



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, August 19, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) July 15, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

9. NEW BUSINESS

- a) Setting of the 2024 Millage Rates
Donnie Wade, Auditor
Tommy Darby, Treasurer
- b) Chester-Catawba Regional Airport Projects Update and Grant Match Request
Keith Roach, Airport Director
- c) Awarded SC DHEC Grant Information
Molly Knowlton, Recycling Coordinator
Robert Hall, Public Works Director

- d) Purchasing Department Update
Susan Cok, Director of Contracts and Procurement
- e) Approval of bid for Project # 22222-0012 Rodman Sports Complex Improvements
Brian Hester, County Administrator
- f) Recommendation for approval of funding for Rodman Sports Complex
Brian Hester, County Administrator
- g) 1st Reading of CCMA24-11 Timothy McWatters request a portion of (.566 acres) Tax Map #154-00-00-007-000 located at 3580 Catawba River Road, Fort Lawn, SC 29714 to be rezoned from Agricultural District (AG) to Rural Two District (R2). The Planning Commission voted 5-0 to approve.

10. BOARDS AND COMMISSIONS

11. EXECUTIVE SESSION

- a) Receipt of legal advice regarding a real estate matter – Duke Energy
- b) Discussion of negotiations incident to proposed contractual arrangements - Animal Shelter.
- c) Discussion of negotiations based on proposed contractual arrangements of the Great Falls Fire MOU – Town of Great Falls

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Duke Energy
- b) Action taken regarding Animal Shelter
- c) Action taken regarding Town of Great Falls

13. COUNCIL COMMENTS

14. ADJOURN

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

Guidelines for Addressing Council Citizens Comments: Each citizen will be limited to three minutes.

Public Hearings:
Each speaker will be limited to three minutes.

When introduced:
Approach the podium, state your name and address.
Speak loudly and clearly making sure that the microphone is not obstructed.
Do not address the audience – direct all comments to Council.
Do not approach the Council table unless directed.

Anyone addressing Council will be called out of order if you:
Use profanity.
Stray from the subject.
Make comments personally attacking an individual member of Council.



Chester County Council Meeting

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

Monday, July 15, 2024 | 6:00 PM

MINUTES

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

Absent: Councilman Corey Guy

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 Vice Chairman Wilson gave the invocation.

3. APPROVAL OF MINUTES

a) July 1, 2024 Council Meeting Minutes

Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) A Proclamation in Support of the Chester 8U Diamond Youth Softball Allstars

Chairman Branham presented the Proclamation to the softball team and Councilwoman Mosley read a letter from Councilman Guy that could not attend the meeting.

b) Resolution 2024-8 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 P2373, 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 6-0 to approve.

- c) Resolution 2024-9 Providing for changes to the county employee/personnel handbook relating to hours of work, payment of wages, overtime and compensatory time, holidays, military leave, and hazardous weather; and providing for other related matters.

Councilman Agee motioned to approve, second by Councilman Killian. Vote 6-0 to approve.

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester informed Council that Stacy Hodgson, the new Animal Control Supervisor, could not be in attendance for an introduction due to a previously scheduled board of directors meeting and that she would be introduced to Council in the future. Mr. Hester also clarified that she did not take the place of Jessie, the Animal Control Director and that at the last meeting he stated that Animal Control was "full" and he meant fully staffed not full of animals. Administrator Hester also announced a Citizen's Academy planned for January that will be an informative course for citizens to learn about the aspects of county government in Chester County. Mr. Hester also informed Council that Project Manager Hayes is currently working on the courthouse security upgrades that are being funded by the penny sales tax funds. He also noted that there will be no first meeting in August. Administrator Hester announced two new hires, Mr. JP McNeil as the Deputy Fire Director and Jeremy Ward as the new Planning Director. Mr. Hester also updated on the progress of the beginning stages of the rehabilitation of the Federal Building.

8. OLD BUSINESS

9. NEW BUSINESS

- a) A-Tax Board Recommendations

Maria Hedgepath

Ms. Hedgepath, Chairman of the A-Tax Board, presented the fiscal year 2024-25 recommendations of A-Tax funding distributions to Council.

Vice Chairman Wilson motioned to approve the recommendations, second by Councilman Agee. Vote 6-0 to approve.

- b) Chester County Penny Sales Tax Projects

Harold Hayes, Project Manager

Project Manager Hayes reported to Council that all Penny Sales Tax Projects have now started and 35 projects are now completed. He specifically updated Council on the Chester Park Elementary bus loop, Great Falls Library ADA ramp, I-77 High Mast Lighting, and Great Falls Visitor Center projects.

- c) Chester County Transportation Committee Funding

Robert Hall, Public Works Director

Public Works Director Hall reported to Council that Chester County has been allotted an annual budget of \$1,567,000 of C-Funds (money for paving roads) with 33% of that being required to be spent on SCDOT roads. Mr. Hall also informed Council we received \$2,711,900 of one-time monies with a 25% requirement of SCDOT road paving.

10. BOARDS AND COMMISSIONS

- a) Board of Assessment Appeals

Erin Mosley, Council Member At-Large

Councilwoman Mosley informed Council that board member Chriss Flynn is moving out of the county and is no longer able to serve on the Board of Assessment Appeals. Councilwoman Mosley

motioned to appoint Lyle Dickerson to the Board of Assessment Appeals, second by Vice Chairman Wilson. Vote 6-0 to approve.

11. EXECUTIVE SESSION

Councilwoman Mosley motioned to enter into executive session, second by Councilman Vaughn. Vote 6-0 to enter.

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2443
- b) 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
- 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 – Project 2024-MPV
- d) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, or the appointment of a person to a public body – County Council and Article 7 of Chapter 9 of Title 4 of the Code of Laws of South Carolina

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Vice Chairman Wilson motioned to return to regular session, second by Councilwoman Mosley. Vote 6-0 to return. Chairman Branham stated that all items were taken as information only.

