



**CITY OF CHESTER
COMPREHENSIVE PLAN
2019-2029**

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WHAT IS A COMPREHENSIVE PLAN

The comprehensive plan has been essential in planning practices since the beginning of the 21st century. These plans reflect the social, economic, and physical values of a city, then translate these values into ideas and suggestions that address how to build, reform, or preserve various aspects of a community. A primary characteristic of the comprehensive plan is that it is long range, covering a time period of five years or more. Comprehensive plans reflect idealistic principles and strategies to challenge and inspire the community of what might be possible and strategies on how to get there.

SOUTH CAROLINA LOCAL GOVERNMENT ENABLING ACT OF 1994

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Enabling Act) grants local governments the authority to create planning commissions to implement comprehensive plans governing development in their communities. It states that a local planning commission shall review the comprehensive plan or elements of it as often as necessary, and it mandates this review no less than once every five years. This ensures the planning commission is able to determine whether additions or amendments to the plan are necessary. The comprehensive plan must be updated at least every ten years.

THE CITY OF CHESTER COMPREHENSIVE PLAN

The City of Chester Comprehensive Plan reflects the past, present, and future of Chester, South Carolina. Contained within is an assessment of past and current, population, economic, housing, and land use conditions, along with recommendations that act as a blueprint for future development within Chester. The plan is broken down into an Existing Conditions report, Community Engagement element, and a Strategic Action Plan. Combined, these three comprehensive plan elements offer information, ideas, and policies that will help guide the ongoing prioritization process for city officials.



EXISTING CONDITIONS

Chester Downtown
Photo Credit: City of Chester

The following description of Chester’s existing conditions provide a context for the plan’s recommendations. This comprehensive record is a tool to educate residents on the current status and needs of the community. A sound information base is a requisite to measure the extent of resources that are necessary to improve the functionality of the city. The information presented in this document was derived from a variety of sources including community stakeholders, city and county representatives, as well as data sources such as Environmental Systems Research Institute (ESRI) and the U.S. Census Bureau.

HISTORICAL CONTEXT

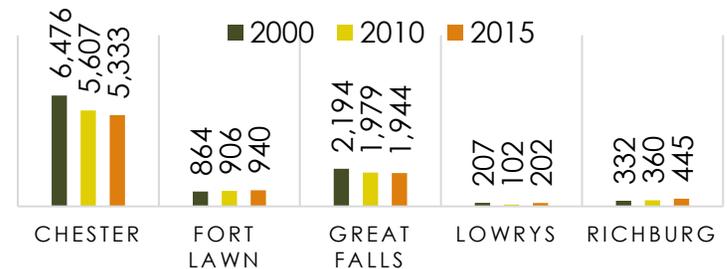
Chester is located in the center of Chester County, South Carolina. It is the County seat and is situated southeast of the scenic Blue Ridge Mountains. Chester came into existence as a governmental center in 1785. Within 15 years, Chester’s population more than doubled. By 1800, the number of houses had doubled. The Columbia-Chester railroad line, completed in 1851, served as a catalyst for town growth. Following the American Civil War, Chester became the hub of a radiating network of railroads. With the expansion of agricultural activities and the development of the textile industry in the area, Chester became a thriving commercial center.



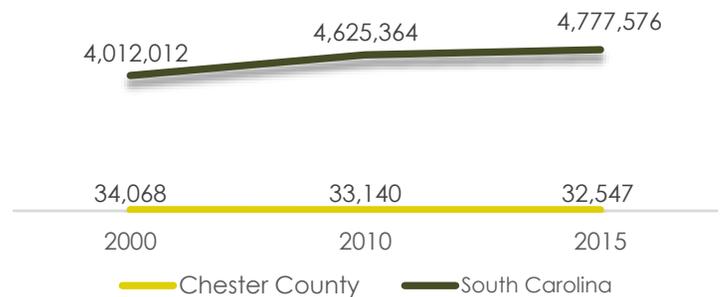
POPULATION

- In 2000, Chester’s population was 6,476. By 2010, Chester’s population had declined to 5,607 (-13.4%). In 2015, Chester’s population declined again from the 2010 Census to 5,333 (-4.8%). Overall, these figures equate to a decrease of 1,143 individuals or -17.6% in the total population between the years 2000 and 2015.
- In a comparison of the surrounding municipalities, Richburg’s population increased to 445 (34%) individuals between the years 2000 and 2015, and Fort Lawn’s population increased to 940 (8.8%) individuals between the years 2000 and 2015. Lowry’s population decreased to 202 (-2.4%) individuals between the years 2000 and 2015, and Great Falls’ population decreased to 1,944 (-11.3%) between the years 2000 and 2015.
- In 2000, Chester County’s population was 34,068. By 2010 Chester County’s population had decreased to 33,140 (-2.7%). In 2015 Chester County’s population declined again from the 2010 Census to 32,547 (-1.7%). Overall, these figures equate to a decrease of 1,521 (-4.4%) in the total population between the years 2000 and 2015.

POPULATION
2000-2015



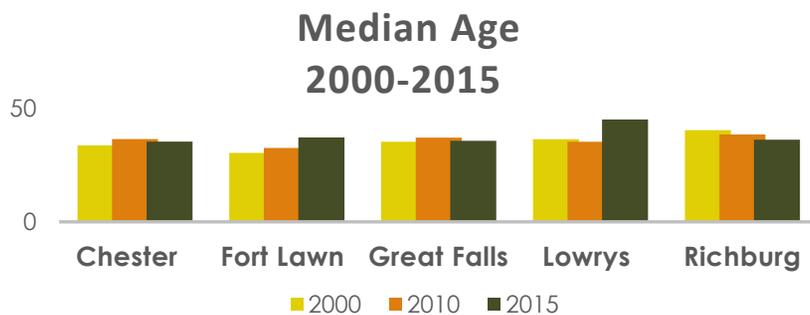
Chester County Population
2000-2015



U.S. Census Bureau, Census 2000, 2010
U.S. Census Bureau, American Community Survey 5-Year Estimates.

MUNICIPAL AGE COHORTS

- In a comparison of municipalities for the year 2000, Chester had the highest percentage of individuals in the 5-19 age cohort (24.7%) relative to its total municipal population. However, Chester had the lowest percentage of individuals in the 65 and older age cohort (12.1%) relative to its total municipal population.
- In a comparison of municipalities for the year 2010, Chester had the highest percentage of individuals in the 20-64 age cohort (64.2%) relative to its total municipal population. Although Chester's 65 and older age cohort decreased by a total of 16, this age cohort's percentage of Chester's entire municipal population increased by 16.6%. This is because Chester lost 13.4% of its total municipal population between 2000 and 2010.
- In a comparison of municipalities for the year 2015, Chester had the highest percentage of individuals in the age less than 5 cohort (9.1%) relative to its total municipal population. Chester's 65 and older age cohort remained the highest (13.8%) relative to its total population when compared to surrounding municipalities. In 2015, Chester's median age was 35.3 years, a 5% increase from the 2000 Census.

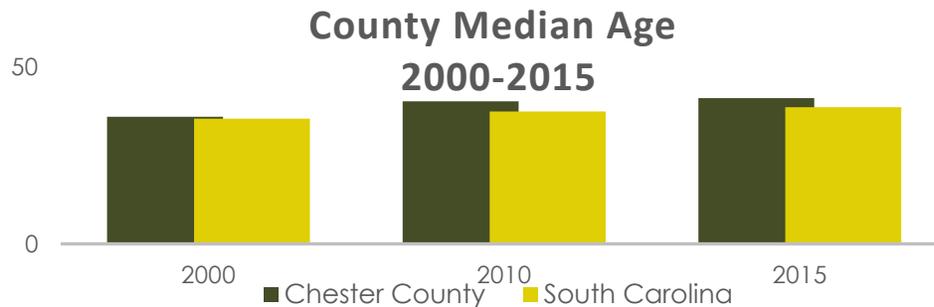


MUNICIPAL AGE COHORTS

		2000				
		Chester	Fort Lawn	Great Falls	Lowrys	Richburg
Age less than	5	495	84	171	18	16
	5-19	1598	198	501	40	76
	20-64	3602	522	1145	120	186
	65+	781	60	377	29	54
		2010				
		Chester	Fort Lawn	Great Falls	Lowrys	Richburg
Age less than	5	432	62	166	10	10
	5-19	1252	198	403	38	48
	20-64	3158	537	1108	121	163
	65+	765	98	302	31	54
		2015				
		Chester	Fort Lawn	Great Falls	Lowrys	Richburg
Age less than	5	508	52	159	2	45
	5-19	1168	208	438	45	91
	20-64	2893	561	1033	118	249
	65+	764	119	314	37	60

COUNTY AGE COHORTS

- In 2000, Chester County had 2,294 (6.7%) individuals in the age less than 5 cohort relative to its total population. Chester County had 7,803 (23%) individuals in the 5-19 age cohort relative to its total population. There were 19,654 (57.6%) individuals in the 20-64 age cohort and 4,317 (12.7%) in the 65 and older age cohort.
- In 2010, Chester County had 2,201 (6.6%) individuals in the age less than 5 cohort relative to its total population. Chester County had 6,600 (19.9%) individuals in the 5-19 age cohort relative to its total population. There were 19,504 (58.8%) individuals in the 20-64 age cohort and 4,835 (14.5%) in the 65 and older age cohort.
- In 2015, Chester County had 2,018 (6.2%) individuals in the age less than 5 cohort relative to its total population. Chester County had 6,217 (19.1%) individuals in the 5-19 age cohort. There were 18,975 (58.3%) individuals in the 20-64 age cohort, and 5,337 (16.3%) in the 65 and older age cohort. In 2015, Chester County's median age was 41.2, a 14.7% increase from the 2000 Census.



