: (803) 385-7774 cell (803) 385-8026 work [REDACTED]
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: Ronald C. Mangum Date: 03/14/24
Applicant signature: Gloria Mangum Date: 03/14/24

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

[EXTERNAL] RE: Permission

Dorothy Mangum <mangumd@ritedose.com>

Mon 3/18/2024 8:46 AM

To: Jaime Chappell <jchappell@ChesterCountySC.gov>

I Dorothy Mangum and Ronald Mangum give permission to Gloria J Mangum and Christian Phillips to submit the paperwork for rezoning Lot 26 at 800 Old Mill Road Richburg SC.

Dorothy Mangum

Quality Assurance II

803.935.4082 Direct

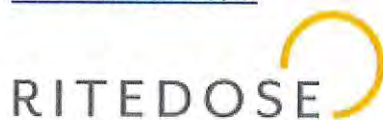
mangumd@ritedose.com

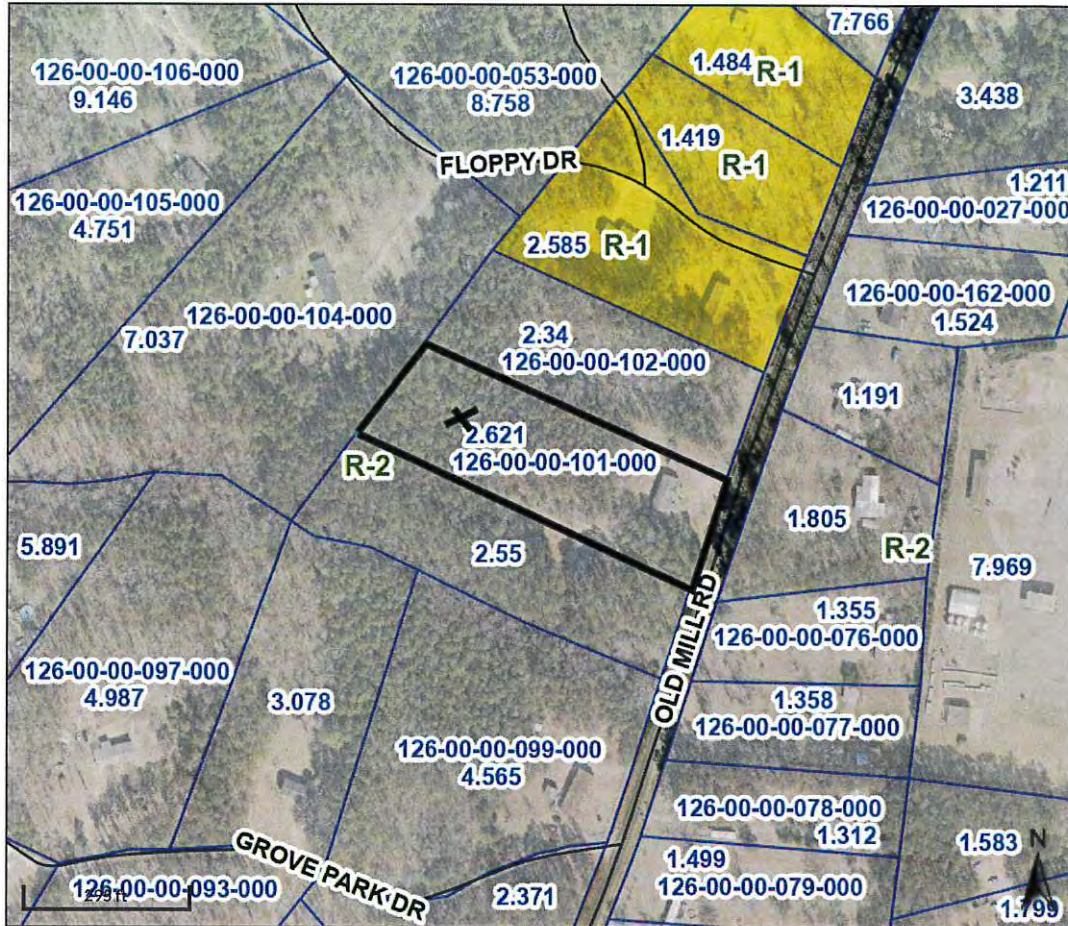
The Ritedose Corporation

1 Technology Circle

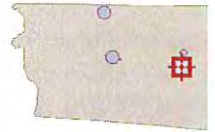
Columbia, SC 29203

www.ritedose.com





Overview



Parcel ID	126-00-00-101-000	Alternate ID	n/a	Owner Address	MANGUM RONALD C
Sec/Twp/Rng	n/a	Class	R		MANGUM DOROTHY J
Property Address	800 OLD MILL RD	Acreage	2.621		800 OLD MILL ROAD
					RICHBURG SOUTH CAROLINA 29729
District	04				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 3/15/2024
Last Data Uploaded: 3/15/2024 2:30:38 AM

Developed by  **Schneider**
GEOSPATIAL

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY Charleston

TAX MAP <u>126-0-0-101</u>	DISTRICT <u>1</u>	DATE OF APPRAISAL				APPRAISER			
126-0-0-101 Ronald C. Mangum Dorothy J. Mangum 800 Old Mill Rd. Richburg SC 29729	TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE	
	<u>C Foster Smith 69A1</u>	<u>650</u>	<u>121</u>	<u>112.78</u>	<u>C10</u>	<u>5/10</u>	<u>12-5-91</u>	<u>\$140,261⁰⁰</u>	
	<u>Commonwealth Resources</u>	<u>692</u>	<u>310</u>	<u>2.638</u>	<u>C</u>	<u>23/26</u>	<u>2-20-96</u>	<u>\$11,500</u>	

PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St. Rt. & No.	Yr. Built	Land		Make				Monthly Rental	
City <u>Richburg</u>	Economic Life	Imp.		Model					
Use <u>Farm</u>	Condition	L. H.		Yr. Built				G. M. M.	
Subdivision <u>lot 26</u>	Quality	Total		Condition					
Legal Description <u>RF</u>	Annual Rent	Stamps		Size				Indicated Value	
	Bldg. Permit	Old Map Ref.							
	Mort.	File No.							

STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS	
Progressive	Paved Road	Buildings	Electricity	Level	Open Land				
Static	Earth Road	Pavement	Water	High					
Regressive	Railroad	Fence	Gas	Low					
Old	Water	Landscaping	Sewer	Rolling					
New	Airport	Well	All Utilities	Swampy					

LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER
Number of Acres <u>1.01</u>	Number of Lots			Remarks & Description				
Per Acre Value	Number of Front Ft.							
Value for Acres	Per Lot Value							
Returned Area	Per Front Ft. Value							
Legal Area <u>2.632 AC</u>	Value for Lots							
Planimetered Area	Value for Fr. Ft.							
Total Land Value								

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number	<u>1.01</u>		
Cost Approach <u>R</u>	<u>18,000</u>	<u>67,100</u>	<u>85,100</u>
Market Approach			
Income Approach			
Correlated Value	<u>19,300</u>	<u>38,000</u>	<u>57,300</u>
Assessed <u>08%</u>	<u>19,300</u>	<u>50,600</u>	<u>69,900</u>
Reviewed by <u>Tom 126-0-0-74</u>	Date		

Zoning R2

Current Year (2024) Changes



Search Options

[Map Number](#) 126-00-00-101-000 Real 00042094 History Year
[Name 1](#) MANGUM RONALD C [Other Map Number](#)

Alerts

Owner Information

Post Initials CW Reason for Change Activity Date 06/04/2021
Name 2 MANGUM DOROTHY J Land Value 19,300
Address 1 800 OLD MILL ROAD Building Value 47,800
Address 2 RICHBURG SOUTH CAROLINA Total Market Value 67,100
Zip Code 29729 Total Tax Value 67,100

Codes

District 04 Fire Code RI RICHBURG
Town Neighborhood R2 RURAL 2
Subdivision RF RICHBURG FARMS Use Class
Description
Legal
[Location](#) Street Number 800 Street Name OLD MILL ROAD Suffix Direction

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

126-00-00-101-000

Real

00042094

History Year

Name 1

MANGUM RONALD C

Other Map Number



Find

Alerts

Owner Information

Post Initials

CW

Reason for Change

Name 2

MANGUM DOROTHY J

Activity Date

06/04/2021

Address 1

800 OLD MILL ROAD

Land Value

19,300

Address 2

RICHBURG SOUTH CAROLINA

Building Value

47,800

Zip Code

29729

Total Market Value

67,100

Total Tax Value

67,100

Codes

District

04

Fire Code

RI

RICHBURG

Town

Subdivision

RF

RICHBURG FARMS

Neighborhood

R2

RURAL 2

Use Class

Description

Legal

Location

Street Number

800

Street Name

OLD MILL ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



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

Issued to:

Gloria Mangum

800 Old Mill Road
Richburg, SC 29729

Receipt No. 7926

Date 03/14/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning Application

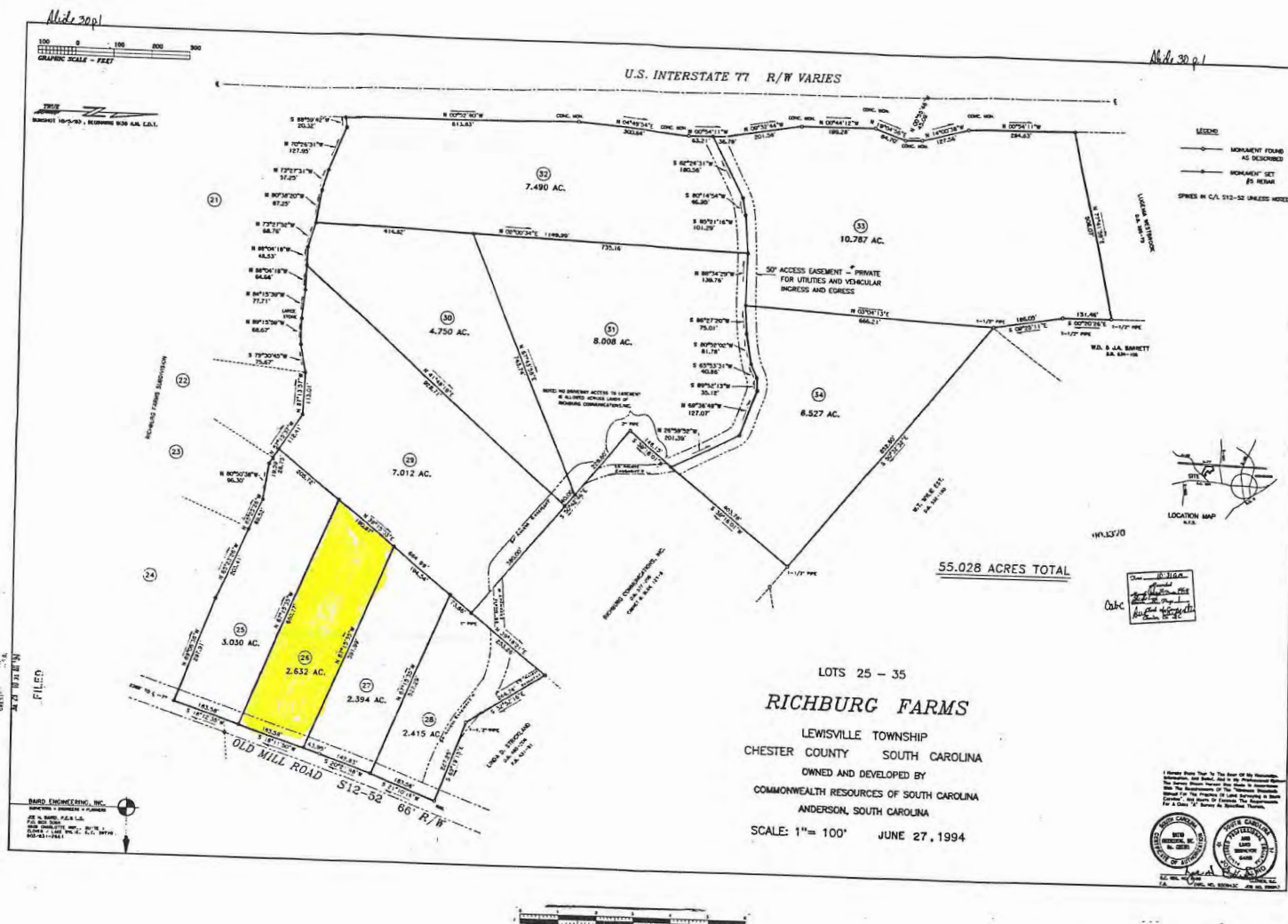
\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.