- a) Action taken regarding Project P2443
- b) Action taken regarding County Landfill legal advice
- c) Action taken regarding Project 2024-MPV
- d) Action taken regarding County Council

13. COUNCIL COMMENTS

Councilman Vaughn reminded citizens of the upcoming food distribution at the Fort Lawn Community Center. Vice Chairman Wilson gave the Girls Diamond Softball league well wishes and encouragement.

14. ADJOURN

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

9:00pm

Kristie Donaldson, Clerk to County Council



Chester County, South Carolina
Office of the Auditor
Post Office Drawer 580
Chester, South Carolina 29706

To: Brian Hester, County Administrator

From: Donnie Wade, Auditor
Thomas E. Darby, Treasurer

Subject: Millage Rates

Date: July 19th, 2024

For your review, listed are the 2023 tax levies and the proposed levies for 2024.

		Proposed	
	2023	2024	Increase
	Tax Levy	Tax Levy	(Decrease)
County Operations	149.9	149.9	0.0
County Debt	17.3	17.3	0.0
Millage Funds	7.7	7.7	0.0
Library	6.7	6.7	0.0
York Tech	2.0	2.0	0.0
Chester Fire District	51.2	51.2	0.0
Lando Fire District Operations	11.5	12.0	0.5
Lando Fire District Debt Service	7.4	6.6	(0.8)
Richburg Fire District Operations	7.3	7.6	0.3
Richburg Fire District Debt Service	6.8	6.2	(0.6)
Lewis Fire District Operations	15.2	15.9	0.7
Fort Lawn Fire District Operations	12.3	12.8	0.5
Fort Lawn Fire District Debt Service	3.2	3.1	(0.1)

county council appearance

Keith Roach <keith.roach@ChesterCountySC.gov>

Mon 7/15/2024 5:15 PM

To: Brian Hester <bhester@ChesterCountySC.gov>

Cc: Kristie Donaldson <kdonaldson@ChesterCountySC.gov>; Les Shugart
<lesshugart@yahoo.com>

Brian, I would like to request an appearance before the Chester County Council at the August 19th meeting for the purpose of updating the Council members on current projects and future planned improvements for the Chester-Catawba Regional Airport which includes two major projects consisting of one which has been allotted with county matching funding (\$6886.00) for the design/Bid process (now completed) and now requiring additional matching county funds for the construction phase previously mentioned. The total cost for the complete **Airfield Lighting and electrical construction** upgrade consisting of a total amount of \$1,295,547.00 and is allocated at a 10% matching fund with 5% (\$71,808.00) coming from the state of S.C. and 5% coming from Chester County. Our 5% match would total \$71,808.00 for the \$1,295,547.00 project and scheduled for this fiscal year. The second project is also a two-tier grant with the first part consisting of the **design/bid portion** consisting of a total cost of \$290,382.00 and the state portion (90%) being \$261,344.00 and a 10 % matching fund requirement from Chester County totaling \$29,038.00 and would be needed by the end of this fiscal year with the construction phase needed the following fiscal year. The total cost of this runway replacement is undetermined at this time until the design portion has been completed but should run around \$3,000,000.00 plus dollars. The Chester Airport commission is actively seeking to contribute as much funding as possible to the final construction phase of the project to supplement Chester County for the large sum of matching funds that will be needed to achieve this important and needed improvement.

Thank You,
Keith

August 12, 2024

Mr. Brian Hester
County Administrator
Chester County
Post Office Box 580
Chester, South Carolina 29706

RE: Rodman Sports Complex Improvements
2409 Blaney Road
Chester County, South Carolina
Project No.: 22222-0012

Dear Mr. Hester:

On July 25, 2024 at 2:00 PM, Chester County received six (6) Responsive Bids and one (1) Non-Responsive Bid from potential contractors for the Rodman Sports Complex Improvements at 2409 Blaney Road in Chester County. Alliance Consulting Engineers, Inc. has reviewed the bids received and prepared the enclosed Certified Bid Tabulation, Bid Comparison Sheet, Bid Opening Proceedings and Bid Opening Sign-In Sheet for the referenced project for your consideration.

Based on a review of the bids submitted and positive responses from references, Alliance Consulting Engineers, Inc. recommends that the contract for the Rodman Sports Complex Improvements at 2409 Blaney Road in Chester County be awarded to the low bidder, Heycon, LLC of Aiken, South Carolina for the Project Base Bid in the amount of \$3,273,444.50, Base Bid Alternate No. 2 in the amount of \$19,581.00, Base Bid Alternate No. 3 in the amount of \$62,879.00, Base Bid Alternate No. 4 in the amount of \$11,753.84, Base Bid Alternate No. 5 in the amount of \$50,300.00 and Base Bid Alternate No. 6 in the amount of \$26,760.00 for a Total Bid Amount of \$3,444,720.34.

If Chester County is in agreement with the recommendation outlined above, please sign and date the five (5) enclosed copies of the Notice of Award and return all five (5) copies to our office at your earliest convenience.

If you have any questions or comments regarding the above information, please contact our office at (803) 779-2078.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.



Kyle M. Clampitt, P.E.
Senior Vice President

Enclosures

cc: Ms. Susan M. Cok, Chester County w/ enclosures
Mr. Harold Hayes, Chester County
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.
Mr. David M. Novotny, P.E., Alliance Consulting Engineers, Inc.

Alliance Consulting Engineers, Inc.