U.S. Census Bureau, Census 2000, 2010
 U.S. Census Bureau, American Community Survey 5-Year Estimates.

AGE COHORTS

	2000	
	Chester County	South Carolina
Age less than 5	2,294	264,679
5-19	7,803	871,099
20-64	19,654	2,390,901
65+	4,317	485,333
	2010	
	Chester County	South Carolina
Age less than 5	2,201	302,297
5-19	6,600	922,128
20-64	19,504	2,769,065
65+	4,835	631,874
	2015	
	Chester County	South Carolina
Age less than 5	2,018	292,581
5-19	6,217	924,644
20-64	18,975	2,833,572
65+	5,337	726,779

HOUSEHOLDS

- In 2000, there were 2,465 households and 1,640 family households in Chester. The average household size was 2.60 people and the average family household size was 3.24 people.
- In 2010, there were 2,359 households and 1,450 family households in Chester. These figures represent a 4.3% decrease in households and an 11.5% decrease in family households from the 2000 Census. The 2010 average household size was 2.37 people and the average family household size was 3.08 people.
- In 2015, there were 2,181 households and 1,219 family households in Chester. These figures represent a 48.3% decrease in households and an 11% decrease in family households from the 2010 Census. The average household size was 2.49 people and the average family household size was 3.44 people.

A household is defined as an occupied housing unit that includes all persons who occupy that unit. Occupants do not have to be related to form a household.

A family household consists of two or more people related by birth, marriage, or adoption residing in the same house unit.



Single Family Residential Home
Photo Credit: New Chester Realty

2000-2015 Change In Households				
Chester	Fort Lawn	Great Falls	Lowrys	Richburg
-11.5%	1.8%	-19.4%	0.0%	17.2%
2000-2015 Change In Family Households				
Chester	Fort Lawn	Great Falls	Lowrys	Richburg
-25.7%	0.4%	-27.2%	-6.7%	9.1%

U.S. Census Bureau, Census 2000, 2010
U.S. Census Bureau, American Community Survey 5-Year Estimates.

INCOME

Chester Income at a Glance (2015)

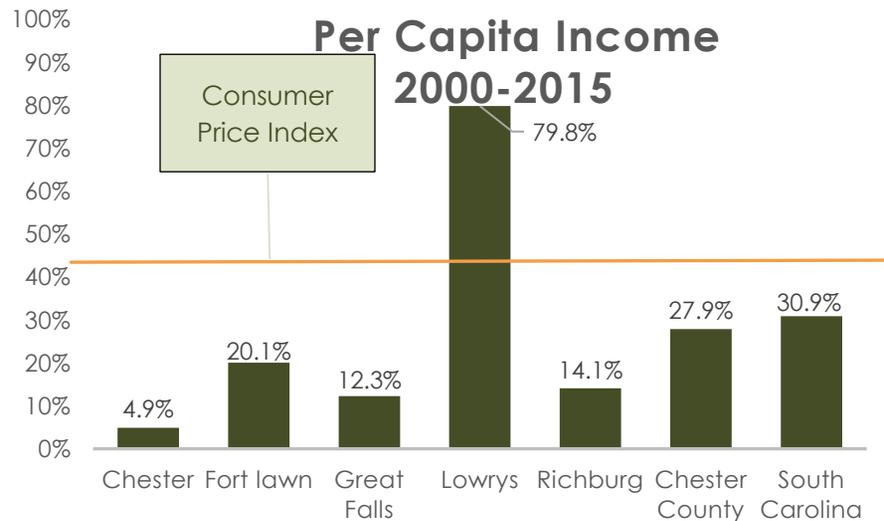
\$21,003
Median
Household
Income

\$27,989
Median
Family
Income

\$15,435
Per Capita
Income

37.4%
Families
Below
Poverty

- In 2000, Chester's median household income was \$27,518 and the median family income was \$32,791.
- In 2010, Chester's median household income increased to 28,146 (2.2%) and the median family income decreased to 32,306 (-1.4%) from the 2000 Census.
- In 2015, Chester's median household income decreased to 21,003 (-25.3%), and the median family income decreased to 27,989 (-13.3%) from the 2010 Census.
- The consumer price index has risen by 42.1% during the course of the planning period, while the per capita income has risen by only 4.2% during the same time frame.



The per capita income for Lowrys is considerably higher than its neighboring municipalities. This is likely due to the unique nature of this community's large agricultural economy and small population base.

Per capita income measures the average income earned per person in a given area (city, region, country, etc.) in a specified year. The Consumer Price Index is a measurement of U.S. prices for most household goods and services.



Confederate Chester Gun
Photo Credit:
Chester County Historical Society

EDUCATION

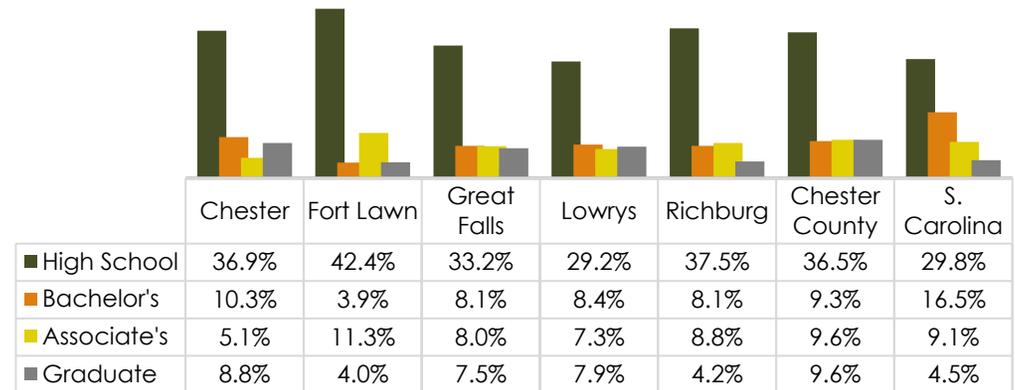
- In 2015, Chester placed behind Fort Lawn and Lowrys' in high school educational attainment (36.9%). It had the lowest percentage in the county of individuals with an associate's degree (5.1%). Chester had the highest percentage in the county of individuals with an education equivalent to a bachelor's degree (10.3%). Chester also had the highest percentage in the county of individuals with a graduate degree (8.8%).

These figures provide an indication of the skilled labor market for existing and prospective businesses and help track the effectiveness of the local education system. Generally, higher skilled jobs with higher pay require higher levels of education.



Chester Senior High School
Photo Credit: Chester County

Educational Attainment 2015



■ High School ■ Bachelor's ■ Associate's ■ Graduate

HOUSING

Chester Housing at a Glance (2015)

2,768
Housing Units

1,110
Owner Occupied

\$591
Median Gross Rent

1,071
Renter Occupied

- In 2000, Chester had a total of 2,774 housing units. Of the total units, 2,465 units were occupied and 309 were vacant. The City had 1,944 single-family dwelling units comprised of attached and detached structures.
- In 2010, Chester had a total of 2,596 housing units. Of the total units, 2,172 were occupied and 424 were vacant. The City had 1,648 single family detached dwelling units comprised of attached and detached structures.
- In 2015, Chester had a total of 2,768 housing units. Of the total units, 2,181 were occupied and 587 were vacant. The City had 1,367 single family dwelling units comprised of attached and detached structures.
- In 2015, Chester's median gross rent was 33% of the median household income of \$21,300.

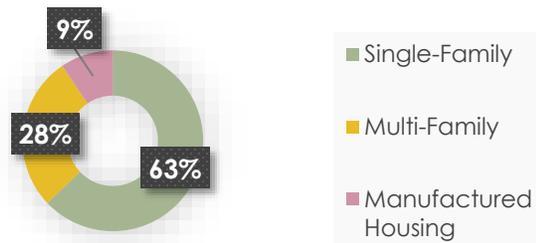


McAlily Apartments
Photo Credit: Apartments.com



Chester Townhouses
Photo Credit: Boyd Management

Housing Type



U.S. Census Bureau, Census 2000, 2010
U.S. Census Bureau, American Community Survey 5-Year Estimates.

