



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Tuesday, September 16, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) September 3, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of Ordinance 2024-14
An ordinance amending Ordinance 2022-10, which amended Ordinance No. 2021-16, to provide for the designation and expenditure of unallocated ARPA funds; and providing for other related matters.
- b) 1st Reading of Ordinance 2024-15
An ordinance to adopt various international and standard codes relating to inspection activities of Chester County, South Carolina and enforcement of building provisions as provided in the codes.
- c) Resolution 2024-10
A resolution to authorize Chester County, by Chester County Council, to sell personal property of the Sheriff's Office, Rural Fire, and Animal Control identified herein upon such terms and conditions as described.
- d) Proclamation honoring Collin Roberts and proclaiming September 2024 as Childhood Cancer Awareness Month

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) 3rd 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.

9. NEW BUSINESS

- a) Richburg EMS Update
John Faulkner, EMS Director

10. BOARDS AND COMMISSIONS

- a) Olde English District Resignation
Councilman Mike Vaughn, District 2

11. 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 P2106
- 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 P2354
- c) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2443
- d) 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 P2459
- e) 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 P2462
- f) 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 P2463

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2106
- b) Action taken regarding Project P2354
- c) Action taken regarding Project P2443
- d) Action taken regarding Project P2459
- e) Action taken regarding Project P2462
- f) Action taken regarding Project P2463

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
Tuesday, September 3, 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 Brian Hester, County Attorney Nicole Workman

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:02pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited, and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

a) August 19, 2024 Council Meeting Minutes

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

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 1st Reading of Ordinance 2024-14 – TITLE ONLY

Amending ordinance 2022-10, which amended ordinance no. 2021-16, to provide for the designation and expenditure of unallocated ARPA funds; and providing for other related matters.

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

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester introduced Corbin Dawson as the new Network Administrator for the IT Department. Mr. Hester informed Council that Mr. Dawson previously worked for Chester County EMS for four years and has a background in biology and science. Administrator Hester announced the birth of Sutton Ray Oliver to his assistant Kalli Oliver and her husband Matt. Mr. Hester asked to keep Project Manager Harold Hayes in prayers due to a death in the family.

8. OLD BUSINESS

a) From Chester County Transportation Committee Meeting:

1. Recommendation of roads to be paved for 2025 using Annual C-Funds
2. Recommendation of roads to be paved for 2025 using One-time C-Funds

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

b) 2nd 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.

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

9. NEW BUSINESS

a) Olde English District Board: A-Tax Funding Update

Jenny Parrish, Olde English District

Ms. Jenny Parrish presented an update on the Olde English District, also known as OED, to Council. She also commended our PRT Team and the great working relationship she has with them. Ms. Parrish informed Council that the OED launched a new website in March of this year focusing on storytelling and itineraries resulting in a 252% increase in overall site sessions driven by paid media. Ms. Parrish stated that due to the marketing tactics with the website and ads, it has boosted awareness of the Olde English District. She informed Council of the proposed A-Tax funding budget for marketing and how greatly this would benefit our tourism.

b) Parks, Recreation, and Tourism Department Update

Britt Stoudenmire, PRT Director

Amy Bender, Tourism Associate, expressed her thankfulness of the partnership with Olde English District and how invaluable their resources and experience has been. Mrs. Bender informed Council that the funds have been invaluable and helped launch tourism in Chester County. Associate Bender informed Council that since the launch of the In Chester County website there has been over 18,000 views and the tourism fair brought over 400 visitors and lots of vendors. Director Stoudenmire informed Council of ongoing and upcoming projects to promote tourism in Chester County. Mr. Stoudenmire informed Council that so far this year, they have booked 78% of what was done last year and only being 2 months into the fiscal year.

10. BOARDS AND COMMISSIONS

a) Catawba Mental Health Board Reappointment

Erin Mosley, Council Member At-Large

Councilwoman Mosley motioned to reappoint Melanie Saxon to the Catawba Mental Health Board, second by Councilman Guy. Vote 7-0 to reappoint.

b) Rural Fire Commission Resignation and Appointment

Corey Guy, District 5

Councilman Guy announced the resignation of J.P. McNeil due to accepting a position with Chester County as the Deputy Director of Fire Services.

Councilman Guy motioned to appoint Ms. Nettie Archie to the Rural Fire Commission, second by Councilman Agee. Vote 7-0 to approve.