Post Office Box 8147 Columbia, SC 29202-8147 Phone 803 779-2078 Fax 803 779-2079 www.allianceCE.com



Kyle M. Clampitt, P.E.
Senior Vice President

BIDS RECEIVED

PROJECT: Rodman Sports Complex Improvements at 2409 Blaney Road in Chester County South Carolina

PROJECT NO.: 22222-0012

PLACE: Chester County
1476 J. A. Cochran Bypass
Chester, South Carolina 29706

DATE: Thursday, July 25, 2024 at 2:00 PM

CONTRACTOR	AMOUNT OF TOTAL BASE BID	TOTAL BASE BID ALTERNATE NO. 1	TOTAL BASE BID ALTERNATE NO. 2	TOTAL BASE BID ALTERNATE NO. 3	TOTAL BASE BID ALTERNATE NO. 4	TOTAL BASE BID ALTERNATE NO. 5	TOTAL BASE BID ALTERNATE NO. 6	ORDER OF BIDS
Heycon, LLC Aiken, South Carolina	\$3,273,444.50	\$738,510.00	\$19,581.00	\$62,879.00	\$11,753.84	\$50,300.00	\$26,760.00	1
J. M. Cope, Inc. Rock Hill, South Carolina	\$3,388,154.00	\$781,000.00	\$157,000.00	\$77,000.00	\$94,000.00	\$105,000.00	\$32,015.00	2
LCI-Lineberger Construction, Inc. Lancaster, South Carolina	\$3,929,544.60	\$728,275.00	\$55,300.00	\$47,300.00	\$72,220.00	\$128,725.00	\$20,000.00	3
Wiley Easton Construction Company, Inc. Lexington, South Carolina	\$4,135,400.00	\$782,350.00	\$84,500.00	\$44,900.00	\$552,160.00	\$96,500.00	\$19,500.00	4
Southern Builders of York County, Inc. Rock Hill, South Carolina	\$4,175,695.49	\$736,070.00	\$78,375.00	\$17,050.00	\$91,102.00	\$109,961.50	\$26,416.50	5
Eagle Wood, Inc Denver, North Carolina	\$4,340,934.50	\$937,600.00	\$52,950.00	\$59,350.00	\$78,552.00	\$127,000.00	\$17,000.00	6
O'Connor Company of North Carolina, Inc. Aberdeen, North Carolina	NON- RESPONSIVE							

Note: Please see error notations on Page 2



1. An error was noted in the bid submission from Heycon, LLC for line item #13. The bid was submitted with a unit price of \$51.47 for the 3,800 units with a Bid Price of \$195,600.00. Per Contract Documents, unit price governs and therefore item #13 should have been represented as 3,800 units at \$51.47 per SY for a total \$195,586.00. This error results in a decrease to the line item in the amount of \$14.00 and has no effect on the order of the bids.
2. An error was noted in the bid submission from Heycon, LLC for line item #43. The bid was submitted with a unit price of \$12,510.00 for the 8 units with a Bid Price of \$100,800.00. Per Contract Documents, unit price governs and therefore item #43 should have been represented as 8 units at \$12,510.00 EA for a total \$100,080.00. This error results in a decrease to the line item in the amount of \$720.00 and has no effect on the order of the bids.
3. An error was noted in the bid submission from Heycon, LLC for Total Base Bid Alternate No. 1. The bid was submitted with a Total Base Bid of \$738,507.00. Per Contract Documents, Total Base Bid Alternate 1 governs and therefore Total Base Bid Alternate No. 1 should have been represented as \$738,510.00. This error results in an increase to the Total Base Bid Alternate 1 in the amount of \$3.00 and has no effect on the order of the bids.
4. An error was noted in the bid submission from Heycon, LLC for Total Base Bid Alternate No. 3 line item #2. The bid was submitted with a unit price of \$7,813.00 for the 8 units with a Bid Price of \$62,506.00. Per Contract Documents, unit price governs and therefore Total Base Bid Alternate No. 3 item #2 should have been represented as 8 units at \$7,813.00 EA for a total \$62,504.00. This error results in a decrease to the line item in the amount of \$2.00 and has no effect on the order of the bids.
5. An error was noted in the bid submission from J. M. Cope, Inc. for line item #41. The bid was submitted with a unit price of \$11,333.00 for the 9 units with a Bid Price of \$102,000.00. Per Contract Documents, unit price governs and therefore item #41 should have been represented as 9 units at \$11,333.00 AC for a total \$101,997.00. This error results in a decrease to the line item in the amount of \$3.00 and has no effect on the order of the bids.
6. An error was noted in the bid submission from J. M. Cope, Inc. for line item #43. The bid was submitted with a unit price of \$21,676.00 for the 8 units with a Bid Price of \$173,411.00. Per Contract Documents, unit price governs and therefore item #43 should have been represented as 8 units at \$21,676.00 EA for a total \$173,408.00. This error results in a decrease to the line item in the amount of \$3.00 and has no effect on the order of the bids.
7. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #10. The bid was submitted with a unit price of \$17.66 for the 4,000 units with a Bid Price of \$70,620.00. Per Contract Documents, unit price governs and therefore item #10 should have been represented as 4,000 units at \$17.66 SY for a total \$70,640.00. This error results in an increase to the line item in the amount of \$20.00 and has no effect on the order of the bids.
8. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #11. The bid was submitted with a unit price of \$21.84 for the 4,000 units with a Bid Price of \$87,340.00. Per Contract Documents, unit price governs and therefore item #11 should have been represented as 4,000 units at \$21.84 SY for a total \$87,360.00. This error results in an increase to the line item in the amount of \$20.00 and has no effect on the order of the bids.
9. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #12. The bid was submitted with a unit price of \$32.27 for the 700 units with a Bid Price of \$22,591.10. Per Contract Documents, unit price governs and therefore item #12 should have been represented as 700 units at \$32.27 SY for a total \$22,589.00. This error results in a decrease to the line item in the amount of \$2.10 and has no effect on the order of the bids.
10. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #17. The bid was submitted with a unit price of \$18.32 for the 500 units with a Bid Price of \$9,157.50. Per Contract Documents, unit price governs and therefore item #17 should have been represented as 500 units at \$18.32 LF for a total \$9,160.00. This error results in an increase to the line item in the amount of \$2.50 and has no effect on the order of the bids.
11. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #19. The bid was submitted with a unit price of \$53.37 for the 280 units with a Bid Price of \$14,944.16. Per Contract Documents, unit price governs and therefore item #19 should have been represented as 280 units at \$53.37 LF for a total \$14,943.60. This error results in a decrease to the line item in the amount of \$0.56 and has no effect on the order of the bids.
12. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #20. The bid was submitted with a unit price of \$59.21 for the 100 units with a Bid Price of \$5,921.35. Per Contract Documents, unit price governs and therefore item #20 should have been represented as 100 units at \$59.21 LF for a total \$5,921.00. This error results in a decrease to the line item in the amount of \$0.35 and has no effect on the order of the bids.
13. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #21. The bid was submitted with a unit price of \$68.23 for the 905 units with a Bid Price of \$61,747.70. Per Contract Documents, unit price governs and therefore item #21 should have been represented as 905 units at \$68.23 LF for a total \$61,748.15. This error results in an increase to the line item in the amount of \$0.45 and has no effect on the order of the bids.
14. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #22. The bid was submitted with a unit price of \$107.82 for the 130 units with a Bid Price of \$14,061.86. Per Contract Documents, unit price governs and therefore item #22 should have been represented as 130 units at \$107.82 LF for a total \$14,016.60. This error results in a decrease to the line item in the amount of \$45.26 and has no effect on the order of the bids.
15. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #23. The bid was submitted with a unit price of \$122.27 for the 200 units with a Bid Price of \$24,453.00. Per Contract Documents, unit price governs and therefore item #23 should have been represented as 200 units at \$122.27 LF for a total \$24,454.00. This error results in an increase to the line item in the amount of \$1.00 and has no effect on the order of the bids.
16. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #24. The bid was submitted with a unit price of \$173.00 for the 55 units with a Bid Price of \$9,514.84. Per Contract Documents, unit price governs and therefore item #24 should have been represented as 55 units at \$173.00 LF for a total \$9,515.00. This error results in an increase to the line item in the amount of \$0.16 and has no effect on the order of the bids.
17. An error was noted in the bid submission from Southern Builders of York County, Inc. for line item #26. The bid was submitted with a unit price of \$128.80 for the 310 units with a Bid Price of \$39,927.69. Per Contract Documents, unit price governs and therefore item #26 should have been represented as 310 units at \$128.80 SY for a total \$39,928.00. This error results in an increase to the line item in the amount of \$0.31 and has no effect on the order of the bids.