Chester County Public Schools

PRE KINDERGARTEN – 5th Grade

- GREAT FALLS ELEMENTARY SCHOOL
- LEWISVILLE ELEMENTARY SCHOOL
- CHESTER PARK CENTER OF LITERACY/SCHOOL OF INQUIRY/SCHOOL OF THE ARTS

MIDDLE SCHOOLS

- GREAT FALLS MIDDLE SCHOOL
- LEWISVILLE MIDDLE SCHOOL
- CHESTER MIDDLE SCHOOL

HIGH SCHOOLS

- GREAT FALLS HIGH SCHOOL
- LEWISVILLE HIGH SCHOOL
- CHESTER HIGH SCHOOL

OTHER SCHOOLS

- THE LEARNING CENTER
- CHESTER CAREER CENTER

HIGHER EDUCATION

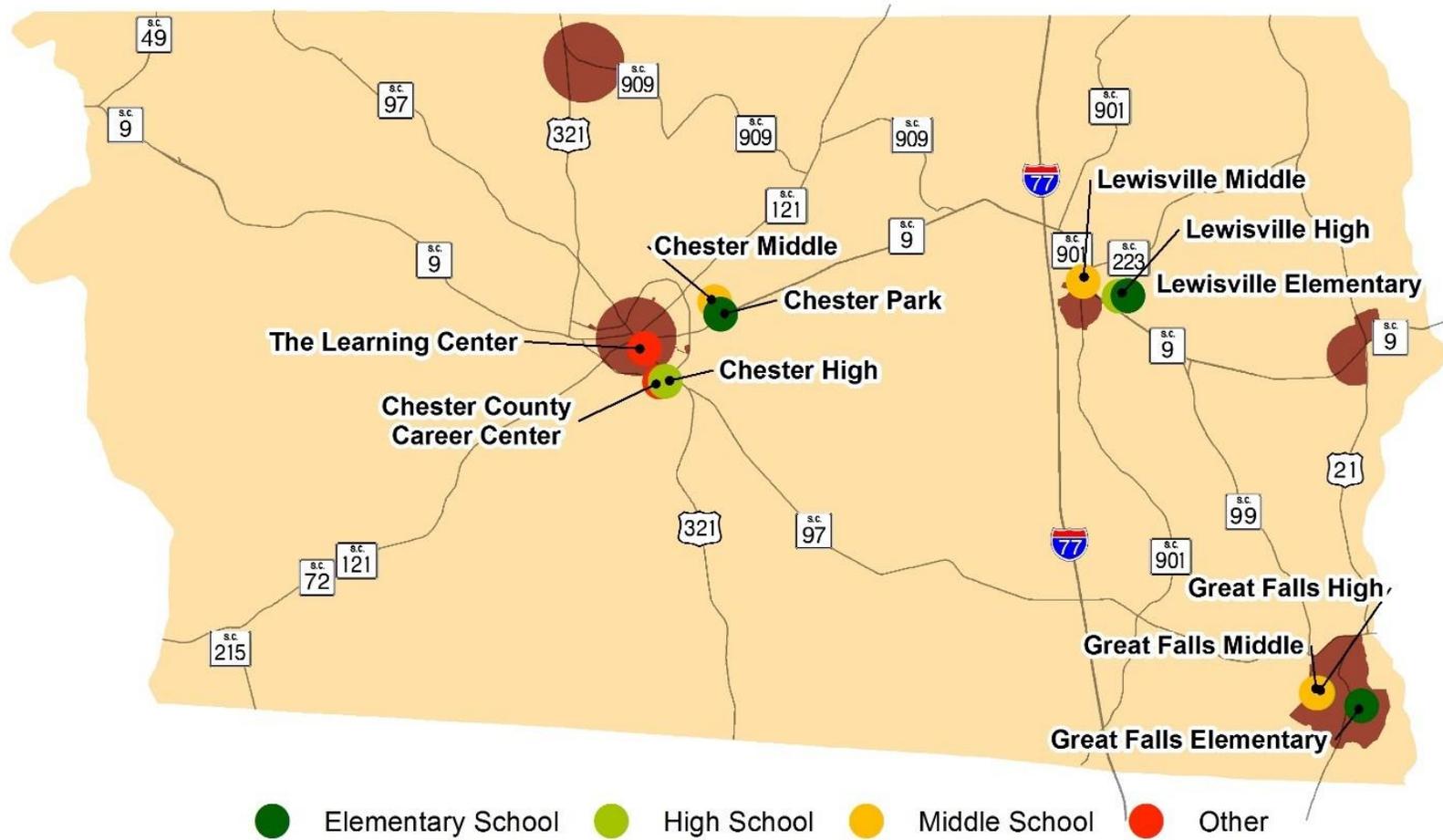
- YORK TECHNICAL COLLEGE: CHESTER CENTER

York Technical College offers both credit and non-credit courses at its satellite campus in Chester. Additionally, students are offered the majority of services provided at its primary campus.



York Technical College
Photo Credit: York Tech

Public Schools Map



OCCUPATION, 2015

- In 2015, Chester had 1,671 individuals employed in the labor force.
- Civilian jobs made up 100% of the labor force.
- 49.8% of Chester's population ages 16 and older was not in the labor force, a higher percentage than the state average of 39.1%.
- A significant portion of Chester's employed labor force was comprised of management, business, science, and arts occupations at 26.8%. Sales and office occupations followed at 24.8%.
- Production, transportation, and material moving made up 23% of the employed population, while natural resource construction and maintenance made up only 6.5%.

“Industry refers to the type of firm for which a person works. Occupation refers to a specific task or set of tasks”.

U.S. Census Bureau, Census 2000, 2010

U.S. Census Bureau, American Community Survey 5-Year Estimates.

Office of Management & Budget. (2000, October). Standard Occupational Classification manual. Springfield, VA: National Technical Information Service and Berman Associates.

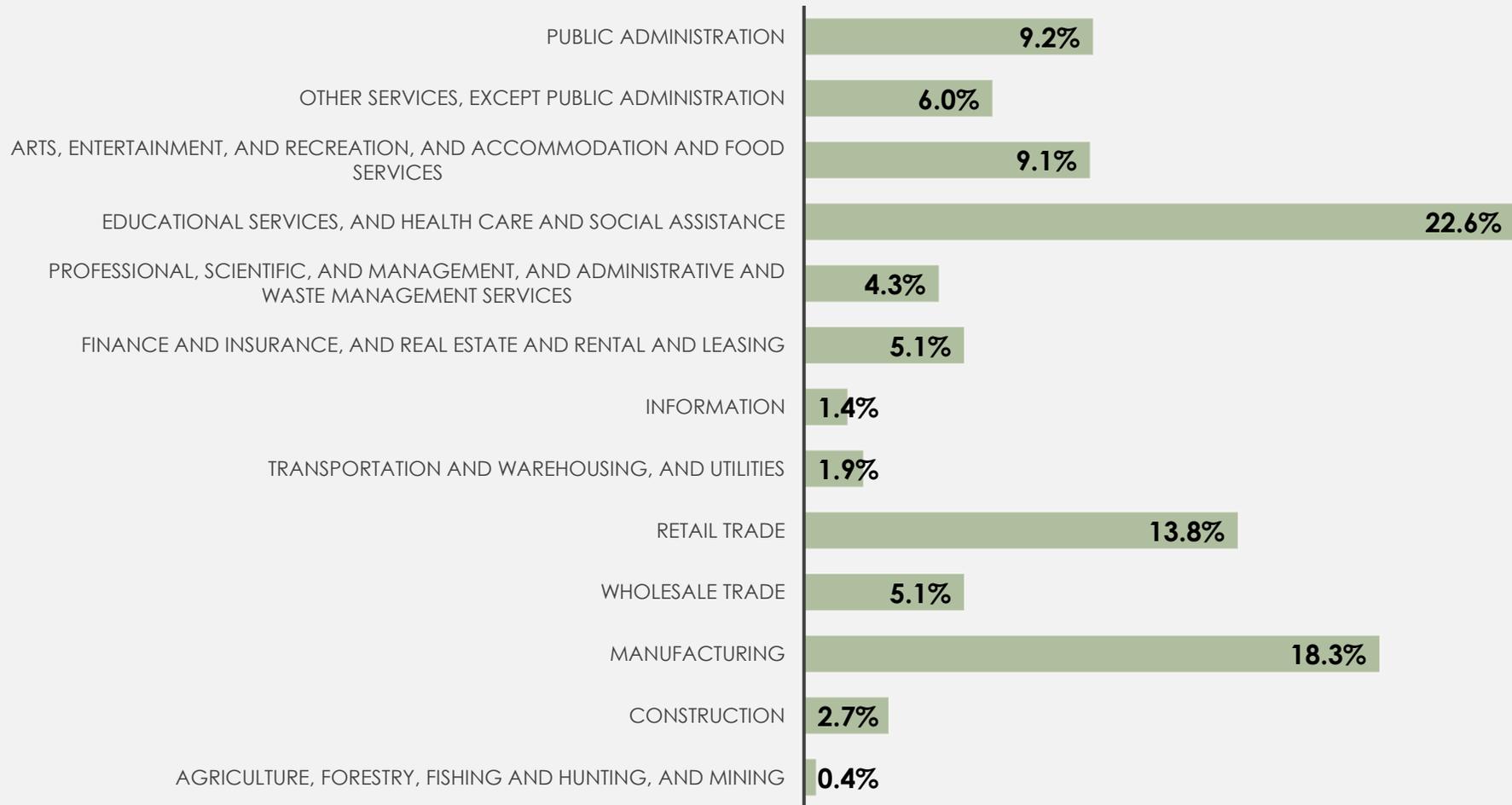
INCOME AND BENEFITS, 2015

- In 2015, 85% of individuals employed in Chester had some form of health insurance.
- Of this number, 40.3% had private health insurance and 57.1% had public insurance.
- The mean social security income was \$13,389, while the mean retirement income was \$17,502.