11. EXECUTIVE SESSION

12. ACTIONS FOLLOWING EXECUTIVE SESSION

13. COUNCIL COMMENTS

Councilman Vaughn announced the upcoming Catawba Riverkeeper Foundation's Annual River Sweep on October 5th. He stated they need volunteers with boats to help clean a big mess of plastic and that volunteers can sign up on the website.

Chairman Branham congratulated Kalli Oliver and family on the birth of their baby boy.

14. ADJOURN

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

7:02pm

Kristie Donaldson

Clerk to County Council

CHESTER COUNTY ORDINANCE NO. 2024-14

AMENDING ORDINANCE 2022-10, WHICH AMENDED ORDINANCE NO. 2021-16, TO PROVIDE FOR THE DESIGNATION AND EXPENDITURE OF UNALLOADED ARPA FUNDS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Chester County has been allocated \$6,253,525.00 according to the American Recovery Plan Act of 2021 (“ARPA Funds”);

WHEREAS, the County Council enacted Ordinance No. 2021-16, which provided for the expenditure of the ARPA Funds;

WHEREAS, the County Council enacted Ordinance No. 2022-10, which amended Ordinance No. 2021-16, to provide for amendments to the expenditure of the ARPA Funds;

WHEREAS, the County Council desires, by this Ordinance, to amend the list of projects and amounts funded with the ARPA Funds;

WHEREAS, the County intends to expend the ARPA Funds for various County projects in particular amounts and in particular priorities as set out in this Ordinance; and

WHEREAS, by this Ordinance, the County intends to allocate all of the ARPA Funds and authorize such expenditures.

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

Section 1. *Authorization.* In the following priority, the County authorizes the expenditure of (a) approximately \$1,040,000 for the Fort Lawn Sewer project to support (i) Project Magma, as contemplated by the Memorandum of Understanding, between Chester County and the Town of Fort Lawn, which is dated on or about November 1, 2021, and (ii) other development in that region of the County, (b) approximately \$590,000 for premium pay for County employees; (c) approximately \$2,030,000 to support the 16th project on the County’s 2020 capital project sales and use tax referendum: Countywide Emergency Communications Project; (d) approximately \$1,630,000 for County Fire Office-related facilities and equipment, (e) approximately \$590,000 for Sheriff’s Office facilities and equipment, (f) approximately \$175,000 for County facilities and equipment, and (g) approximately \$255,000 for professional services.

The County Administrator is authorized to reallocate funds among the projects listed above as the County Administrator, in his discretion, may determine to provide completion of the projects. If any ARPA Funds remain available following completion of the projects, then the County Administrator may use the remaining funds to offset additional, other previously approved capital projects as the County Administrator, in his discretion, may determine so long as the funding for the previously approved capital projects does not constitute, in aggregate, more than 5% of the County’s total allocation of ARPA Funds.

Section 2. *General Repealer.* Any prior ordinance, resolution, or order, the terms of which conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 3. *Effective Date.* This Ordinance is effective after its public hearing and third reading.

[ONE SIGNATURE PAGE FOLLOWS]
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CHESTER COUNTY, SOUTH CAROLINA

Chairman, Chester County Council

[SEAL]
ATTEST:

Clerk to Council, Chester County Council

First Reading:	September 3, 2024
Second Reading:	September 16, 2024
Public Hearing:	October 7, 2024
Third Reading:	October 7, 2024

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHESTER)

Ordinance No. 2024-15

**AN ORDINANCE TO ADOPT VARIOUS INTERNATIONAL AND STANDARD CODES
RELATING TO INSPECTION ACTIVITIES OF CHESTER COUNTY, SOUTH
CAROLINA AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN
THE CODES.**

WHEREAS, in accordance with Section 6-9-10 of the South Carolina Code of laws, 1976, as Amended, Chester County acknowledges its responsibility to enforce the editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas and Energy Conservation Codes, as published by the International Code Council and the edition of the National Electrical Code, as published by the National Fire Protection Association and as duly adopted by the South Carolina Building Codes Council.

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by Chester County, South Carolina relating to construction, livability, sanitation, erection, energy efficiency, installation of equipment, alteration, repair, occupancy, classification or removal of a structures and other maintenance of buildings within Chester County, South Carolina and relating to public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY CHESTER COUNTY COUNCIL that the following codes are hereby adopted by reference as though they were copied herein fully:

2021 International Property Maintenance Code
2021 International Swimming Pool & Spa Code
2021 International Existing Building Code

BE IT FURTHER ORDAINED that within said codes, when reference is made to duties of a certain official named therein, the designated official of Chester County, South Carolina, who has duties corresponding to those named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

This ordinance shall take effect upon adoption by the Chester County Council on the date of the final reading approval.