IWORQ SERVICE(S) AGREEMENT

For iWorQ application(s) and service(s)

Chester County, SC hereafter known as ("Customer"), enters into THIS SERVICE(S) AGREEMENT ("Agreement") with iWorQ Systems Inc. ("iWorQ") with its principal place of business 1125 West 400 North, Suite 102, Logan, Utah 84321.

1. SOFTWARE AS A SERVICE (SaaS) TERMS OF ACCESS:

iWorQ grants Customer a non-exclusive, non-transferable limited access to use iWorQ service(s), application(s) on iWorQ's authorize website for the fee(s) and terms listed in Appendix A. This agreement will govern all application(s) and service(s) listed in the Appendix A.

2. CUSTOMER RESPONSIBILITY:

Customer acknowledges that they are receiving only a limited subscription to use the application(s), service(s), and related documentation, if any, and shall obtain no titles, ownership nor any rights in or to the application(s), service(s), and related documentation, all of which title and rights shall remain with iWorQ. Customer shall not permit any user to reproduce, copy, or reverse engineer any of the application(s), service(s) and related documentation.

iWorQ is not responsible for the content entered into iWorQ's database or uploaded as a document or image.

3. TRAINING AND IMPLEMENTATION:

Customer agrees to provide the time, resources, and personnel to implement iWorQ's service(s) and application(s). iWorQ will assign a senior account manager and an account management team to implement service(s) and application(s). Typical implementation will take less than 60 days. iWorQ account managers will call twice per week, provide remote training once per week, and send weekly summary emails to the customer implementation team. iWorQ can provide project management and implementation document upon request.

iWorQ will do ONE import of the Customer's data. This import consists of importing data, sent by the Customer, in an electronic relational database format.

Customer must have clear ownership of all forms, letters, inspections, checklists, and data sent to iWorQ.

4. CUSTOMER DATA:

Customer data will be stored on AWS GovCloud. iWorQ will use commercially reasonable efforts to backup, store and manage Customer data. iWorQ does backups twice per week and offsite backups twice per week. The subscription will renew each year on the anniversary date of this Agreement unless terminated (see 7. TERMINATION).

Customer can run reports and export data from iWorQ application(s) at any time.

Customer can pay iWorQ for additional data management service(s), onsite backups, application(s) and other service(s).

Data upload and storage is provided to every Customer. This includes uploading files up to 3MB and 10 GB of managed data storage on AWS GovCloud. Additional upload file sizes and managed data storage sizes can be provided based on the application(s) and service(s) listed in Appendix A.

Customer can upload and store images with personal information like driver's license, and more. This Data can be used by the customer to complete the permitting, licensing, or code enforcement processes. Customer understands that the data must be uploaded and stored in the Sensitive Data Upload section of the iWorQ software for access and security purposes.

iWorQ is not responsible: (1) For the content entered into iWorQ's database, (2) For images or documents scanned locally and uploaded by the iWorQ users, (3) For documents or images uploaded by citizens over the web, and (4) For backup data sent to the Customer by iWorQ.

5. CUSTOMER SUPPORT:

Customer support and training are FREE and available Monday-Friday, from 6:00 A.M. to 5:00 P.M. MST, for any authorized user with a login. iWorQ provides unlimited remote Customer training (through webinars), phone support, help files, and documentation. Basic support request is typically handled the same day. iWorQ provides "Service NOT Software".

6. BILLING:

iWorQ will invoice Customer on an annual basis. iWorQ will send invoice by mail and by email to the address(s) listed in Appendix A. Terms of the invoice are net 30 days. Any billing changes will require that a new Service(s) Agreement be signed by Customer.

Any additional costs imposed by the Customer including business licenses, fees, or taxes will be added to the Customer's invoice yearly. Support and services fees may increase in subsequent years, but will increase no more than 5% per year.

Customer pricing is based on a 3 Year Term and reflects a discounted annual price. Changes to the Term or the Termination Policy (Section 7. Termination:), will affect the annual pricing and could double your annual cost. Customer reserves the right to pay the 3 Year Term upfront to secure discounted annual pricing.

7. TERMINATION:

Either party may terminate this agreement, after the initial 3-YEAR TERM, without cause if the terminating party gives the other party sixty (60) days written notice. Should Customer terminate any application(s) and or service(s) the remaining balance will immediately become due. Should Customer terminate any part of the application(s) and or service(s) a new Service(s) Agreement will need to be signed.

Upon termination (7. TERMINATION), iWorQ will discontinue all application(s) and or service(s) under this Agreement; iWorQ will provide customer with an electronic copy of all of Customer's data, if requested by the Customer (within 3-5 business days).