Chester County Parks & Recreation Advisory Board

R. Carlisle Roddey Chester County Government Building

Very Conference Room at 6:00 PM

August 12, 2024

Commission Members Present: Laura Roberts, Forest Baker, Hiawatha Clinton, Thomas Jordan, Justin Temple

Commission Members Absent: David Lofton, Toni Perrigan

Chester County Staff Present: Brian Hester, Britt Stoudemire, Adam Bedard

Meeting called to order at 6:02 by Hiawatha with the pledge and invocation given by Thomas.

Motion to add the minutes from April 8, 2024 to tonight's minutes, by Thomas Jordan. Seconded by Laura Roberts. Approved.

Tourism Director Britt Stoudemire informed the board that County Council will meet next Monday to explain the low bid and alternate bids for the Rodman Complex. Due to the importance of this meeting and for time's sake, Britt suggested we move right into discussion of the Rodman Complex project. He reviewed the process of how this project has developed and because of the flat land and obvious drainage opportunity, the board agreed to proceed in moving the park to the left of the entrance to the complex. This project(Phase One) will give us four additional fields for a total of eight fields. Included are:

- MUSCO LED lighting
- Better dugouts
- Sod in the outfields which could allow playing to begin earlier
- Full irrigation system
- Very nice foul poles
- Paved emergency access
- Two story building with increased # of bathrooms, upstairs area for scorekeepers, and windows facing backstops

The original project cost of construction and engineering \$5.791 million.

The cost now is \$5.187 million.

This is a savings of over \$600,000. for the county.

County Administrator Brian Hester explained the engineering costs include much more than people realize. The cover engineering fees, construction oversight, topographic surveys, geotechnical surveys, wetlands delineation survey, closeout costs, etc. Mr. Hester praised Alliance Engineering Firm for working so well with the county on this project. Phase 2 of this project will include sidewalks, ADA compliant

areas, extra parking, playground and landscaping. Once this project has begun, all Chester County parks will be looked for improvements. We are already working on getting the land at Chester Sports Complex donated. We are hopeful that Springs will donate the land. They are meeting to discuss it tomorrow. Hiawatha Clifton and Justin Temple commended Britt, Adam and Mr. Hester for all of the behind the scenes efforts to get this project going. Once construction begins, Britt and Adam will be there daily to monitor and look for any adjustments and or additions that may be needed. The timeframe is to complete this within 240 days.

Justin made a motion to recommend to County Council to award the low bid. Hiawatha seconded. Approved.

There was more discussion about the future of gates, sound systems, shade trees and stationary or rolling bleachers. These decisions can be made later.

Britt explained changes in allocating funds to different leagues. In the past, amounts were given out arbitrarily. The process will now be more legitimate. Applications are due August 31. Receipts and headcounts from previous year will need to be turned in. Motion to table nominations to next time by Justin Temple. Seconded by Thomas Jordan. Approved.

Motion to adjourn meeting made by Thomas Jordan at 7:36. Seconded by Justin Temple. Approved.