Adopted this 16th day of September 2024.

CHESTER COUNTY, SOUTH CAROLINA

Chairman, Chester County Council

[SEAL]

Attest:

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

First Reading:	September 16, 2024
Second Reading:	October 7, 2024
Public Hearing:	October 21, 2024
Third Reading:	October 21, 2024

SOUTH CAROLINA) **RESOLUTION 2024-10 OF**
) **CHESTER COUNTY, SOUTH CAROLINA**
CHESTER COUNTY)

**AUTHORIZING THE TRANSFER OF CERTAIN PERSONAL PROPERTY; AND
PROVIDING FOR OTHER RELATED MATTERS.**

WHEREAS, South Carolina Code Annotated section 4-9-30(2) authorizes Chester County (“County”) to sell or otherwise dispose of personal property; and

WHEREAS, the County Council for Chester County, as the County’s governing body has determined that it is in the best interest of the County and its citizens to sell, by auction or other similar method, those items of personal property as are listed in Exhibit A (collectively, “Personal Property”), which is attached to and incorporated in this Resolution by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL THAT THE COUNTY AUTHORIZED THE SALE, BY AUCTION OF OTHER SIMILAR METHOD, THE PERSONAL PROPERTY.

And, it is further resolved that the County Administrator, and/or his designee (each, an “Authorized Official”), is authorized (a) to prepare, the form of any reasonably necessary and prudent transfer documents that are customarily used for similar transactions in this State, and (b) to execute, attest, and deliver those documents that may be reasonably necessary and prudent to consummate the Personal Property’s transfer.

RESOLVED: September 16, 2024

CHESTER COUNTY, SOUTH CAROLINA

Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

[ONE EXHIBIT FOLLOWS]

EXHIBIT A

PROPERTY DESCRIPTION

Department	Vehicle Number	Make/Model	Tag	Vin/Serial Number	Mileage
Sheriff's Office	97	2013 Dodge Journey	LGU169	3C4PDCBB9DT721803	141654
Rural Fire	110	International Navistar/4900 4x2	N/A	1HTSDPCR7PH483209	94,888
Animal Control	143	2010 Chevy Tahoe	CG85798	1GNMCAE02AR263571	169064

STATE OF SOUTH CAROLINA)
)
CHESTER COUNTY)

PROCLAMATION

**A PROCLAMATION HONORING COLLIN ROBERTS AND PROCLAIMING
SEPTEMBER 2024 AS CHILDHOOD CANCER AWARENESS MONTH**

WHEREAS, childhood cancer is the leading cause of death by disease in children;

WHEREAS, 1 in 285 children in the United States will be diagnosed by their 20th birthday;

WHEREAS, 46 children per day or 16,790 children per year are diagnosed with cancer in the United States;

WHEREAS, the average age of diagnosis is 6 years old;

WHEREAS, 80% of childhood cancer patients are diagnosed late and with metastatic disease;

WHEREAS, on average there's been a 0.6 percent increase in incidence per year since the mid 1970's resulting in overall incidence increase of 24% over the last 40 years;

WHEREAS, two-thirds of childhood cancer patients will have chronic health conditions as a result of their treatment toxicity, with one quarter being classified as severe to life-threatening;

WHEREAS, approximately one half of childhood cancer families rate the associated financial burden due to out-of-pocket expenses as considerable to severe;

WHEREAS, in the last 30 years only six new drugs were approved by the FDA to specifically treat childhood cancer;

WHEREAS, too many children are affected by this deadly disease and more must be done to raise awareness and find a cure;

WHEREAS, Collin Roberts, a member of the Chester Community and son of Chester County employee Joe Roberts, bravely battled ependymoma from age 2 to his passing at 15 years of age;

WHEREAS, childhood cancer is impacting children in the Chester County community, more awareness must be focused on the issues, research and awareness surrounding this disease.

NOW, THEREFORE, I, Joe Branham, Chairman on behalf of the Chester County Council, in memory of Collin Roberts and others battling childhood cancer do hereby proclaim September 2024 as Childhood Cancer Awareness Month. I encourage all

citizens to observe Childhood Cancer Awareness Month and support this cause that so deeply impacts families in the every community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 16th Day of September, in the Year of our Lord, Two Thousand, Twenty-Four.