During the term of the Agreement, the Customer may request a copy of all of Customer's data for a cost of no more than \$2500; and all provisions of this Agreement will continue.

8. ACCEPTABLE USE:

Customer represents and warrants that the application(s) and service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, and policies, terms, and procedures. iWorQ may restrict access to users upon misuse of application(s) and service(s).

9. MISCELLANEOUS PROVISIONS:

This Agreement will be governed by and construed in accordance with the laws of the State of Utah.

Customer recognizes that iWorQ Systems is a software company located in Utah. Any changes to this section, including changes to the Venue or Forum, will be subject to an increase in their annual pricing.

10. CUSTOMER IMPLEMENTATION INFORMATION:

Primary Implementation Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

Secondary Implementation Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

11. CUSTOMER BILLING INFORMATION:

Billing Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

PO# _____ (if required) Tax Exempt ID # _____

12. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representative of Customer and iWorQ have read the Agreement and agree and accept all the terms.

Signature _____

Effective Date: _____

Printed Name _____

Title _____

Office Number _____

Cell Number _____

iWorQ Service(s) Agreement

APPENDIX A

iWorQ Cost Proposal

Chester County, SC	Population- <u>31931</u>
1476 J.A. Cochran By-pass Chester, SC 29706	Prepared by: Beth Moak

Annual Subscription Fees

<u>Application(s) and Service(s)</u>	<u>Package Price</u>	<u>Billing</u>
Facilities Management Package Includes: *Facilities Asset Management *Work Management *Service Request - Available on any computer, tablet, or mobile device - Track assets such as HVAC, plumbing, electrical, elevators, etc. - Track up to 5 asset types - Work orders for employee cost, inventory, and purchase orders - Track inventory, parts, material - Maintenance schedules, work order scheduling, inspections, and templates - Configurable dashboard, fields, and reports	\$5,850.00	Annual
Premium Data Package - Allows for 25MB file upload size - Provides 100GB of storage	\$500.00	Annual
Subscription Fee Total (This amount will be invoiced each year)	\$6,350.00	

One-Time Setup, GIS integration, and Data Conversion Fees

<u>Service(s)</u>	<u>Full Price Cost</u>	<u>Package Price</u>	<u>Billing</u>
One-Time Setup Total (This amount will be added year 1)	\$1,250.00	\$0.00	Year One

NOTES SERVICE(S) DESCRIPTION

- I. Invoice for the (Annual Subscription Fee Total + One-Time Total) will be sent out 2 weeks after signature and Effective Date
- II. This subscription Fee and Agreement have been provided at the Customer's request and is valid for 25 days
- III. This cost proposal cannot be disclosed or used to compete with other companies.
- IV. This agreement combines existing services (facilities management package and premium data package) totaling \$4,500 with proposed services (service request) totaling \$1,850 for a new annual total of \$6,350. Added services may be prorated.
- V. iWorQ acknowledges that any potential expenditure for this Agreement outside the current fiscal year is contingent upon appropriation, budgeting, and availability of specific funds for such proposed expenditure, and nothing in this Agreement constitutes a debt or direct or indirect multiple fiscal year financial obligation of the Customer. The Customer cannot purchase or use a similar solution or service for one year after using non-appropriations as

a reason for termination. Non-appropriations can be used as a reason to negotiate a better price to fit within the reduced budget.

Chester County Planning Commission Minutes

May 21, 2024

1. **Call to Order** – Vice Chairman Hill called meeting to order.

Quorum Established: Vice Chairman Azzie Lee Hill, Commissioners Nancy Walley, Marvin Grant, and Douglas Josey present. Israel Bunting Sr. present but unable to vote due to training required, with Chairman Robert Raines and Commissioner Shawn Hough absent with previous notification.

Staff: Mike Levister and Jaime Chappell

2. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Commissioner Walley and Josey. Vote 4-0 to approve.
3. **Approval of Minutes from April 16, 2024, Meeting** – Quorum not established with Chairman Raines and Commissioner Hough was absent for this meeting but was present for the April 16, 2024, meeting.
4. **New Business**

- a. **CCMA24-10 Bonnie Burgess request Tax Map #060-01-00-021-000 at 1208 Radcliff Road, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2).**

Bonnie Ann Burgess stated she lives at 1208 Radcliff Road in Chester. The reason for this request is we are trying to upgrade our home. We're currently living in a single wide and we'd like to get a double wide. Matter of fact, next door to us there's a double wide as well and we just want to upgrade our home because it's really old and there's a lot of repairs that need to be done. And we'd rather buy a double wide and get something bigger for us to live in because it's real small.

Commissioner Josey motioned to approve, second by Commissioner Grant. Vote 4-0 to approve.

Vice Chairman Hill stated okay, what happens here now, we are just an advisory to County Council. It still has to go to County Council. They have three readings or three discussions on it. And a final decision will be made after the third reading. Our planning director, Mr. Levister can keep you informed as to when County Council meetings are. They are usually the third Monday in each month. Barring no holiday but at any rate, you can contact Mr. Levister and he'll keep you informed as to how it's progressing.

- b. **CCLDV24-03 Bryant and Kim Puckett requests a Street Access Easement for Tax Map #161-04-01-038-000 located at 3241 Scott Road, Great Falls, SC 29055.**

Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

- c. **RNC24-01** Bryant and Kim Puckett request naming a street access easement on Tax Map #161-04-01-038-000 at 3241 Scott Road, Great Falls, SC 29055. The name requested is Trevor Lane and approved by the 911 Address Coordinator.

Commissioner Walley motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

- d. **CCPCLDP24-01- Final Plat for Woodhaven Subdivision Map 1(Phase 1) with 100 lots located on Village Drive, Chester, SC- 30.266 acres. Tax Map # 079-04-02-088-000 with PD (Planned Development District) zoning district.**

Caleb Saruse stated I'm with Forestar, developer of Woodhaven subdivision and we're trying to get our first plat approved for 100 Lots.