Respectfully submitted by Laura Roberts

Chester County Planning Commission Minutes

July 16, 2024

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

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

Staff: Mike Levister and Jaime Chappell

2. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.
3. **Approval of Minutes from June 18, 2024, Meeting** – Chairman Raines motioned to approve, second by Commissioner Walley. Vote 4-0 to approve.
4. **New Business**
 - a. **CCLDV24-06 David Kost requests a Private Rural Community Drive for Tax Map # 133-00-00-178-000 located off Harmony Church Road, Edgemoor, SC 29712.**

Chairman Raines stated Mr. Kost you present tonight. You step to, you have anything you feel like you need say or as far as this goes, as why you're requesting this. Could you step to the podium please state your name and your address.

David Kost stated he lives at 4061 Berkshire Heights, Fort Mill, South Carolina 29708. In what we're looking to do is honestly get further away from Fort Mill, which is now basically just South Charlotte. So, we're trying to create a spot where we can have my family. My uncle is actually here from Michigan. He's looking to have a spot down here that he can bring my grandmother who's 92. My mother lives in Fort Mill.

Commissioner Walley stated excuse me, can you speak closer to the mic.

Mr. Kost stated oh I'm sorry. I can hear me, must be coming this way.

Chairman Raines stated there's a lot of feedback.

Commissioner Walley stated, and the air is right behind us.

Mr. Kost stated I gotcha. Yeah. So, we're looking to find a place for our family to go. So, we wanted to put the road in so that we'd be able to have different parcels for my uncle, for my in laws, for my wife, and then for my kids eventually, so we can have a place outside of the city. Just to have a little bit more space.

Chairman Raines asked were there any questions for the applicant. Okay, it's pretty straightforward. He owns the property. Just have access to it a little bit deeper.

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

- b. CCMA24-11 Timothy McWatters request a portion of (.566 acres) Tax Map #154-00-00-007-000 located at 3580 Catawba River Road, Fort Lawn, SC 29714 to be rezoned from Agricultural District (AG) to Rural Two District (R2).**

Chairman Raines stated Mr. McWatters are you present tonight. Can you step to the podium and tell us anything you feel like is relevant to your request?

Timothy McWatters stated the main landowner is David Wilson and we're friends, neighbors. I do work for them, equipment work, and just looking for a little bit more room to spread my wings and it helps him out also because it squares off his pasture area and has no particular reason, no plans to do anything crazy or anything.

Chairman Raines stated just cleaning up the property lines a little bit.

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

Chairman Raines stated the way this works for you is County Council has to approve it. So, it'd be three readings. Follow up with the staff if you're interested in coming to their meetings. They will approve it by proclamation. I think they call it now probably, but they may discuss it, you know they won't let you present anything to them. But they have to formally approve is the way that works. If you want to find out when those meetings are, check with staff.

5. Comments/Discussion

Chairman Raines stated thank you, pretty much everything on the agenda tonight. And staff you have anything for us, anything coming up.

Planning Director Mike Levister stated they have till Friday.

Chairman Raines stated they have till Friday for the next meeting period.

6. Adjourn Chairman Raines motioned to adjourn, seconded by Commissioner Grant. Vote 5-0 to adjourn. Time 6:37 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 June 26, 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: 7-16-24 Case # CCMA 24-11 Invoice # 8270

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

Please give your reason for this rezoning request:

Rezoning tract C so it can be combined w/ parcel #
154-00-00-006-000. See attached survey.

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: 3580 TBM
3548 Catowba River Rd Fort Lawn S.C. 29714
Tax Map Number: 154-00-00-007-000 Acres: .566

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

PLEASE PRINT:

Applicant(s): Timothy McWatters
Address: 3548 Catowba River Rd Fort Lawn SC 29714
Telephone: _____ cell same work _____
E-Mail Address: _____

Owner(s) if other than applicant(s): David J. Wilson
Address: 5108 Wylies Mill Rd Edgemont SC 29712
Telephone: _____ cell _____ work _____
E-Mail Address: _____

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

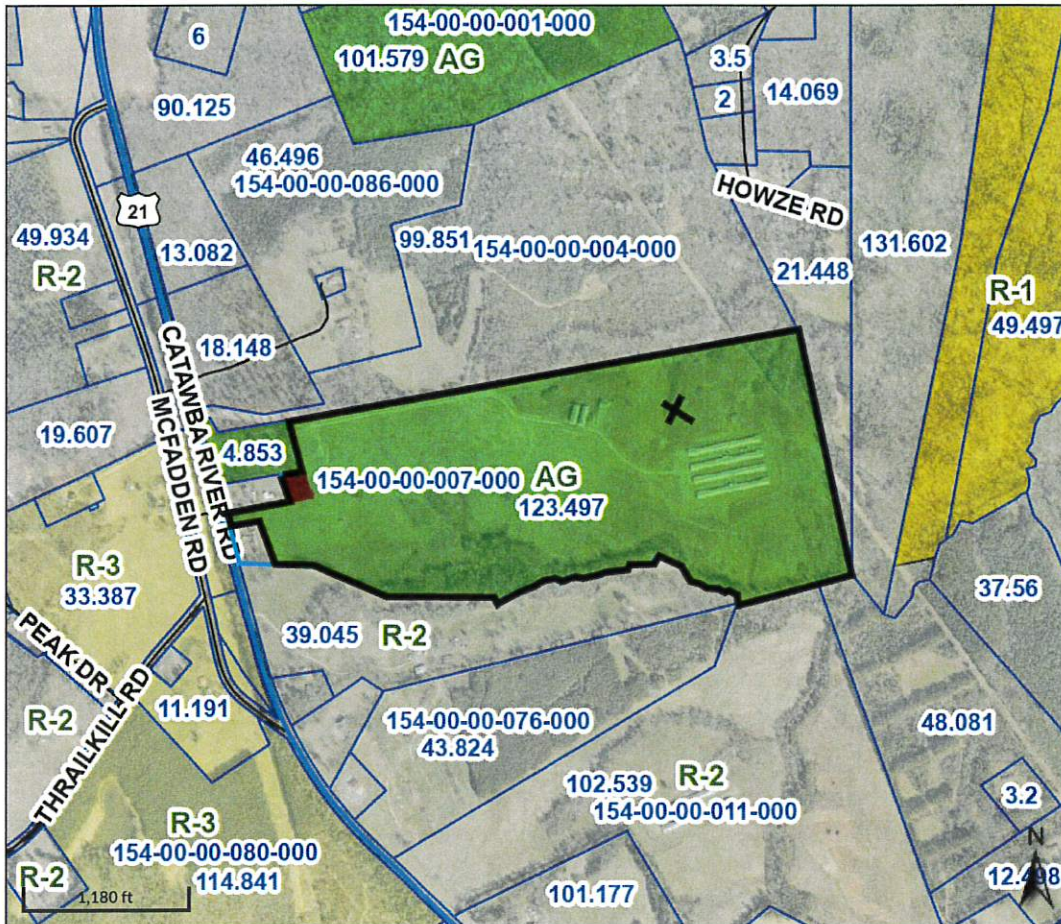
Owner's signature: [Signature] Date: 6-13-24