Aggregate Income and Benefits 2015



Employment by Industry 2015



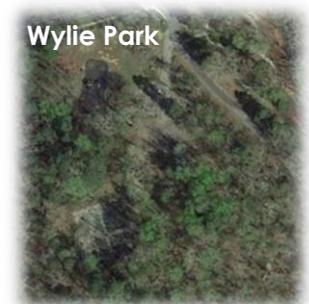
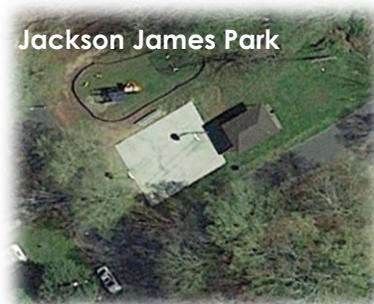
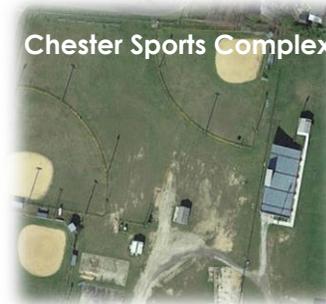


- DOWNTOWN CHESTER
 - Historically, downtown Chester has been the chief commercial center for the county and is still the town's most notable asset.
 - The Chester Downtown Development Association continually works to develop additional downtown celebrations and festivals.
 - The Chester Historic District is also located in downtown Chester. Most of the properties included in the district reflect the city's history through the second half of the nineteenth and early twentieth centuries. As a result, the buildings display a wide variety of architectural styles reflective of stylistic trends during that time period including Greek Revival, Gothic Revival, Victorian, Romanesque Revival, Queen Anne, Classical Revival, and Bungalow.
- CHESTER COUNTY LIBRARY SYSTEM
 - A county-wide free public library system is governed by a seven member Board of Trustees. The system includes the following libraries: Chester County Library, Great Falls Community Library, the Lewisville Community Library, and a multi-stop Bookmobile. Each Chester County district is represented by a respective board member, with the seventh member being the at-large appointee. The collection of the library contains 112,377 volumes and circulates 112,866 volumes per year. Reported annual expenditures for the Chester County Library are roughly \$700,000 per year, \$70,000 of which is spent on books.
- CHESTER COUNTY TRANSPORTATION MUSEUM
 - The Chester County Transportation Museum houses a collection of historic transportation items. It is located at the old rail depot and shows the evolution of transportation development throughout Chester County.
- CHESTER COUNTY HISTORICAL MUSEUM AND ARCHIVES
 - The Chester County Historical Museum is located on 107 McAliley Street in downtown Chester. Its collection of historical artifacts includes, Catawba pottery, a collection of long rifles and hand guns, an Ordinance of Secession, the Aaron Burr Bench, and one of the largest projectile point collections in the southeastern USA.



PARKS AND RECREATION

- The Parks and Recreation Department seeks to provide quality extracurricular activities to the residents and visitors of Chester. The four member staff consists of the Director, Assistant Director, Market Manager, and Team Sports and Operations Manager.
- City staff is busy throughout the year ensuring the maintenance of the city's 8 parks, football field, 3 softball fields, 7 tennis courts, nature trail, fitness trail, and competition sized swimming pool.
- The Joe Collins Stadium expansion is a top priority for City Council. A tentative design has been prepared and a funding strategy is being developed.



WATER

- The Chester Metropolitan District (CMD) serves residents along SC Highway 9, SC Route 99, the US-21 Corridor, and the municipalities of Chester, Fort lawn, Great Falls, and Richburg.
- The CMD currently produces an average of 4.2 million gallons of drinking water per day from its water treatment plant on the Catawba River.
- The district owns and operates seven storage tanks that serve over 6,500 customers throughout the county.

NATURAL GAS

- Created on April 23, 1954, the Chester County Natural Gas Authority was formed to service all of Chester County.
- It is governed by a five member board of directors all of whom are appointed by the Governor of South Carolina.
- Each director serves for a term of six years and may be reappointed.

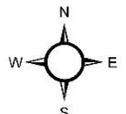
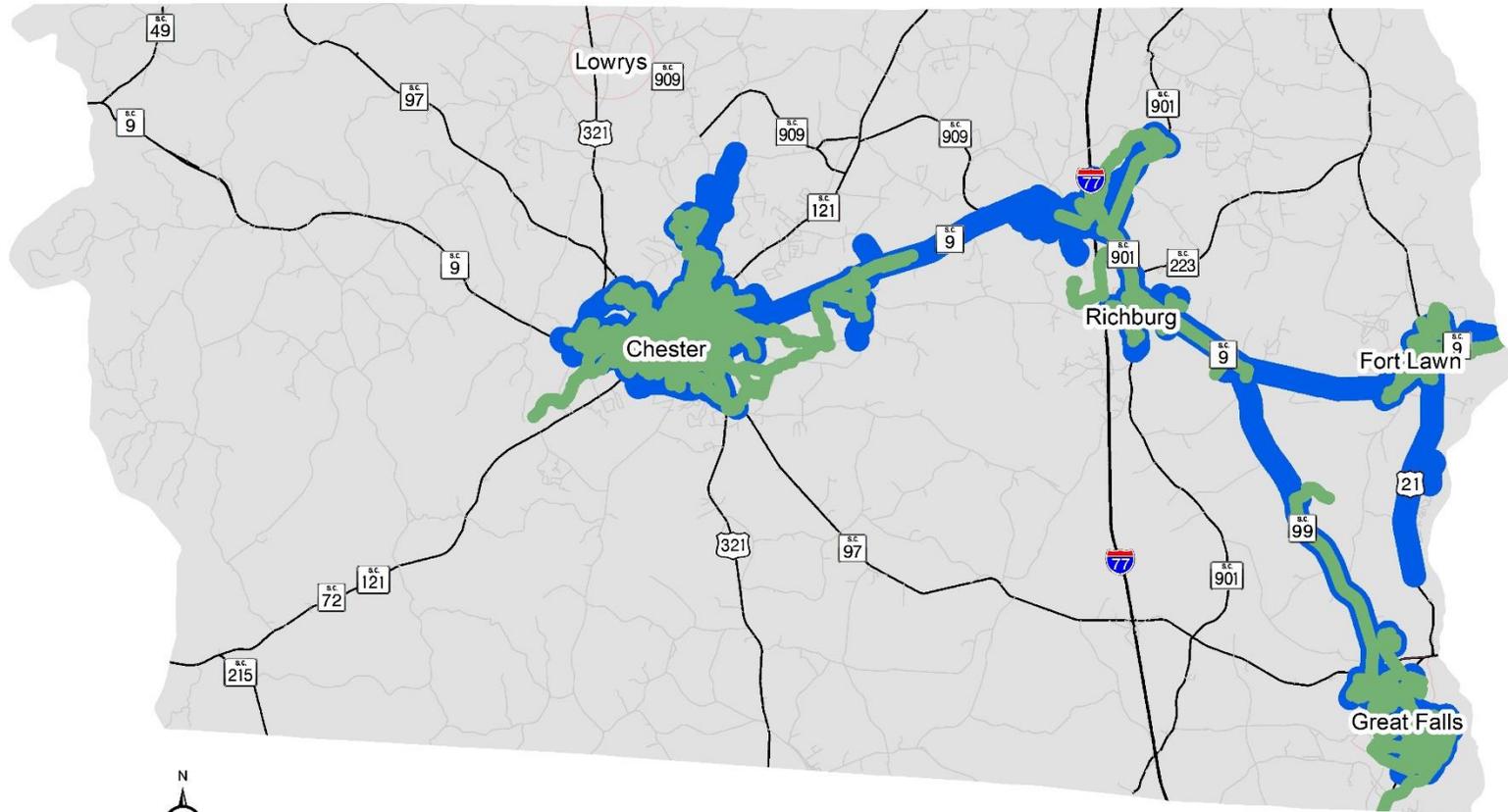
SEWER

- Chester County Waste Water Recovery (CWR) is a special purpose district created by Legislative Act No. 480.
- By agreement with the City of Chester, the CWR operates and maintains the sewer system in the City of Chester.
- CWR serves over 4,400 Residential and Commercial Customers, thirteen of which are commercial.



Chester Metropolitan District Logo
Photo Credit: Chester Metropolitan District

Public Water and Sewer



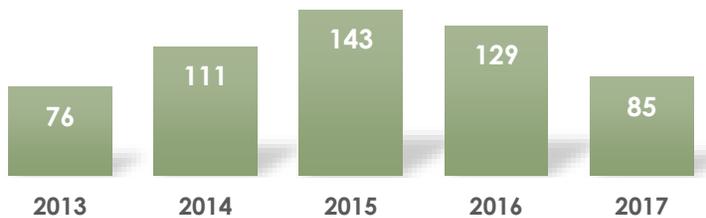
Legend

-  Sewer Lines
-  Water Lines

FIRE DEPARTMENT

- Chester is provided fire protection under the Chester Fire District.
- The District services a 34 square mile area located in the center of Chester County.
- The fire district has an ISO rating of 2/10 which puts it in the top 5% of fire districts in the nation with this rating.
- The Chester Fire Department has a combination of workers, 27 paid employees and 16 volunteer/part time firefighters.
- The full time staff is comprised of the fire chief, fire marshal, and administrative assistant.
- The department is able to respond to emergency services throughout all 24 hours of the day.
- The department has two fire station facilities: Station One, located at 156 Columbia Street and Station Ten, located at 988 McCandless Road.
- Station One serves as the department's headquarters. It houses two fire engines, one ladder truck, one tanker truck, and one brush truck.
- Station Ten serves as the Chester County Emergency Services Training Center and houses two fire engines, one rescue service/equipment truck, one tanker truck, and one brush truck.
- The training center also has a classroom, a three story training tower with live fire burn room, outdoor training areas which include roof props, confined space props, and outdoor instruction areas.