Joe Branham
Chairman, Chester County Council

Attest: _____
Kristie Donaldson
Clerk to Council

Patient and Parent Voices

Collin was diagnosed with a brain tumor at age 2, facing multiple relapses over his life and passing away at age 15. Despite his long medical journey, his upbeat attitude was contagious when he would declare his plans to “wake up, kick butt, repeat!” His medical journey spanned more than a decade. His mother wished there was more support along the way for him to be around other children and do activities like art or yoga to help with his anxiety. She continues their fight as a clinical trials research nurse for pediatric cancer.



Collin was diagnosed with an ependymoma at 2 years of age. After being sick off and on for about 6 months, his mother had him admitted to the hospital for evaluation. She was working as a nurse at the time and recalls, “It just hit me. He has a brain tumor. [He was down getting a CT scan but] I already knew.” Due to his age and the risks of radiation, Collin had specialized radiation therapy out of state. He returned home and his mother remembers, “I knew all about the cognitive effects [of radiation] and had him enrolled in early intervention and speech therapy. He was really thriving at that point.”

When Collin was 7 years old, he relapsed. His mom describes that day, which was 5 years from the end of treatment. “He was supposed to be cancer free. I was six months pregnant at the time and they said it [his tumor] had come back in a different part of his brain, a distant metastasis.” Collin underwent additional brain surgery and radiation therapy, and though he did experience some side effects from radiation including high frequency hearing loss, he was still able to do what he loved. His positive attitude was contagious, and he would declare, “I’m gonna wake up, kick cancer’s butt and repeat!”

It was a long journey for their family spanning more than a decade. Collin had anxiety from all he had experienced, and his therapist recommended a support group. “Ok – where do I find that?” his mother shares, “We live in a rural area.” His mother wished there had been more support along the way, more chances to be around other children facing the same thing. When Collin suffered further relapses a clinical trial gave him two additional good years. He ultimately passed away at 15 years of age after treatments had stopped working. His mother shares, “I told him he could rest, and I would continue to fight.” Collin’s mother works in childhood cancer clinical trials. Collin would have turned 19 years old this year.

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.

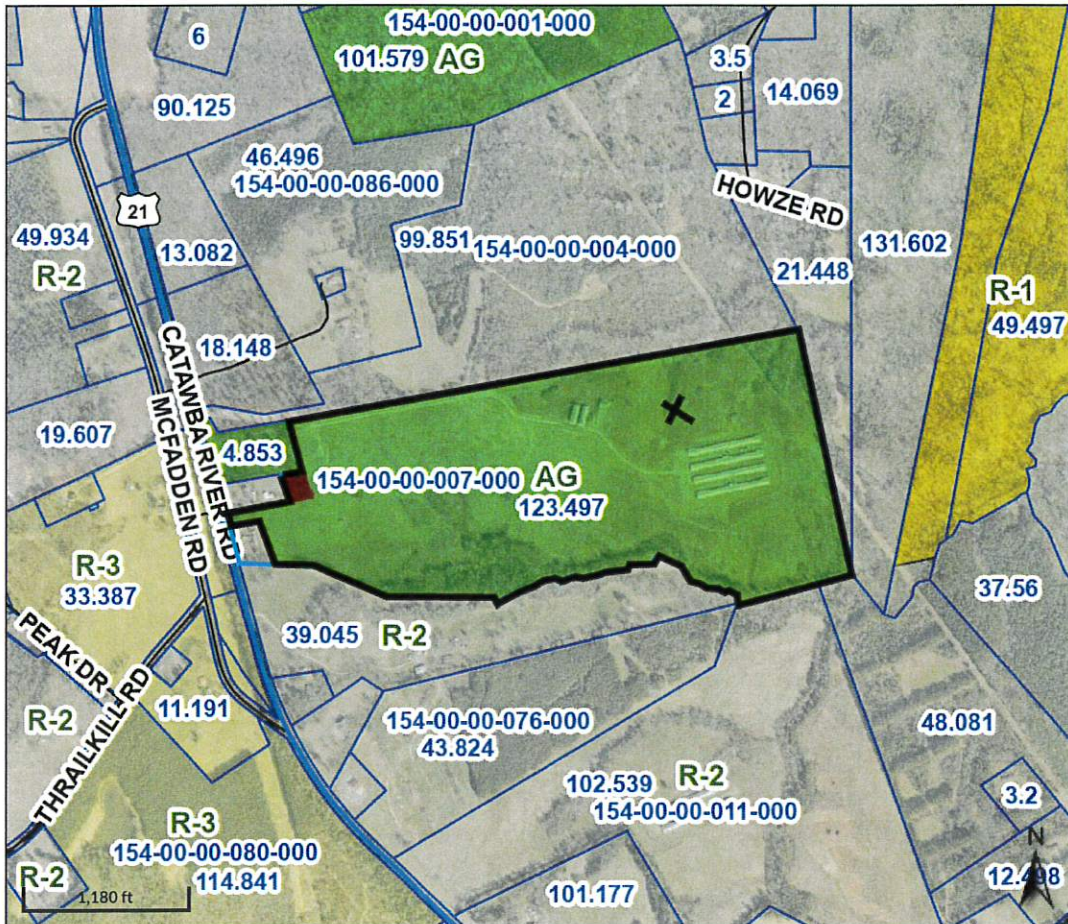
Owner's signature: [Signature] Date: 6-13-24