Commissioner Josey asked is this where they are clearing off now.

Mr. Saruse stated yes sir, on the north side is where we are trying to get approval of Village Drive.

Commissioner Grant stated there are two entrances on Village Drive, is that correct.

Mr. Saruse stated yes sir on the north side and two entrances on the south side.

Commissioner Walley stated I noticed one thing when going over the paperwork, not it may make no difference. I don't know, that's why I'm asking it. The paperwork submitted about the power of attorney for the insurance company. This is the paper I'm talking about, this and the one right after it for specialty insurance. The notary's Commission is expired, it expired in April. So, I don't know if that makes any difference or not. I'm sure she probably has renewed it. But all notarized signatures by her are expired at the time you're bringing it to us. That's what I want to say.

Mr. Saruse stated the bond was submitted a couple of months ago for this and approved prior.

Planning Director Mike Levister stated so, Forestar submitted the bond as you see for almost \$4.3 million to County Council. The County Council reviewed it with the County Attorney and approved the bond amount. But even with the April date on it, they beat that submittal to this planning commission prior to that date of expiration. So now she's probably got a new stamp. I would suggest that she probably does. But everything has been submitted prior to that date of her expiration, the first stamp.

Commissioner Walley stated that I just didn't want it to be something that came up that we didn't notice.

Commissioner Walley motioned to approve, second by Commissioner Josey and Grant. Vote 4-0 to approve.

Vice Chairman Hill stated same thing that I said with the previous couple. You will stay in touch...

Planning Director Mike Levister stated it's done. The plat tonight when you all approved it, it's a final deal for phase one of the Village Drive plan development. They don't go to nobody else. But whenever they decide, Forestar decide to do a different phase and then they'll come through the same process and present it to County Council, then to the Planning Commission for approval.

Vice Chairman Hill stated go in peace and you are free to leave.

5. Comments/Discussion

Vice Chairman Hill stated comments, discussion from us.

Commissioner Grant stated I'm assuming we have a meeting next month.

Staff Jaime Chappell stated yes sir we do.

Vice Chairman Hills asked if there is anything else that claims our attention.

Commissioner Bunting stated I heard that they want.

Vice Chairman Hill stated speak into the mic so Jaime can hear you.

Commissioner Bunting stated I heard that they won't approve any more building because of the water not being able to supply water to these subdivisions.

Planning Director Mike Levister stated that would sewer. County Council had a resolution. That was to actually pause development for subdivisions and planned developments in certain areas of the county. Well, last night they voted to revoke that, and put a moratorium and extended that to March of 2025.

Commissioner Grant stated so there is still a moratorium in the Richburg area.

Planning Director Mike Levister stated there is a moratorium now as of last night, well it's been voted on the first reading last night. That's what's been proposed by County Council. It's not a complete signed off because it has to have three readings, but the first reading was last night.

Commissioner Bunting stated so, that had something to do with the 901 subdivisions.

Planning Director Mike Levister stated the sewer capacities are limited demand at this time until they get the project that they are working on to correct that issue.

Commissioner Walley stated Mike is that for the ones we've already voted on? They can't do anything.

Planning Director Mike Levister stated No. They've already been approved. As you know, in your packet, it already has availability letters, for capacity for anything that is presented to County Council and to the Planning Commission. We don't move forward, if they don't have availability for the projects.

Commissioner Bunting stated so the new subdivision that's coming up on number nine that's almost on the corner of 901.

Planning Director Mike Levister stated that's Stanton Subdivision.

Commissioner Bunting stated that's already been approved.

Planning Director Mike Levister stated yes sir.

Vice Chairman Hill asked is there anything else that claims our attention.

6. Adjourn Commissioner Grant motioned to adjourn, seconded by Commissioner Walley. Vote 4-0 to adjourn. Time 6:49 PM.

Notice of Meeting: Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the May 1, 2024, The Chester News and Reporter. All properties were also posted.



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: 5-21-24 Case # CCMA24-10 Invoice # 7940

The applicant hereby requests that the property described to be rezoned from RG1 to RG2

Please give your reason for this rezoning request:

Our singlewide is falling apart. We want to buy a doublewide.

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: 1208 Radcliff Road, Chester, SC 29706

Tax Map Number: 060-01-00-021-000 Acres: 2.037-

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

PLEASE PRINT:

Applicant(s): Bonnie Burgess

Address: 1208 Radcliff Rd, Chester, SC 29706

Telephone: _____ cell _____ work _____

E-Mail Address: _____

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

Address: _____

Telephone: _____ cell _____ work _____

E-Mail Address: _____

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

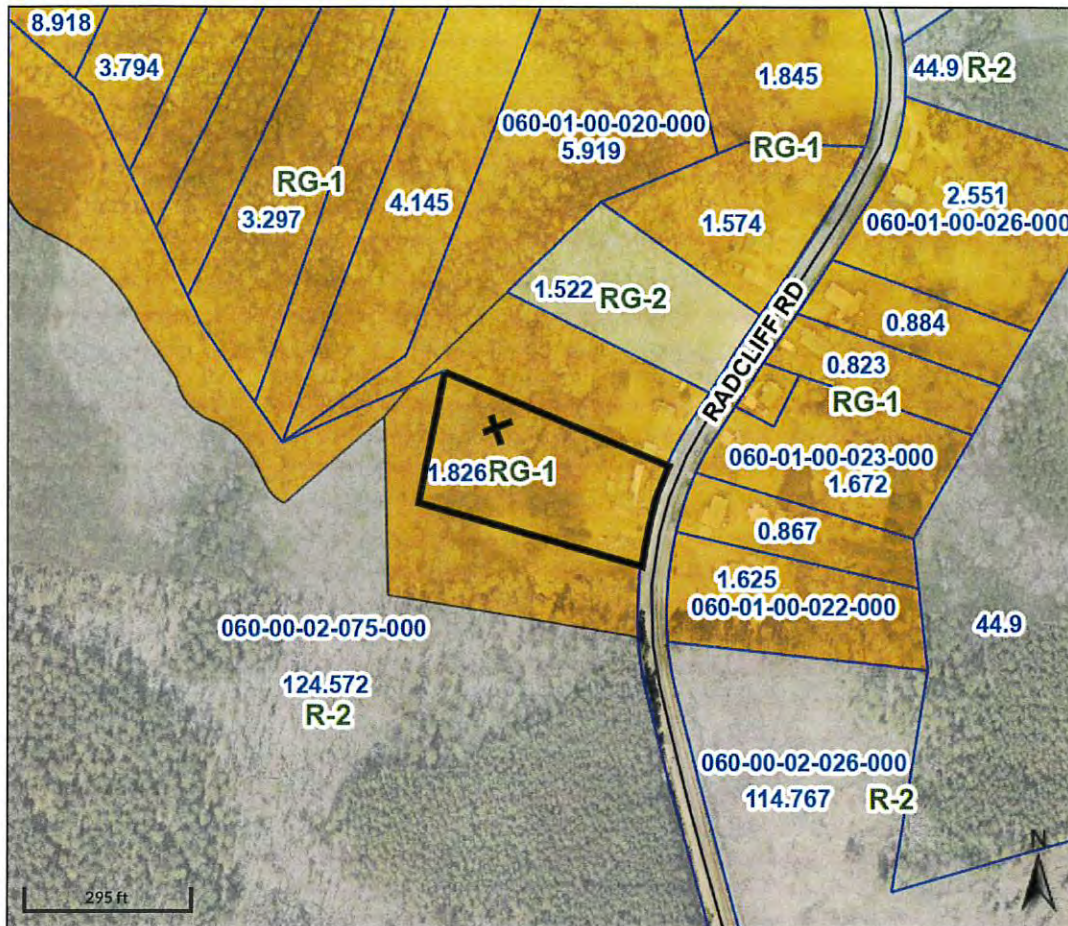
Owner's signature: Bonnie Burgess

Date: 3/18/24

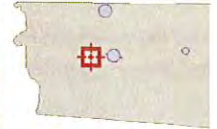
Applicant signature: Bonnie Burgess

Date: 3/18/24

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



Overview



Parcel ID	060-01-00-021-000	Alternate ID	n/a	Owner Address	BURGESS BONNIE ANNE
Sec/Twp/Rng	n/a	Class	R		1208 RADCLIFFE ROAD
Property Address	1208 RADCLIFF RD	Acreage	1.826		CHESTER SC 29706
District	01				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 3/18/2024
Last Data Uploaded: 3/18/2024 2:11:24 AM

Developed by  **Schneider**
GEOSPATIAL

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

COUNTY ChesterCARD 1 OF CARDS

TAX MAP

DISTRICT 1

DATE OF APPRAISAL

APPRAISER

060-01-00-021-000
BURGESS BONNIE ANNE

1208 RADCLIFFE ROAD
CHESTER SC 29706

TRANSFERRED FROM

Deed Book

Deed Page

Acres or Lots

Plat Book

Plat Page

Date of Sale

SALES PRICE

Leonard E. Odom, pln (1/5)

384

116

2 AC

5-16-55

1

James Rufus Odom (1/5)

277

2

2-26-51

Will

Deanna P. Roebuck Puffie

545

746

2 AC

1-28-88

\$800.00

James E. Odom - Deed of Dist

692

100

3 lots

2-20-96

95ES12000064

Martha M. Odom - Deed of Dist

692

102

3 lots

2-20-96

95ES12000084

James Danny Odom

1033

149

2 AC

5-17-88

4-21-11 \$18,000

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

STANDARD CLASSIFICATION

PROPERTY DATA

LAND CLASSIFICATION

NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS
Progressive	Paved Road	Buildings	Electricity	Level	Open Land			
Static	Earth Road	Pavement	Water	High				
Regressive	Railroad	Fence	Gas	Low				
Old	Water	Landscaping	Sewer	Rolling				
New	Airport	Well	All Utilities	Swampy				

LAND

Number of Acres	2012 1104 4 AC	Number of Lots	
Per Acre Value		Number of Front Ft.	
Value for Acres		Per Lot Value	
Returned Area	4 AC	Per Front Ft. Value	
Legal Area	2 AC	Value for Lots	
Planimetered Area	4 AC	Value for Fr. Ft.	
Total Land Value			

ESTIMATED MARKET VALUE

	Land Acres or Lots	Improvement	Total
Number	1104	MT	
Cost Approach	14,800		
Market Approach			
Income Approach	14,800		14,800
Correlated Value			
Assessed %	8,300		8,300
Reviewed by	2020 RA 16,000	Date	

Remarks & Description

DEANNA DELORES ROEBUCK 1/5 INT.