City of Chester Structure Fires



Chester Fire Engine
Photo Credit: Safe Industries

POLICE DEPARTMENT

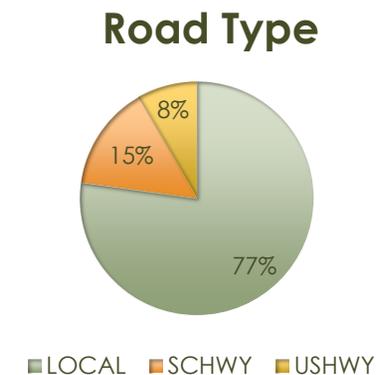
- The Chester Police Department has 27 sworn officers that include two Reserves Officers, a Gang Unit, a Public Relations Officer, and Narcotic Division.
- The Road Patrol division works in increments of four shifts to provide 24-hour protection to citizens.
- The Department also is currently developing an internship and a ride-along program.
- Investigators are on call seven days a week, 24 hours a day, to investigate reports of criminal, illegal drug, and criminal domestic violence activities.
- The average response time to a 911 call is 5 minutes.



Chester Police Cruiser
Photo Credit: City of Chester

OVERVIEW

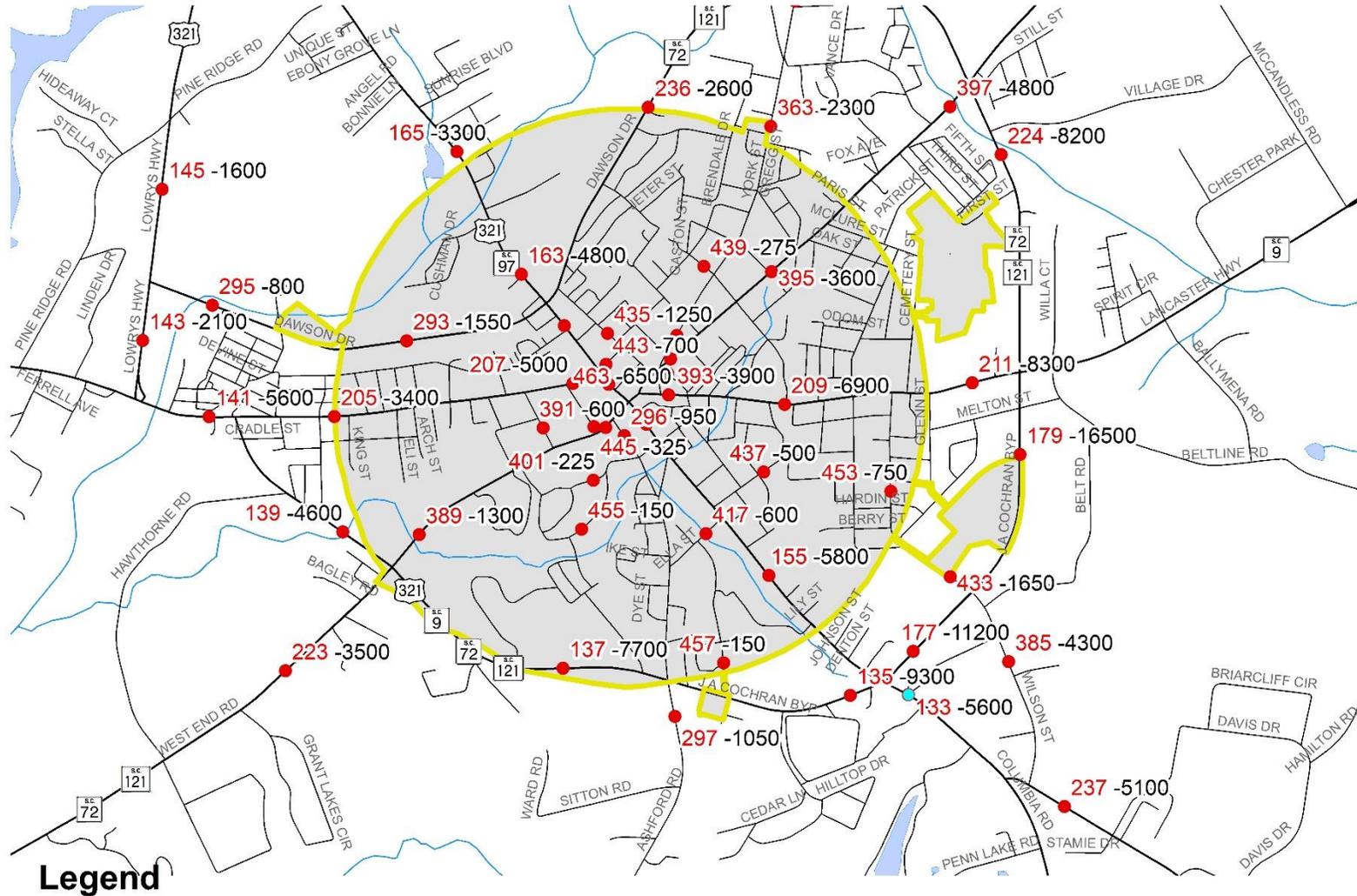
- A transportation system includes various travel options or modes, such as pedestrian, bicycle, bus, automobile, freight, rail, and air. A multi-modal transportation network includes and connects all of these different travel modes in an effective and efficient manner, including connections within and between modes.
- The road network is the primary transportation system in Chester. There are currently over 48 miles of roadway within the City limits, and it is traversed by US Highway 32, and SC Highways, 9, 72, 97, and 121.
- Chester has a vast network of local roads that provide direct access to homes and businesses. Many of these are two-lane roads with a variety of construction types—pavement, gravel, dirt, or a combination of these. The *Road Type* chart details the approximate number of road miles that are either federal, state, or locally owned.
- The South Carolina Department of Transportation (SCDOT) “C” program is the partnership between SCDOT and the counties to fund local transportation projects and improvements to state and county roads and city streets.
- There are currently over 20 projects in and around Chester including road rehabilitation, bridge repair, operational and safety, and widening.



TRAFFIC COUNTS

- Traffic count information is collected annually by SCDOT at station locations in each county and the most recent data are from 2017. Traffic count data are routinely used by the business community, transportation officials, and others to gauge market conditions and road system performance. Congestion, particularly at peak travel times, and large volumes of vehicles on roads designed for less traffic can quickly overburden the road network. The following map depicts traffic count patterns as reported by SCDOT's annual average daily traffic (AADT) counts.

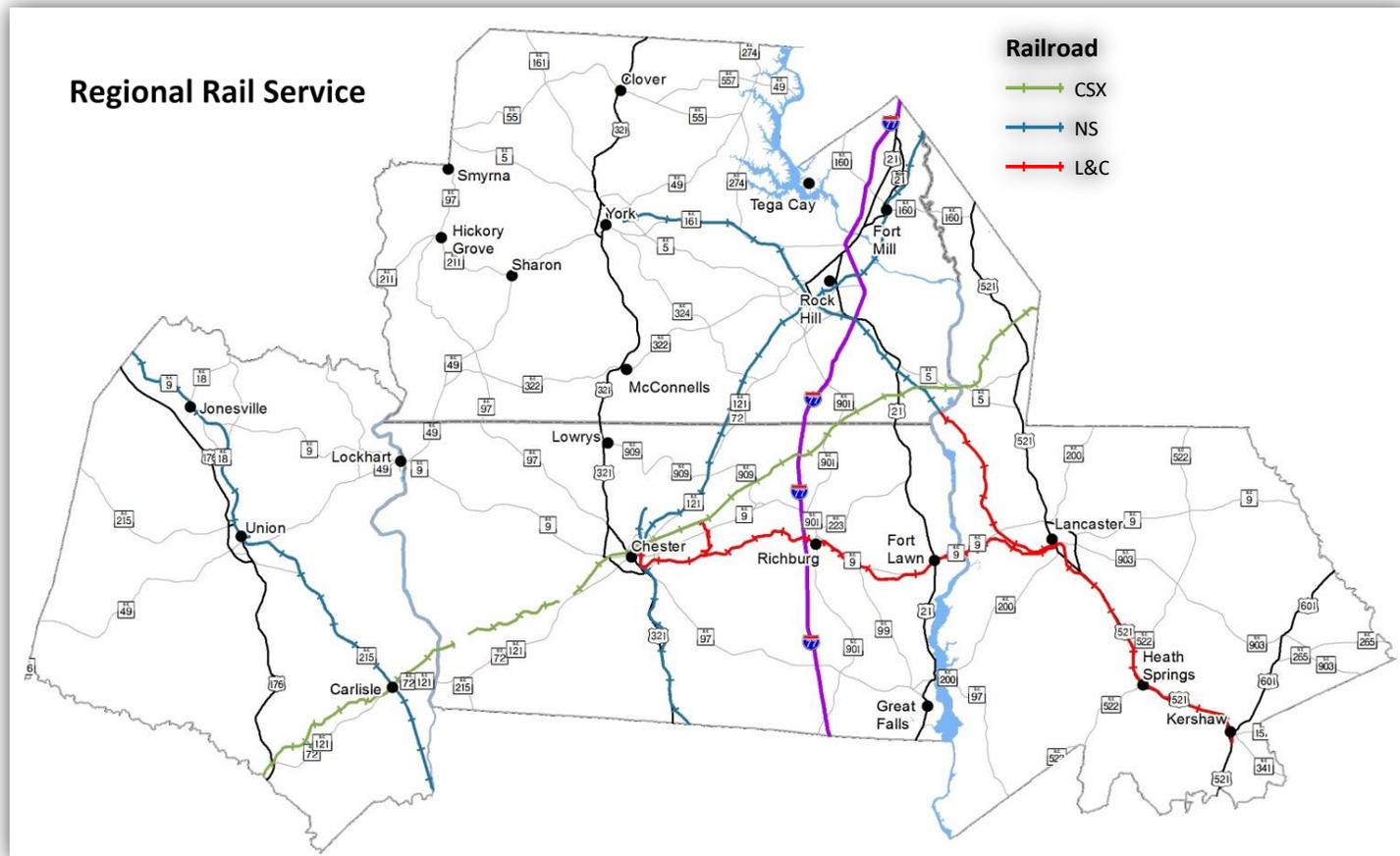
CITY OF CHESTER TRAFFIC COUNTS 2017



• Traffic Station -Average Daily Traffic Count

RAIL SYSTEM

- Much of Chester's rail system in the region was developed during the 20th century and served to spur economic development. The rail system primarily currently serves freight traffic.
- Norfolk Southern (blue line) has two main lines in the region running primarily north-south. CSX Transportation (green line) has a major rail line which traverses the region on a northeast-southwest trajectory connecting Lancaster County panhandle to Chester to Southern Union County.