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

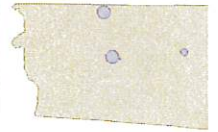
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.

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												

FARM APPRAISAL CARD

SOUTH CAROLINA

COUNTY Mecklenburg

CARD _____ OF _____ CARDS

TAX MAP <u>154-00-0-7</u>	DISTRICT <u>17</u>	DATE OF APPRAISAL <u>3-7-92</u>	APPRaiser <u>JDO</u>
154-00-00-007-000 WILSON RIDGE FARM LLC		5116 WYLIES MILL RD EDGEMOOR S C 29712	
TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots
<u>James T McFadden</u>	<u>191</u>	<u>119</u>	<u>129.24</u>
<u>McIver Stewart McFadden</u>	<u>221</u>	<u>23</u>	<u>125</u>
<u>Oran J. McFadden</u>	<u>255</u>	<u>4</u>	<u>129.24</u>
<u>Ray Jordan McFadden</u>	<u>289</u>	<u>233</u>	<u>129.24</u>
<u>Edward Ray Green-Etal</u>	<u>1015</u>	<u>123</u>	<u>120.02</u>
<u>David J & Lisa E Wilson</u>	<u>1283</u>	<u>142</u>	<u>120.02</u>
Plat Book	Plat Page	Date of Sale	SALES PRICE
<u>L</u>	<u>133</u>	<u>3-5-21</u>	<u>7108.20</u>
<u>L</u>	<u>132</u>	<u>10-24-48</u>	<u>PL</u>
<u>L</u>	<u>132</u>	<u>10-24-68</u>	<u>PL</u>
<u>L</u>	<u>133</u>	<u>3-20-81</u>	<u>\$67725.20</u>
<u>CCB</u>	<u>5-156</u>	<u>6-28-10</u>	<u>\$330,000</u>
<u>CCB</u>	<u>5-156</u>	<u>7-31-19</u>	<u>\$1.00</u>

PROPERTY LOCATION		GENERAL DATA	
St., Rt. & No. <u> Hwy 21</u>	Yr. Built	Land	Econ. Rent
City	Economic Life	Imp.	Expenses
Use	Condition	L. H.	Net Inc.
Subdivision	Quality	Total	Land Inc.
Legal Description	Annual Rent	Stamps	Imp. Inc.
<u>Tract B</u>	Bldg. Permit	Old Map Ref.	Recap
	Mort.	File No.	Int. Rate
			Remarks:

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION			
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	88 MARKET VALUE	USE VALUE
Progressive	Paved Road	Buildings	Electricity			Price per Acre	Total
Static	Earth Road	Pavement	Water				
Regressive	Railroad	Fence	Gas				
Old	Water	Landscaping	Sewer				
New	Airport	Well	All Utilities				

1982 2011 93 LAND		Number of Acres		Number of Lots	
Per Acre Value		Number of Front Ft.		Per Lot Value	
Value for Acres		Per Front Ft. Value		Value for Lots	
Planimetered Area		Value for Fr. Ft.		Total Land Value	
ESTIMATED MARKET VALUE		TOTAL		LAND VALUATION BY YEAR	
Number		Land Acres or Lots		Improvement	
Total		Total		Total	

Number	Land Acres or Lots	Improvement	Total
Cost Approach	120 127 AC	2 Bldgs	
Market Approach	PN	1,000	
Income Approach			
Correlated Value			
Assessed %			
Reviewed by	Date		

split 4.6 Sact 154-0-0-89 on 6-28-10 combined 154-58 with parcel on 2011



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.

