



## **Chester County, South Carolina**

Department of Planning, Building & Zoning  
1476 J.A. Cochran Bypass  
Chester, SC 29706

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March 19, 2025

New Chester Townhouses II of SC, LLC

Attn: Maile Miller

7700 Trenholm Road Extension

Columbia, SC 29223

Ref: Property located at 628 Lancaster Hwy., Chester, SC 29706

Further identified as Chester County parcel 079-00-00-056-000, Zoned GC

Ms. Miller,

The parcel referenced above is currently zoned GC (General Commercial District). In accordance with Chapter 3 § 3-200 General Regulations, Nonconformities of the Chester County Zoning Ordinance, this zoning district of GC does not permit a multi-family dwelling use. The proposed intended use of Chester Townhouses II is acquisition and rehabilitation. The property existed prior to the enactment of the Chester County Zoning Ordinance and therefore grandfathered in reference to #4 in the attached Nonconforming structure or use regulations. Please see the information attached regarding Nonconformities.

**Chapter 3: GENERAL REGULATIONS  
Nonconformities**

**§ 3-200 Nonconforming structures or uses.**

Nonconforming structures or land uses are declared to be incompatible with permitted uses in the districts established by this ordinance. It is the intent of this ordinance to allow nonconformities to continue until they are removed, but not to encourage their survival. The lawful use of any structure or land on the effective date of this ordinance may be continued subject to the following regulations:

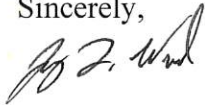
1. A nonconforming use shall not be changed to any other nonconforming use.
2. A permitted use in a structure which is on a nonconforming lot or which does not meet minimum yard requirements may be converted to another permitted use without enlargement.
3. A nonconforming structure for which a certificate has been issued pursuant to § 6-102.b may be repaired, altered or rebuilt in conformity with this ordinance after sustaining damage or deterioration exceeding seventy-five (75%) percent of the appraised market value of the structure for tax purposes at the time of application for a permit. (Revised 2/21/2000)
4. A nonconforming structure existing on the effective date of this ordinance for which a certificate has been issued pursuant to § 6-102.b is grandfathered and may be continued in use although it does not conform to the provisions of this ordinance, and it may be removed or demolished and replaced in the same location with a structure of the same type and size or which reduces the nonconformity, and which meets applicable building codes. Replacement of mobile and manufactured homes shall be in accordance with § 3-201.
5. A nonconforming structure or use shall not be extended, enlarged, or intensified except in conformity with this ordinance; provided, however, a nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but the use shall not be extended outside the building.
6. A nonconforming use shall not be reestablished after vacancy, abandonment, or discontinuance for a period of six (6) consecutive months. (Revised 2/21/2000)

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7. Nothing in this section shall prevent work on a structure which is necessary to protect public safety upon the order of the Zoning Administrator.
8. Ordinary repairs to a nonconforming structure, such as repairs to interior non-bearing walls, fixtures, wiring or plumbing to meet building codes may be permitted, provided the cubic content of the structure is not increased.

Sincerely,



Jeremy Ward

Planning and Development Director

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