- A third system is the Lancaster and Chester Railroad (red line), a short line developed originally to provide service to the Springs Industries mills. It now also serves a variety of other industries. This line from Chester passes through Fort Lawn and Richburg in Chester County as it travels east into Lancaster County to the City of Lancaster and turning south to Heath Springs and terminating in Kershaw.

TRANSIT SERVICES

- In October 2004, the Catawba Region's Regional Transportation Management Association (RTMA) was established as the formal organization to provide a "multi-jurisdictional, coordinated approach to the provision of transit services in the Catawba Region." The RTMA was recognized by the Catawba Regional Council Governments to focus on planning, funding, and the facilitation of efforts which encourage coordination and results in more efficient transportation services.
- Chester County has a demand-response transit service called the Chester County Connector (CCC). It is funded through FTA/SCDOT 5311 funds, Non-Emergency Medical (Medicaid) transportation contract, Local foundations (Chester Healthcare, United Way), Chester County, and fares. The City of Chester has been a supporter of the Chester County Connector for four years.
- Chester County Connector fares are tiered:
 - \$8 to \$26 - 10 trip ticket rates
 - \$1 to \$3 - One way ticket rates
 - \$30 to \$80 - Monthly ticket rates
- This service provides a much needed transportation system in the form of a demand-response or "Dial-A-Ride" to the citizens of Chester County who do not qualify for Medicaid but do not have the transportation necessary for medical appointments, especially for preventative care and for treatment of chronic diseases.
- The services are available to the general public with addresses originating in Chester County. The services run Monday – Friday. Service areas include Chester County, York County, and Lancaster County. CCC makes every attempt to provide transportation services to all residents of Chester County, however, route availability may vary.



Chester County Connector Logo
Photo Credit: Chester County Connector

PEDESTRIAN AND BICYCLE FACILITIES

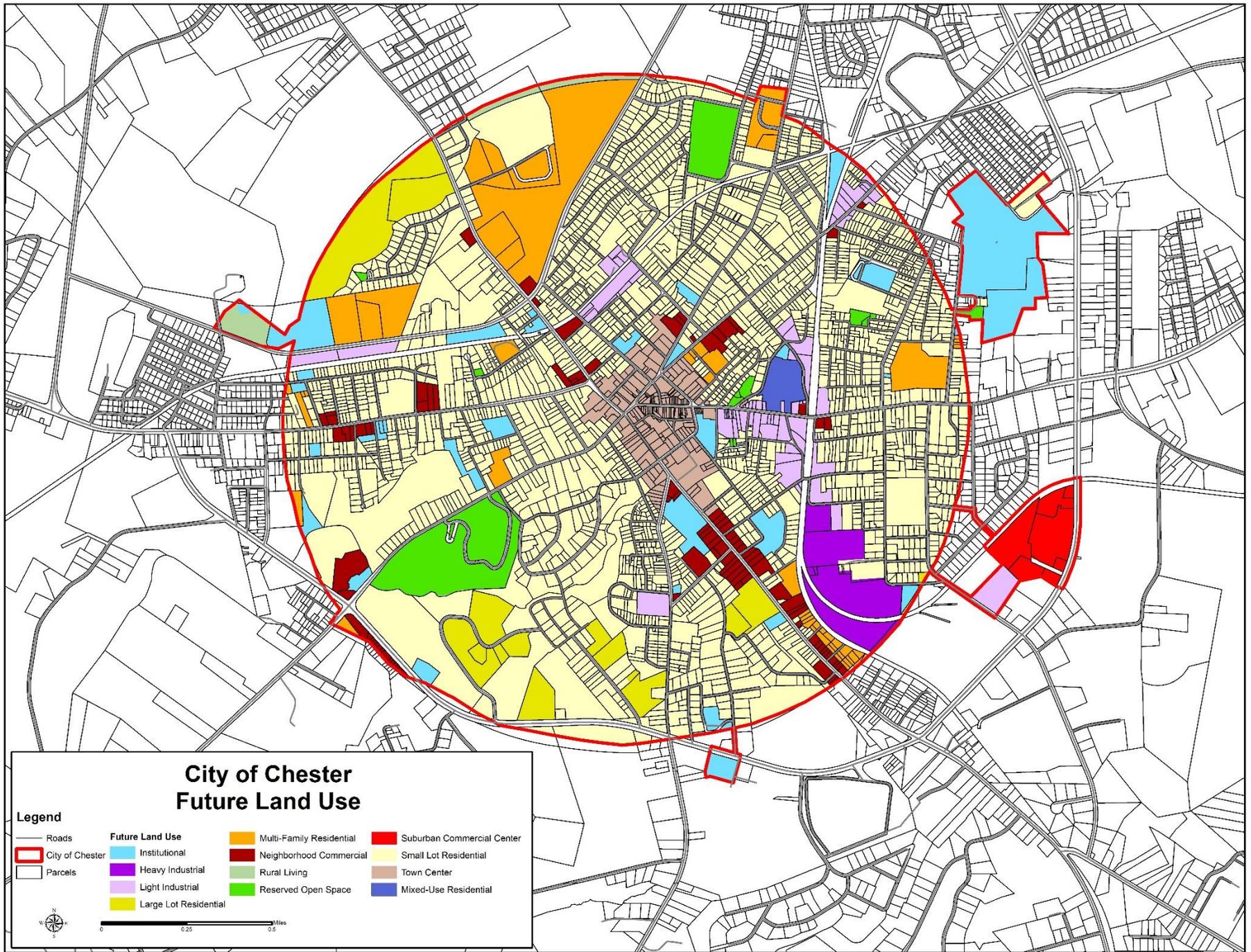
- In June 2015, a walkability assessment was conducted in the four wards of Chester. The assessment was completed through partnership between Eat Smart Move More Chester County, Chester County Council, and the community group, Organic Helpers.
- The purpose of the walkability assessment was to determine opportunities for safe pedestrian activity and to identify any barriers that may exist. Walking routes were determined through pedestrian input, potential to walk destinations, and areas that have frequent foot traffic.
- Recurring issues derived from the walkability assessment included a lack of marked crosswalks, overgrown shrubbery and weeds blocking walkways, and cracked and narrowing sidewalks. Overall, Chester has the potential to be a very walkable community. The centralized downtown area augments Chester's potential as a walk friendly city.
- Assessment results made the following recommendations for improving Chester's pedestrian infrastructure:
 - Consistently mark crosswalks to provide safe and easy crossing.
 - Maintain overgrown shrubbery, grass, and weeds on sidewalks.
 - Repair broken/cracked sidewalks.
 - Install proper lighting of sidewalks.
 - Add signage.
 - Organize street/neighborhood clean-ups.
 - Meet with SC Department of Transportation.
- Chester is a conduit of the Central Bike Route which passes through the center of the state between Kings Mountain State Park near the North Carolina border and the Redcliffe State Historic Site near the Georgia border covering 166 miles. Currently, the city does not have any existing bike lanes.
- The Carolina Thread Trail initiative is an effort to encourage 15 counties in the south-central piedmont of North Carolina and the north-central portion of South Carolina, including Chester County, to create a large interconnected greenway and trail system that will preserve and increase the quality of life within local communities. Over time, the Carolina Thread Trail will link approximately 2.3 million people, places, cities, towns, and attractions. The following map presents adopted Carolina Thread Trail connections in the Chester.

OVERVIEW

- The Existing Land Use element is one of two primary components used to influence, manage, and direct growth in the Chester area. It creates a snapshot of the present conditions and provides a historical narrative for the development, or lack thereof, of parcels and factors which may have influenced growth patterns over time. To accurately identify these conditions, parcels were assigned a Development Status and Place Type. The Development Status of lots consists of either lots or parcels largely built-out with permanent buildings or structures (Developed), lots or parcels without permanent buildings or structures (Undeveloped), or developed land with a significant portion available for future development. Place types are physical descriptions of different kinds of built or natural environments – such as “Mixed Use Residential,” “Large Lot Residential,” or “Town Center”. Each one is easy to understand and uses straightforward, non-technical language.
 - Civic/Institutional: Typically include a building or complex of buildings that serve a public purpose. Examples include a library, school, public works complex, or town government facility.
 - Heavy Industrial: Centers that support large-scale manufacturing and production uses. These areas are found in close proximity to major transportation corridors such as highways and railroads and are generally separated from surrounding development by greenery or transitional uses. Often heavy industrial areas require large sites due to the activities expanding beyond the confinement of the building.
 - Light Industrial: Generally supports manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors such as highways and railroads and are generally separated from surrounding development.
 - Large-Lot Residential: neighborhoods are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography, or vegetative areas.
 - Small Lot Residential: Generally formed as subdivisions with uniform housing types and densities. Small Lot Residential is often found in close proximity to commercial and suburban office centers, and help provide the “rooftops” necessary to support those centers.
 - Multi-Family Residential: Formed as complexes or communities with relatively uniform housing type and density throughout. Multi-family supports the highest residential density in urban landscape.
 - Neighborhood Commercial: Close proximity to neighborhoods with low density, unobtrusive, and small scale design compatible with nearby residential development. Neighborhood Commercial is transitional between residential and nonresidential uses. Although

primarily commercial, some centers may include upper story residential and/or office. Sites will affectively minimize the cut-through of traffic.