Zoning

R-6-1

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	✓	Class I			750	4.41	4,845	684	5,247	7.10	1,500
Split Level	Fam. Rented											
Colonial	Fam. Duplex											
Cape Code	Condominiums	1980	Class I		N-J							
Conventional		200	STORCE			80	10.00					800
Modern												

FOUNDATION - 1		FLOORS - 4				B 1 2 3				PLUMBING - 5				B 1 2 3			
Masonry Walls		Concrete								Bathroom No. 1							
		Earth								St. Sh. Bath							
BASEMENT AREA - 9		Hardwood								Two Fixt. Bath							
None		Pine								St. Shower							
Part		Single Fl.								Water Closets							
Finished		Asphalt Tile								Lavatories							
Rec.		Terrazzo								Kitch Sinks							
Apt.		W. W. Carp.								No Plumbing							
Garage		Reinf. Conc.															
EXTERIOR WALLS - 2		Wood Joist															
Siding or Sheathing		Rubber Tile															
Single Siding		INT. FIN. - 5				B 1 2 3				TILING - 5				C 1 2 3			
Wood Shingles		Hardwood								Bath Fl. & Wcst.							
Asbestos Shingles		Dry Wall								Bath Fl. & Walls							
Stucco on Frame		Knotty Pine								Bath Fl. Only							
Stucco on Tile or C.B.		Unfinished								T. Rm. Fl Only							
Face Brk. Veneer		L & P on Studs								Tub Only							
Face Brk. on Tile or C.B.		Plast. on								St. Shower							
Com. Brk. Veneer		Painted Blk.								Kit Floor							
Com. Brk. on Tile or C.B.		Panel								Kit. Wcst.							
Compo. Shingles		Acoustic Ceil															
Solid Com. Brk.		Suspend. Ceil															
Face Br. on Com. Br.																	
Cement or Conc. Blk.																	
Reinforced Concrete																	
Aluminum Siding																	
Cut Stone Facing		No. Rooms															
Terra Cotta Facing		No. Bedrooms															
Stone or T.C. Trim																	
Party Walls																	
Plate Glass Front																	
ROOF TYPE - 3		ENVIRONMENTAL															
Hip		Warm Air															
Mansard		Steam															
Gambrel		Hot Water or Vapor															
ROOFING - 3		Forced Air															
Asphalt Shingles		Unit Heaters															
Slate		Air Cond.															
Asbestos Shingles		No Heating															
Metal Deck		Heat Pump															
Roll Roofing		Electric															
Tar & Gravel																	
Composition																	
INSULATION - 3		FUEL				Unit				Conv.							
Roof or Ceiling		Oil															
Wall		Gas															
Storm Sash & Doors		Stoker															
		Elec.															
CONDITION		ELECTRICAL - 7															
Int. Finish		Armored Cable BX															
Layout		Pipe Conduit															
Structure		Romex															
LOCATION																	

TOTAL 2000
800

Additions or Deductions

Item No.	Area or Quant.	Unit Cost
----------	----------------	-----------

582.3	120	3.00
582.3	1.8	

Total Additions 600

REMARKS

Class I 7500

NW
4X 3,000
4X 600 + A 600

93 4X 1200 4200
Area 3500
8300

2012
260 X 4500 = 9000
+ 4800
13800

4X 2500 = 10,000
+ 17 = 4,800
14,800

SALE NO.	
Adt.	
Sales Pr	
Time	
Location	
Physical Character	
Size	
Adjusted Sales Pr	

MEASURED BY _____ DATE _____



Current Year (2024) Changes



Search Options

[Map Number](#)

060-01-00-021-000

Real

00200393

History Year

[Name 1](#)

BURGESS BONNIE ANNE

[Other Map Number](#)

Find

Alerts

Owner Information

Post Initials

 WES

Reason for Change

Activity Date

06/04/2021

Name 2

Land Value

14,800

Address 1

1208 RADCLIFFE ROAD

Building Value

Address 2

CHESTER SC

Total Market Value

14,800

Zip Code

29706

Total Tax Value

14,800

Codes

District

01

Fire Code

WC

WEST CHESTER

Town

Neighborhood

RG1

MULTI FAMILY RES

Subdivision

Use Class

Description

Legal

[Location](#)

Street Number

1208

Street Name

RADCLIFFE ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

☐

Base

Agricultural Use

Reappraisal Notice

MCIP

☐

Industrial Park ID

Rollback

Exempt

☐

Scroll by: MAP#

Next Year (2025) Changes



Search Options

[Map Number](#)

060-01-00-021-000

Real

00200393

History Year

[Name 1](#)

BURGESS BONNIE ANNE

[Other Map Number](#)

Alerts

Owner Information

Post Initials

WES

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

1208 RADCLIFFE ROAD

Land Value

14,800

Address 2

CHESTER SC

Building Value

Total Market Value

14,800

Zip Code

29706

Total Tax Value

14,800

Codes

District

01

Fire Code

WC

WEST CHESTER

Town

Subdivision

Description

Legal

Neighborhood

RG1

MULTI FAMILY RES

Use Class

[Location](#)

Street Number

1208

Street Name

RADCLIFFE ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



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

Issued to:

Bonnie Burgess

1208 Radcliff Rd.
Chester, SC 29706

Receipt No. 7940

Date 03/18/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning Application

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.

PLAT OF SURVEY FOR
JERALD THOMAS & BONNIE BURGESS
LOCATED AT 1208 RADCLIFF ROAD,
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA

MARCH 22, 2011

REFERENCES; TAX MAP#60-1-0-21

D.B.692 PG.102; D.B.384 PG.116

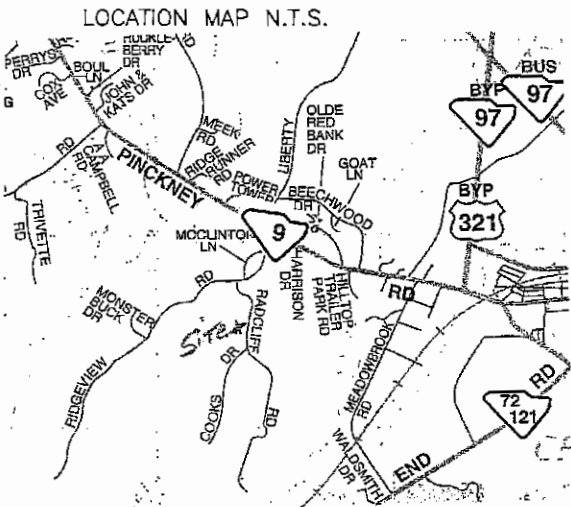
201100068281
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
04-21-2011 At 10:47:39 a.m.
PLAT 10.00