Applicant signature: [Signature] Date: 6-13-24

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

I, David J. Wilson am gifting Timothy Brian McWatters
Tract 'C', -5666 acres on Tax Map # 154-00-00-007-000

Signature: 
Date: 6-20-24



Overview

Parcel ID	154-00-00-007-000	Alternate ID	n/a	Owner Address	WILSON RIDGE FARM LLC
Sec/Twp/Rng	n/a	Class	RN		5116 WYLIES MILL RD
Property Address	3580 CATAWBA RIVER RD	Acreage	120.02		EDGEMOOR SC 29712
District	05				
Brief Tax Description	HIGHWAY 21				
	(Note: Not to be used on legal documents)				

Date created: 6/18/2024
Last Data Uploaded: 6/18/2024 2:22:00 AM

Developed by  **Schneider**
GEOSPATIAL

■ Tract "C" to be rezoned
to then be combined w/
parcel # 154-00-00-006-000.

Current Year (2024) Changes



Search Options

Map Number 154-00-00-007-000 Real 00979893 History Year
Name 1 WILSON RIDGE FARM LLC Other Map Number Find

Alerts

Has Additional Comments

Owner Information

Post Initials RA Reason for Change Activity Date 11/21/2023
Name 2 Land Value 317,500
Address 1 5116 WYLIES MILL RD Building Value 696,100
Address 2 EDGEWOOD S C Total Market Value 1,013,600
Zip Code 29712 Total Tax Value 732,200

Codes

District 05 Fire Code FT FORT LAWN
Town Neighborhood AG AGRICULTURAL
Subdivision Use Class
Description HIGHWAY 21
Legal

Location Street Number 3580 Street Name CATAWBA RIVER RD Suffix Direction

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes

Search Options

Map Number

154-00-00-007-000

Real

00979893

History Year

Name 1

WILSON RIDGE FARM LLC

Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials

RA

Reason for Change

Activity Date

11/21/2023

Name 2

Land Value

317,500

Address 1

5116 WYLIES MILL RD

Building Value

696,100

Address 2

EDGEMOOR S C

Total Market Value

1,013,600

Zip Code

29712

Total Tax Value

732,200

Codes

District

05

Fire Code

FT

FORT LAWN

Town

Neighborhood

AG

AGRICULTURAL

Subdivision

Use Class

Description

HIGHWAY 21

Legal

Location

Street Number

3580

Street Name

CATAWBA RIVER RD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

FARM APPRAISAL CARD					CARD 1 OF 2 CARDS					
TAX MAP 154-00-00-007-000		TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE		
WILSON RIDGE FARM LLC 5116 WYLIES MILL RD EDGEMOOR SC 29712		James T. McFadden	191	119	L	133	3/5/1921	\$7,108.20		
		McIver Stewart McFadden	File 271	Pkg 23	L	133	10/24/49	PC		
		Ora J. McFadden	355	4	L	133	10/24/68	PC		
		Roy Jordan McFadden	509	683	L	133	3/20/81	\$67,725		
PROPERTY LOCATION		Edward Ray Greer - Etal	1015	123	Cab D	S-156 P-2B	6/28/10	\$330,000		
Physical Address	3580 Catawba River Rd	David J. & Lisa C. Wilson	1283	142	Cab D	S-156 P-2B	7/31/19	\$1.00		
District	5									
Zoning	AG									
LAND										
Legal Area	120.02 ac									
Number of Acres	119.02	PROPERTY DESCRIPTION								
Per Acre Value	2,500									
ESTIMATED MARKET VALUE										
Year	Land Value								Improvement Value	Total
REMARKS		Split 4.65 ac to 154-00-00-089-000 on 6/28/10 Combined 154-00-00-058-000 with parcel for 2011								

CLASSIFICATION					Permit #			Date	Contract Price			
Farm Bldgs	Construction	Size	Rate	Yr. Built	Cond	Dep	Obs	Market Value				
								2022				
Turkey Barn		500 x 44						EFB				
Turkey Barn		500 x 44						EFB				
Turkey Barn		500 x 44						EFB				
Turkey Barn		500 x 44						EFB				
Shed		118 x 44						EFB				
Shed		118 x 44						EFB				
LAND VALUATION								SKETCH	Year Built			
Class	Acres	Market Value		Use Value								
		Price per Acre	Total	Price per Acre	Total							
4T	67	2,500	167,500	81	5,427							
3T	11	2,500	27,500	119	1,309							
3C	7	2,500	17,500	161	1,127							
6C	2.02	2,500	5,050	43	87							
2C	32	2,500	80,000	255	8,160							
Total	119.02		297,550		16,100							
LAND VALUATION BY YEAR												
Year	1992 -124 ac	1993 -127 ac	2000 -127 ac	2011 -120 ac	2022 -119.02 ac							
Market Value	74,400	101,600	215,900	300,000	297,550							
Use Value	15,950	16,500	16,700	16,150	16,100							
Comments												