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

Introduced by SENATOR RUSHING

S. Printer's No. 196—S. Read the first time. March 9, 1982.

THE GENERAL COMMITTEE

To whom was referred a Bill (S. 853), to amend the Code of Laws of South Carolina, 1976, etc., respectfully

REPORT:

That they have duly and carefully considered the same, and recommend that the same do pass.

M. E. McDONALD, for Committee.

A BILL

To Amend the Code of Laws of South Carolina, 1976, by Adding Article 17 to Chapter 13 of Title 51 so as to Create the Olde English District and Commission and Define the Powers and Duties of the Commission.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. The 1976 Code is amended by adding to Chapter 13 of Title 51:

"Article 17

Section 51-13-1210. There is created the Olde English District Commission (Commission) for the purpose of instituting and operating programs to improve, enlarge, increase and otherwise enhance tourism, recreation and development in the counties of Chester, Chesterfield, Fairfield, Lancaster, Kershaw, Union and York (District). The Commission shall be composed of three members from each county, one to be appointed by the governing body of the county, one by the legislative delegation of the county and one by the county planning and development board or its equivalent for terms of three years and until successors are appointed and qualify. Vacancies shall be filled in the manner of the original appointment for the unexpired portion of the term.

appointment of its members as may be practicable and shall organize by electing one of its members as chairman, one as vice chairman, and one as secretary-treasurer and such other officers as it may deem desirable. The Commission shall meet thereafter at times established in its bylaws or upon the call of the chairman or a majority of its members.

Section 51-13-1230. The Commission shall:

(1) Take such action as necessary to establish the District as a major center of tourism and recreation.

(2) Bring together the abilities and interests of private industry, chambers of commerce and historical and cultural interests for the purpose of developing a formal program of tourism promotion, recreation, and development.

(3) Encourage the promotion of the District through travel agencies such as (a) the South Carolina Parks, Recreation and Tourism Department; (b) visit U. S. A. Program; (c) Discover America Program; (d) any other similar agency or program.

(4) Inventory and identify potential attractions of tourist and recreation interest in the District.

(5) Establish guidelines to insure the protection of the interests of the individual citizens and environmental and cultural interests and to assure an ethical, truly representative image of the District to the tourist.

(6) Seek out, apply for, receive, process and distribute available funds and grants through agencies such as the Regional Planning and Development Councils, the Department of Parks, Recreation and Tourism, Heritage, Conservation, and Recreation Service, and the Federal Departments of Commerce or Interior or any other similar agency or department.

(7) Adopt bylaws to carry out the purposes for which it is created."

SECTION 2. Of the members of the Olde English District Commission first appointed, the one appointed from each county by the governing body of the county shall serve a term of three years, the one appointed by the legislative delegation of each county shall serve a term of two years and the one appointed by the county planning and development board or equivalent board of each county shall serve a term of one year and until successors are appointed and qualify.

SECTION 3. This act shall take effect upon approval by the Governor.

C. By-Laws

THE BY-LAWS
OF
OLDE ENGLISH DISTRICT COMMISSION

ARTICLE I - THE COMMISSION

- SECTION 1: Name of Commission. The official name of the Commission shall be the Olde English District Commission, hereinafter referred to as the "Commission."
- SECTION 2: Location. The general offices of the Commission shall be located in a convenient place within the seven counties of Chester, Chesterfield, Fairfield, Kershaw, Lancaster, Union and York, South Carolina.
- SECTION 3: Staff. The Commission shall employ staff personnel as deemed necessary to carry out the purposes of the Commission as stated in the Legislative Act.

ARTICLE II - PURPOSE OF ORGANIZATION

- SECTION 1: Purpose. The purpose of the Commission shall be to institute and operate programs to improve, enlarge, increase and otherwise enhance tourism, recreation and development in the counties comprising the Commission.

ARTICLE III - MEMBERSHIP

- SECTION 1: Membership of the Commission. The counties of the area jurisdiction of the Commission which are participating in the support of the Commission shall be members.

ARTICLE IV - REPRESENTATION

- SECTION 1: Representation. The Commission shall be composed of three (3) representatives from the counties comprising the Commission.

ARTICLE V - APPOINTMENT

- SECTION 1: Appointment. Representatives to the Commission shall be appointed as follows: one representative shall be chosen by the county governing body; one representative shall be chosen by the respective county legislative delegation; one representative shall be appointed by the county planning and development board or its equivalent.
- SECTION 2: The number of Commissioners may be increased or decreased from time to time as approved by a majority of the Commission.