Volume _____ Page _____

MAGNETIC NORTH

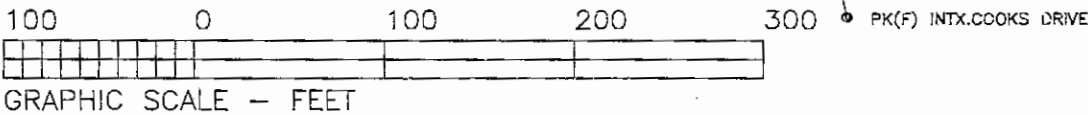
TAX MAP#60-1-0-20
IRMA H. CHITWOOD
D.B.1010 PG.206

TAX MAP#060-00-02-026
TIMBERVEST PARTNERS SOUTH CAROLINA LLC
D.B.901 PG.118; P.B."N"PG.203



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

1"=100'



NO NEW LOTS OR LINES ESTABLISHED

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

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

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

Catawba Regional Workforce Investment Board

Number of Member Appointed by Council: 4

Length of Terms: 3 years (per Catawba Reg.)

Purpose: Provide policy guidance for and exercise oversight of activities under the Workforce Innovation and Opportunities Act for the Catawba Area.

Membership Criteria: Appointments to the Board will be made by the local elected officials of each county. Appointments will be made according to applicable state criteria and with the Consortium agreement created by the chief elected officials of each county. There are specific categories for membership. The total membership of the Board is 28. Chester County has 4 appointments. (Chester, Lancaster and York Consortium Agreement, June 15, 1999).

Application for Chester County, South Carolina Boards and Commissions

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

Date: 5/16/2024

Board or Commission Appointment being sought: Catawba Regional Workforce Investment

Name: Valencia Bolden Occupation: HR Manager

Street Address: 2029 Kegsworth Drive Charlotte, NC 28273

Mailing Address: (if different from above) _____

Telephone (Home): _____

Cell: _____

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

Date of Birth: _____

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

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

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

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

Signature: Valencia J. Bolden

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

- ☐ Accommodation Tax Board
- ☐ Ad-Hock Burnt House Cemetery
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health
- ☐ Catawba Regional Council of Government
- ☒ Catawba Regional Workforce
- ☐ Chester County Library
- ☐ Chester Metropolitan District
- ☐ Construction Board of Appeals
- ☐ Fort Lawn Fire Protection District
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center
- ☐ John Keziah Park
- ☐ Lando Rural Fire

- ☐ Lewis Fire Protection District
- ☐ Olde English District
- ☐ Parks and Recreation Board
- ☐ Planning Commission
- ☐ Radio Users Advisory Committee
- ☐ Richburg Fire District Commission
- ☐ Rural Fire Commission
- ☐ Solid Waste Advisory Board
- ☐ Zoning Board of Appeals

Chester Metropolitan District Commission

The Chester Metropolitan District is a South Carolina Special Purpose District organized and existing for the purpose of treating and distributing potable water to customers within its service area which lies entirely within Chester County, South Carolina. It is governed by a nine (9) member Commission all of whom are required to live within the service area of the District and serve for terms of four (4) years. The Chester Metropolitan District Commission is a body politic and all members exercise and enjoy all of the rights and privileges of such. The Commission has the authority to purchase, build, operate, and maintain such water treatment plants and distribution lines, as are required, together with all equipment and property as may be necessary for such purpose. The Commission may require an exact payment of such water rates and charges as they may establish for the use of water by the customers of the District.

Chester Metropolitan District

Terms of Office

<u>Committee</u>	<u>Name</u>	<u>Term of Office</u>
Finance Research	James Scott Russell 5507 Hillsdale Street Fort Lawn, SC 29714	10/04/2022-06/30/2025 <i>Town of Ft. Lawn</i> Cell (803) 577-9930
Grievance Drought Personnel	Tommy McMinn P.O. Box 309 Richburg, SC 29729	07/01/21 - 06/30/25 <i>Town of Richburg</i> Cell (803) 374-7222 tmcminn@chestermetrosc.com
Finance Grievance Research	George Wilmore 2624 Georgetown Road Great Falls, SC 29055	08/15/23-06/30/2027 <i>Town of Great Falls</i> Cell (803) 280-6353 gwilmore@chestermetrosc.com
Drought Personnel	Kim Chisholm 132 Jeter Street Chester, SC 29706	07/26/21-06-30-25 <i>City of Chester</i> Cell (803) 209-4071 kchisholm@chestermetrosc.com
Drought Personnel	Jean S. Camp 107 Sunset Avenue Great Falls, SC 29055	08/15/23-06/30/25 <i>Town of Great Falls</i> Cell (803) 385-1854 jcamp@chestermetrosc.com
Finance Grievance	Raymond Douglas 105 Cushman Drive Chester, SC 29706	07/26/21 - 06/30/25 <i>City of Chester</i> Home (803) 377-3514 / Cell (803) 209-1148 rdouglas@chestermetrosc.com
Grievance Research	Charletta Thompson 120 Henry Woods Drive Chester, SC 29706	8/28/23-06/30/27 <i>City of Chester</i> Cell (803) 374-1942 cthompson@chestermetrosc.com
Personnel Drought	David Shinn 156 York Street Chester, SC 29706	01/30/2022-05/04/2025 <i>Chester County</i> Cell (803) 374-0582 dshinn@chestermetrosc.com
Finance Research	Matthew McCrorey 507 Crown Ct Richburg, SC 29709	05/04/20-05/04/24 <i>Chester County</i> Cell (803) 519-8595 mmccrorey@chestermetrosc.com