COUNTY Cherokee

CARD 1 OF 1 CARDS

154-00-00-007-000
WILSON RIDGE FARM LLC
5116 WYLIES MILL RD
EDGEMOOR S C 29712

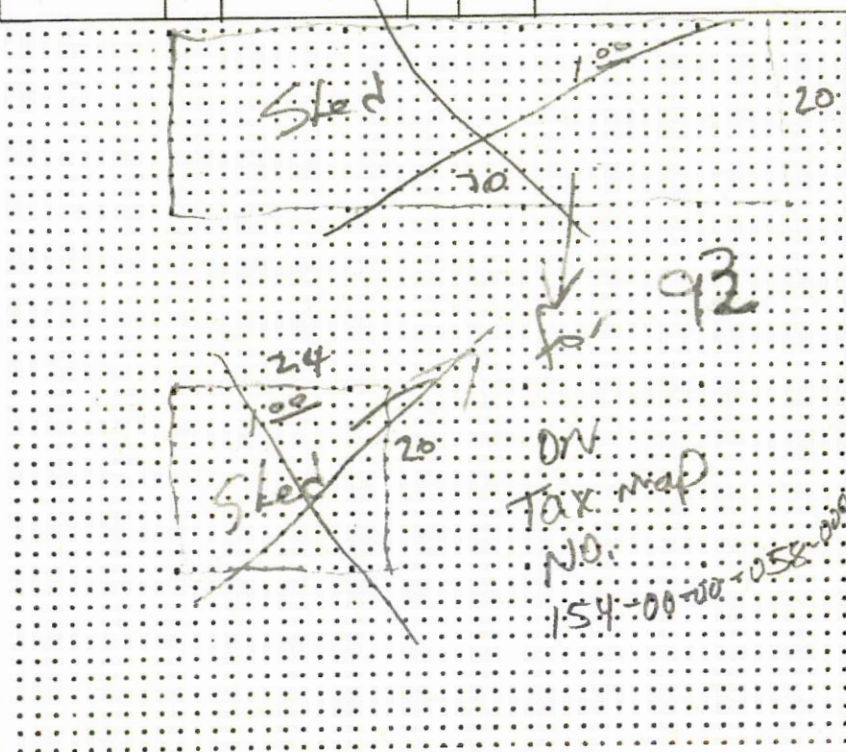
PROPERTY LOCATION		GENERAL DATA		1283 142 120.02 Cap B 5-156 P-2B 7-31-19 #1.00	
St., Rt. & No. Hwy 21	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks:
City	Economic Life	Imp.	Expenses	Income	
Use	Condition	L. H.	Net Inc.	Cap. Rate +	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
Legal Description	Annual 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	88 MARKET VALUE	USE VALUE
						Price per Acre	Total
Progressive	Paved Road	Buildings	Electricity				
Static	Earth Road	Pavement	Water				
Regressive	Railroad	Fence	Gas				
Old	Water	Landscaping	Sewer				
New	Airport	Well	All Utilities				
1962 2011 93 LAND							
Number of Acres	120 129 127	Number of Lots					
Per Acre Value	800 1700	Number of Front Ft.					
Value for Acres	061 2500	Per Lot Value					
Returned Area		Per Front Ft. Value					
Legal Area	120.02	Value for Lots					
Planimetered Area		Value for Fr. Ft.					
Total Land Value							
ESTIMATED MARKET VALUE							
				TOTAL	120 127		

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR					
	Land Acres or Lots	Improvement	Total						
Number	120 127 AC	2 Bldgs		19 92 1244	19 93 1274	19 01 128	19 00 127	19 06 127	
Cost Approach				Market Value	74,400	161,600	300,000	215,900	317,500
Market Approach	PN	1,000		Use Value	15,950	16,500	16,150	16,700	18,600
Income Approach				Difference					
Correlated Value	53,000		31,500						
Assessed %		1	110%						
Reviewed by			Date						

split 4.65a to 154-0-0-89 on 6-28-10 combined 154-58 with parcel for 2011 PT-168

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	93	Shed			1400	1.25					1400
Split Level	Fam. Rented		Shed			480	1.25					480
Colonial	Fam. Duplex											
Cape Code	Condominiums											
Conventional		2000	Shed			480	1.00					1400
Modern			Shed			480	1.00					480
												1880



FOUNDATION - 1		FLOORS - 4				PLUMBING - 6				TOTAL			
Masonry Walls		Concrete				Bathroom No.				2000 1900			
		Earth				St. Sh. Bath				Additions or Deductions			
BASEMENT AREA - 9		Hardwood				Two Fixt. Bath				Item			
None		Pine				St. Shower				No.			
Part		Single Fl.				Water Closets				Area			
Finished		Asphalt Tile				Lavatories				or			
Rec.		Terrazzo				Kitch Sinks				Quant.			
Apt.		W. W. Carp.				No Plumbing				Cost			
Garage		Reinf. Conc.											
EXTERIOR WALLS - 2		Wood Joist											
Siding or Sheathing		Rubber Tile											
Single Siding		INT. FIN. - 5				TILING - 5							
Wood Shingles		Hardwood				Bath Fl. & West.							
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. Wact.							
Compo. Shingles		Acoustic Cell				MISCELLANEOUS							
Solid Com. Brk.		Suspend. Cell				Modern Kitchen							
Face Br. on Com. Br.						B.I. Range							
Cement or Conc. Blk.						B.I. Oven							
Reinforced Concrete						B.I. Refrig.							
Aluminum Siding						B.I. Dishwasher							
Cut Stone Facing						B.I. Garb. Disp.							
Terra Cotta Facing						Exhaust Fan							
Stone or T.C. Trim						B.I. Clothes Wash.							
Party Walls						B.I. Dryer							
Plate Glass Front						Modern Bath							
ROOF TYPE - 3		ENVIRONMENTAL				B.I. Vanity							
Hip		Warm Air				B.I. Tub Encl.							
Mansard		Steam				B.I. Vacuum sys.							
Gambrel		Hot Water or Vapor				Metal Frame Sash							
ROOFING - 3		Forced Air				Wood Frame Sash							
Asphalt Shingles		Unit Heaters				Gutters							
Slate		Air Cond.											
Asbestos Shingles		No Heating											
Metal Deck		Heat Pump											
Roll Roofing		Electric											
Tar & Gravel													
Composition													
INSULATION - 3		FUEL				OUT BUILDINGS							
Roof or Ceiling		Oil				Wall Fdn.							
Wall		Gas				Single Siding							
Storm Sash & Doors		Stoker				Double Siding							
		Elec.				Shingle Walls							
						Stucco On.							
						Cement Blk.							
						Brick							
						Concrete Fir.							
						Earth Fir.							
						Fin. Int.							
CONDITION		ELECTRICAL - 7				FIREPLACES - TYPE							
Int. Finish		Armored Cable BX				Double							
Layout		Pipe Conduit				Single							
Structure		Romex				Stone							
LOCATION													