SECTION 3: Qualifications. Any individual interested in the enhancement of tourism, recreation and development in the Olde English District shall be eligible to serve as a representative. Representatives shall enjoy all the rights and privileges of the Commission including the right to vote and hold office.

ARTICLE VI - TERMS OF MEMBERS

SECTION 1: Terms. The terms of representatives to the Commission shall be for a three year period; provided, however, that the terms for the initial members of the Commission shall be as follows: for the member elected by local county governing body - three years, for the member selected by the local legislative delegation - two years, for the member selected by the local business promotion organization(s) - one year. The terms of the initial members shall begin to be measured from the first day of July in the year in which the Commission is established.

ARTICLE VII - VACANCIES

SECTION 1: Vacancies. If a vacancy in commission membership of a representative shall occur by reason of death, resignation, change of residence or any other cause, it shall be filled for the duration of the unexpired term in the same manner as the original appointment.

ARTICLE VIII - REPRESENTATION, GENERAL

SECTION 1: Representation, General.

- a. Commission representatives may be appointed to succeed themselves.
- b. The appointing body is hereby authorized to remove any representative which it appoints for cause after written notice to the Commission.
- c. No representative shall receive any compensation for his services on the Commission but any representative may be reimbursed from the funds of the Commission for any expenses incurred in connection with authorized activities on behalf of the Commission.
- d. Records shall be kept on attendance of Commission members and reports made biannually at the request of those county governing bodies participating in the financial support of the Commission.

ARTICLE IX - OFFICERS

- SECTION 1: Officers. Annually, at the regular meeting of the Commission held in the month of July, the Commission shall elect a Chairman, a Vice-Chairman, and a Secretary-Treasurer. The Chairman may succeed him/herself.
- SECTION 2: Election of Officers. The Commission shall elect from its membership a Chairman and Vice-Chairman. These officers shall be nominated from the membership as a whole and be elected separately by secret ballot. The Commission shall also elect a Secretary-Treasurer who may or may not be a staff member employed by the Commission. In any given year the Chairman and Vice-Chairman shall not be representatives of the same county.
- SECTION 3: Chairman. The Chairman shall preside at all meetings of the Commission and at other meetings and public hearings called by the Commission. He shall call special meetings of the Commission when required and shall transmit reports, plans and recommendations of the Commission to appropriate governing authorities and in general, shall act as spokesperson for the Commission.
- SECTION 4: Vice-Chairman. The Vice-Chairman shall serve as Chairman in the absence or disability of the Chairman. In the event of the death or resignation of the Chairman, the Vice-Chairman shall perform the latter's duties until such time as the Commission shall elect a new Chairman prescribed in Article IX, Section 2.
- SECTION 5: Secretary-Treasurer. The Secretary-Treasurer may assist the Chairman in establishing the Commission books of account, and shall be bonded to have custody of all funds coming into the possession of the Commission and shall deposit the same in the name of the Commission in such bank or banks as the Commission may select. Under the Commission's directions and upon its authorization, the Secretary-Treasurer along with the chief administrative officer may sign all orders and checks for the payment of money and shall pay out and disburse commission funds. The Secretary-Treasurer, upon taking office, shall be charged with the responsibility of maintaining accurate records of all receipts and disbursements of all Commission funds.
- SECTION 6: Additional Duties. The Chairman, Vice-Chairman, and Secretary-Treasurer shall perform such other duties and functions as may from time to time be required by the Commission or by its by-laws.

ARTICLE X - COMMITTEES

- SECTION 1: Executive Committee. An Executive Committee shall be formed on an annual basis by the Commission. The Executive Committee shall consist of nine members, the Chairman, Vice-Chairman, and one member from each of the seven counties represented by the Commission. The Executive Committee members, other than the Chairman and Vice-Chairman, shall be elected by the individual members of the Commission from each county. The powers and duties of the Executive Committee shall be those designated by the Commission, and shall generally consist of governing the routine fiscal and administrative responsibilities of the Commission.
- SECTION 2: Liaison Committee. The Commission shall create such internal Liaison Committees as may be deemed necessary to review and coordinate the annual work program of the Commission.