- Rural Living: Areas characterized by large lots, abundant open space, and extensive separation between buildings. Buildings are typically oriented towards highways and have direct access via private driveways.
 - Reserved Open Space: Consists of land dedicated for permanent conservation by legal means. Reserved open space may be used for recreational activities and/or environmental and wildlife, and management purposes. Typically these areas are undeveloped and protected from development by local or federal government.
 - Suburban Commercial: Typically located near high volume roads and key intersections, and are primarily accessible by automobile. Suburban commercial commonly consists of multi-tenant strip centers, big box stores, and large shopping malls.
 - Town Centers: Locally-serving areas of economic, entertainment, and community activity. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings typically stand two or more stories in height with residential units above storefronts. The compact walkable environment and mix of residential and nonresidential uses in a town center often support multiple modes of transportation.
 - Mixed-Use Residential: A mixed-use neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Mixed-use neighborhoods support multiple modes of transportation.
- The Existing Land Use Map shows the basic land use classifications by color.



City of Chester Future Land Use

Legend

- Roads
- ▭ City of Chester
- ▭ Parcels
- Future Land Use**
- ▭ Institutional
- ▭ Heavy Industrial
- ▭ Light Industrial
- ▭ Large Lot Residential
- ▭ Multi-Family Residential
- ▭ Neighborhood Commercial
- ▭ Rural Living
- ▭ Reserved Open Space
- ▭ Suburban Commercial Center
- ▭ Small Lot Residential
- ▭ Town Center
- ▭ Mixed-Use Residential





COMMUNITY ENGAGEMENT

Chester’s Comprehensive Plan relies heavily on community engagement to make the appropriate recommendations for community development. An array of city officials, partner organizations and agencies, and various other stakeholders participated at different venues within Chester to help communicate the values and preferences of the public. Surveys were distributed to local businesses, churches, schools, and civic institutions and were available online on the City of Chester’s website and the City of Chester’s Facebook page.

Section II of the Comprehensive Plan covers the major topics discussed in a three part community engagement process. Since housing availability has been a dominating topic, the engagement process was spearheaded by the *Chester Talk Back IV: Discussing Housing and Neighborhood Stabilization*. Subsequently, the *Plan 4 Chester Community Survey* was distributed and its various development topics will be presented in detail. A second community engagement meeting was held in the Chester Memorial Building where constituents were invited to share their directional feedback on strategic action planning.



OVERVIEW

To attract residents from both within the City limits and areas surrounding the municipality, the *Chester Talk Back IV* was held in the Chester County Government Complex on May 24, 2018. The floor was open for questions following the introduction of panelists who were from organizations that dealt with housing needs within the community.

CHESTER HOUSING AUTHORITY

The Housing Authority of the City of Chester exists to assist low-income families in obtaining quality housing at an affordable cost. Attendees of the *Chester Talk Back IV* expressed a need for more apartments within the City, but were informed that there are no plans for federal government funding assistance to build additional apartments. The Chester Housing Authority is focused on the expansion of Section 8 subsidized housing.

I58 HOUSING INITIATIVE

I58 was derived as a community development corporation which focuses on revitalization through the creation of affordable housing. Partners include city and county government, York Technical College, and the people of East Chester to build homes. I58 informed attendees that it plans to build one house per year with a concentration in East Chester. Three houses have been built targeting moderate income families, and the construction for a fourth house intended for a moderate income family is planned to begin when funding becomes available. I58 is involved in various housing renovation projects in the City of Chester also targeting moderate income families.

The US DEPARTMENT OF AGRICULTURE: RURAL DEVELOPMENT

The United States Department of Agriculture (USDA) Rural Development is committed to improving the economy and quality of life in rural America. Loans, grants, and loan guarantees are offered to help create jobs and support economic development through essential services such as housing, healthcare, first responder services, and utility infrastructure. The USDA acts as a mortgage company to low and very low income citizens using Single Family Housing Direct Loans. In addition to income, there are specific eligibility requirements that applicants must meet in order to benefit from the program. These requirements are detailed on the USDA's loan application process.

SC COMMUNITY LOAN FUND

As a statewide lender, SC Community Loan Fund is able to raise and pool capital from public and private investments to create a revolving loan fund that finances critically needed community development projects. The organization provides loans up to \$1,000,000 to finance acquisition, predevelopment, infrastructure, construction, rehabilitation, and permanent financing development costs, making affordable homeownership and rental units a reality for low-to-moderate-income families. Community Development Loan Officer Leslie Brakefield was in attendance to answer questions.

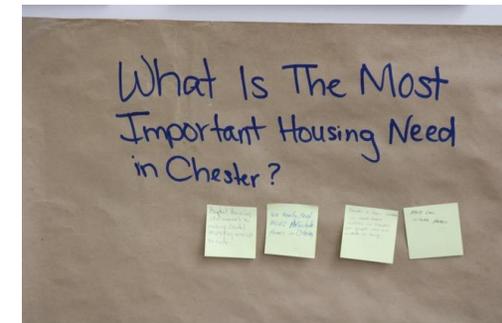
SC UPLIFT COMMUNITY OUTREACH

Established as a nonprofit corporation, SC UpLift's mission is to provide quality affordable housing for low-to-moderate income residents, address basic unmet needs of the community to spur economic development, and establish financial literacy throughout communities. SC UpLift operates as a solution based organization and recommended that citizens in need of housing assistance continue to research and inquire about new loan and grant opportunities. Citizens may apply for multiple assistance programs at once.



US CENSUS

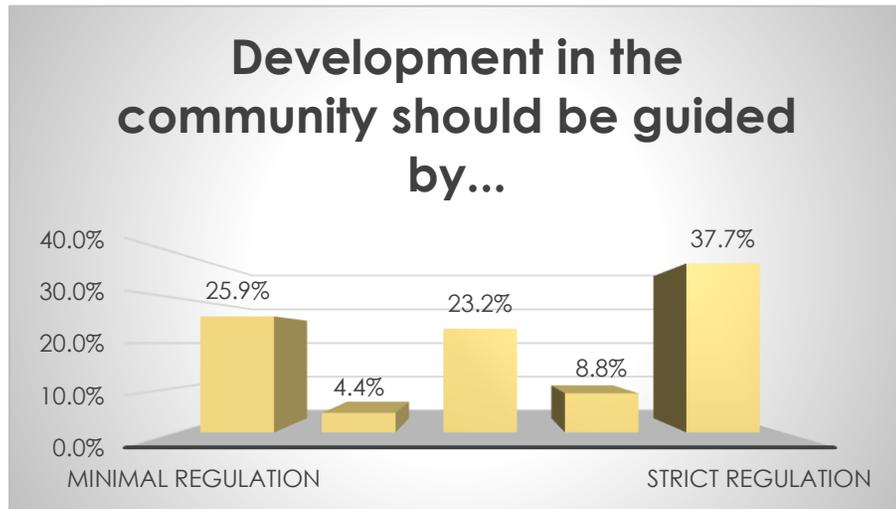
An important contributor to community development discussed during the *Chester Talk Back IV* was resident participation in the decennial census survey. Support from federal funds and grants to states, counties, and communities are based on population totals and breakdowns by gender, age, race, and other factors. As a result, Chester benefits the most when the census counts everyone. A high response rate to the census will help Chester get its fair share of the more than \$675 billion per year in federal funds spent on schools, roads, public works, and other vital programs.



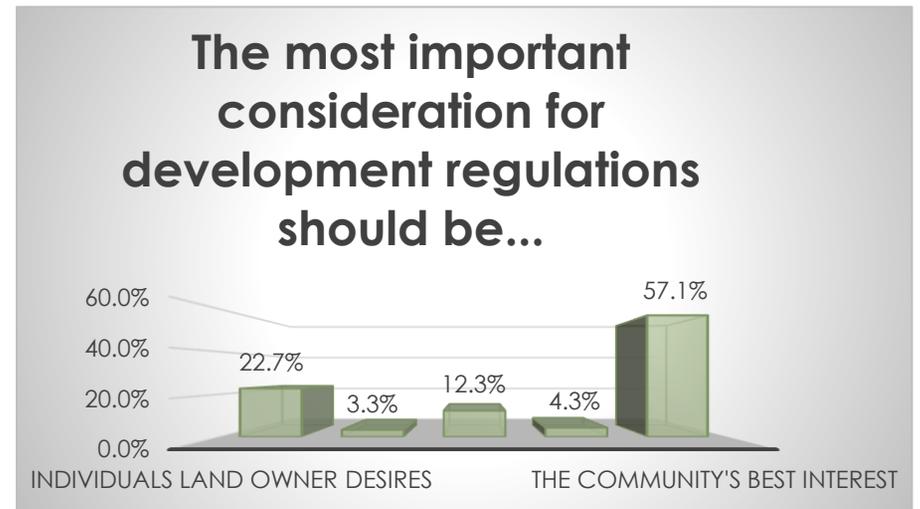
OVERVIEW

The *Plan 4 Chester Community Survey* was made available for completion from May 2018 to August 2018 to engage the general public in the Comprehensive Plan. The survey was available online, and printed copies were distributed through various community events. Chester was asked to spread word through newsletters, bulletin boards, and its Facebook page. A total of 332 completed surveys were received primarily from Chester’s residents, but surveys from individuals living in areas directly affected by the City’s endeavors were included in the final count. Survey questions were a combination of multiple choice, Likert scale, and short answer. Over 200 respondents provided their email address to receive updates on the status of continuing planning efforts. The following pages summarize key data points collected through the survey. The entire *Plan 4 Chester Survey* can be found in Appendix B.