2005 Same		3.	4.
Location			
Physical Characteristics			
Size			
Adjusted Sales Price			

LAND 560/AC

MEASURED BY HC DATE

93 A 3000
L 7300
10500



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

Issued to:

Timothy McWatters

3548 Catawba River Road
Fort Lawn, SC 29714

Receipt No. 8270

Date 06/14/2024

Cashier ichappell

Payment Items

Map Amendment Rezoning Application

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

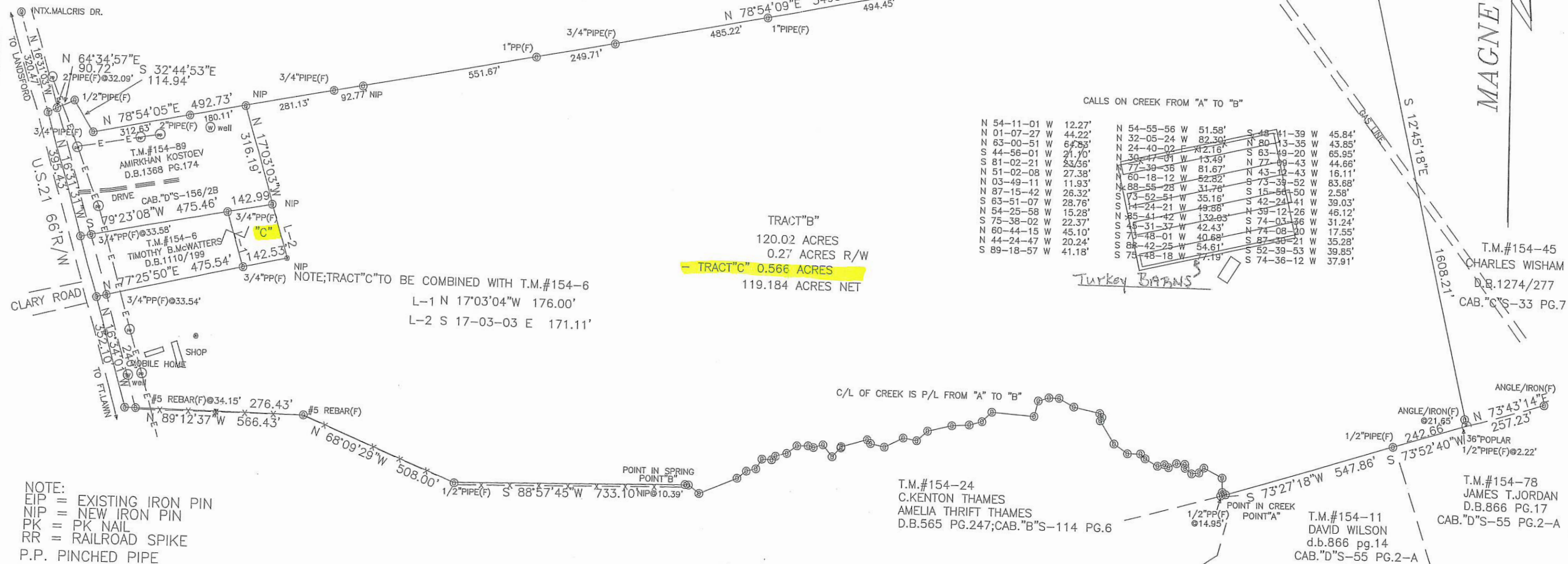
Thank you for your payment.

PLAT OF SURVEY FOR
WILSON RIDGE FARM LLC
LOCATED ON U.S.21
LANDSFORD TOWNSHIP,CHESTER COUNTY,SOUTH CAROLINA
JANUARY 25,2024

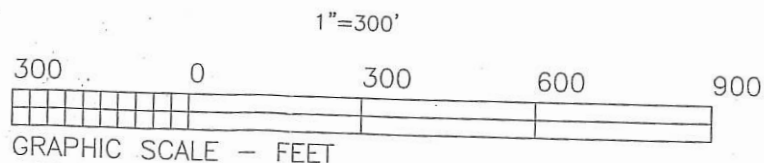
REFERENCES;TAX MAP#154-00-00-007;154-00-00-058

D.B.513 PG.416;D.B.513 PG.416;P.B."L"PG.133
ALSO SEE PLAT IN JUDGEMENT ROLE#24756

TAX MAP#154-4
DAVID J.WILSON
D.B.1024/177;CAB."D"S-116/3B
P.B."I"/136



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



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS -A STANDARD. THE AREA (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. HIPPI, P.L.S. 17567