ARTICLE XI - FUNDS AND BUDGETING

- SECTION 1: Funds. The Commission shall have the power to accept gifts or grants of services, properties or monies from the US government or any of its agencies or from the state or any of its political subdivisions and from any other sources or by any other means not in violation of local, state or federal law. Funds shall be specifically solicited from the State of South Carolina and the counties of the Olde English District in amounts to be determined by a majority of the Commission.
- SECTION 2: Fiscal Year. The Fiscal Year of the Commission shall from July 1 to June 30 of the following year.
- SECTION 3: Annual Budget. The Commission shall direct the staff to prepare and present in conjunction and cooperation with the Executive Committee a proposed revenue and expense budget for the upcoming fiscal year at a time to be determined by the staff and the Executive Committee. The staff and the Executive Committee shall, as much as possible, prepare the budget giving due consideration to the fund appropriation process of the various bodies from which funds will be requested for the upcoming fiscal year. The budget shall consist of three parts. The first part shall be a narrative of the proposed program for the upcoming fiscal year. The second part shall be a schedule of anticipated revenues, showing the anticipated revenues from each particular source. The third section shall reflect the anticipated expenditures for the upcoming fiscal year, by category and in sufficient detail to allow all Commission members to fully understand the proposed expenditures for the upcoming year.

SECTION 4: Budget Reports. A routine budget report shall be presented at each official Commission meeting, such report to be prepared by the Secretary-Treasurer. Such reports must show, by budget category, income and expenditures for the immediate past month, a budget summary of expenditures by category for previous months, and funds available the balance of the fiscal year.

ARTICLE XII - ANNUAL REPORT

SECTION 1: Annual Report. The Commission shall prepare or cause to be prepared an annual report that will clearly define the previous year's activities of the Commission. The report shall be completed and distributed to the Commission members by September 30 each year.

SECTION 2: Audit Report. The Executive Committee shall at the end of each fiscal year engage a certified public accountant, or firm of certified public accountants, to examine the financial statements of the Commission for the preceding fiscal year. The audited financial statements shall be presented to the Commission within 90 days following the close of the fiscal year, and shall be presented to the Commission members at the next Commission meeting. The auditing firm shall be chosen by the Executive Committee.

ARTICLE XIII - MEETINGS

SECTION 1: Regular Meetings. All representatives of the Commission shall be notified by the Secretary in writing of the time and place of regular meetings at least seven days in advance of such meeting.

SECTION 2: Time and Location of Regular Meetings. The regular meetings of the Commission shall be held at the time and place as determined by the Commission as its first regular meeting. The time and place of the regular Commission meetings may be changed by the Commission from time to time as they deem appropriate.

SECTION 3: Special Meetings. Special meetings may be called by the Chairman on his own initiative and must be called by him upon request of three or more representatives.

SECTION 4: Quorum. A quorum shall consist of nine (9) members, with five (5) counties having at least one (1) representative.

- SECTION 5: Order of Business. The order of business at all regular meetings shall be as follows: (a) Call to Order; (b) Invocation and Introductions; (c) Approval of Minutes of Previous Meetings; (d) Financial Report; (e) Old Business; (f) New Business; (g) Adjournment.
- SECTION 6: Agenda. A written agenda of business to be conducted along with appropriate support information shall be mailed to all members concurrent with the notification as specified in Section 1 of this Article.
- SECTION 7: Procedure. The proceedings of all Commission meetings shall be governed and conducted according to the latest edition of Robert's Rules of Order.
- SECTION 8: Meetings and Records Open. All meetings of the Commission at which action is taken shall be open to the public and all records of the Commission shall be a public record.

ARTICLE XIV - AMENDMENTS TO BY-LAWS

- SECTION 1: Amendments to By-Laws. Changes may be made to the By-Laws of the Commission by the affirmative vote of three-fourths of the representatives of the Commission present.
- SECTION 2: Proposed. All proposed amendments to these By-Laws shall be submitted to the Commission in writing.
- SECTION 3: Action. The proposed amendment must be mailed to the membership of the Commission at least 15 days in advance of of a regular meeting.

[EXTERNAL] OED board

Susan Cruse <susan.cruse@gmail.com>

Fri 8/30/2024 2:48 PM

To: Brian Hester <bhester@ChesterCountySC.gov>; Kristie Donaldson <kdonaldson@ChesterCountySC.gov>

Cc: Jenny Parrish <jenny@oldeenglishdistrict.com>

Mr. Hester:

It has been my privilege to serve on the Olde English Board of Commissioners since the early 90's.

With the remarkable progress made by the county in terms of tourism in the last year with the hiring of a director and establishing the department, I am stepping down from my post so that hopefully someone within the tourism department can take my place and help the OED promote tourism in our region.

I appreciate the opportunity to represent Chester County for the past 30 plus years. Please feel free to contact me if further information is needed.

Susan M. Cruse
2883 Lakeshore Drive
Chester, SC 29706
803-519-7935