REGULATION

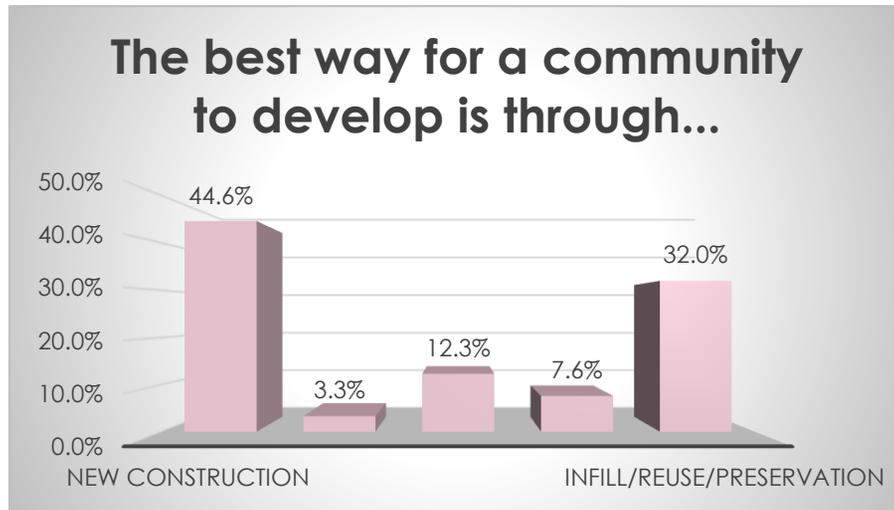


25.9% of survey respondents strongly agree that minimal regulation should guide community development and 37.7% of survey respondents strongly agree that strict regulation should guide community development. 23.2% of survey respondents were either neutral or unsure of the amount of development regulation they desired.

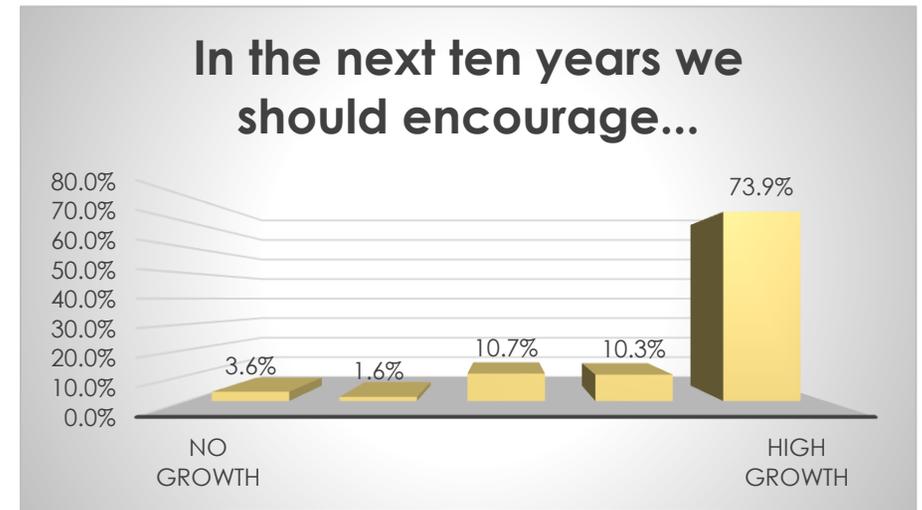


57.1% of survey respondents strongly believe that community interest is most important when considering development regulation, and 22.7% of responders strongly believe that individual land owner desire is most important. 12.3% of respondents were either neutral or unsure of the issue.

Growth



44.6% of survey respondents strongly believe that new construction should be the highest priority for community development, and 32% of survey respondents strongly believe that infill, reuse, and preservation is the best method for community development. 12.3% of survey respondents were either neutral or unsure of the most conducive community development method.

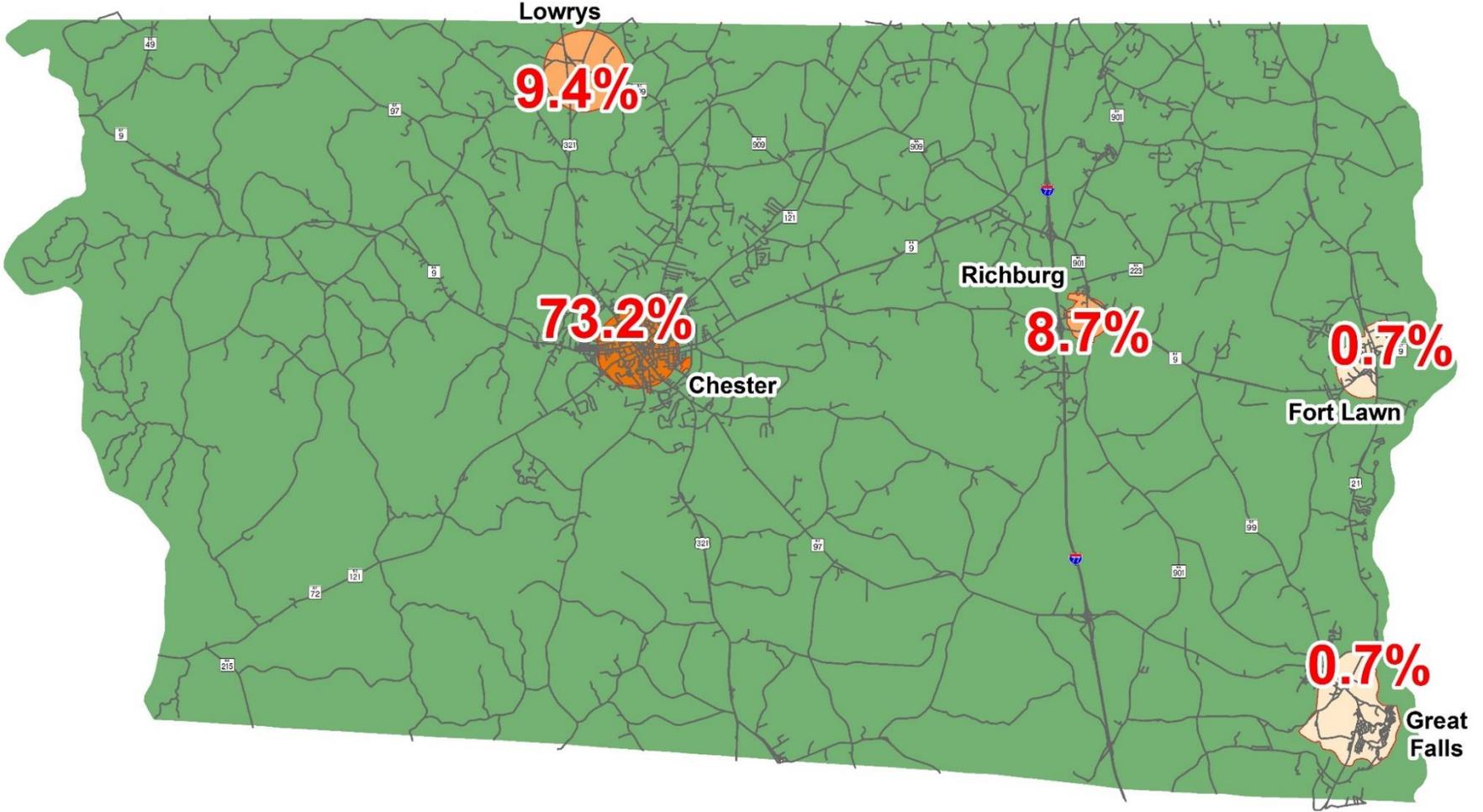


3.6% of survey respondents strongly believe that no growth should be encouraged in the next ten years, and 73.9% of respondents strongly believed that high growth should be encouraged in the next ten years. 10.7% of survey respondents were either neutral or unsure on the amount of growth they would like to see in Chester.

What the Results Mean

The Plan 4 Chester Community Survey was utilized to obtain an accurate depiction of what was most important to Chester's residents. The majority strongly believe that community interest should outweigh individual land owner desires. Chester can support this concept through consistently updating and enforcing its development codes and ordinances. Since most residents are proponents of high growth, Chester should consider action strategies to increase density, walkability and access to public transit. The entire Plan 4 Chester Community Survey is located in Appendix B of this document.





Legend

— Road Classification

Survey Response (%)

- 0 - 6%
- 6.1 - 12%
- 12.1 - 73.2

Community Survey Participation by Municipality

0 2 4 Miles

Map produced by Catawba Regional COG
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Catawba Regional
 South of Excellence

Catawba Regional COG disclaims any liability for damages that may arise from the use of this map or data. All efforts have been made to ensure accuracy.

OVERVIEW

The Chester Community Drop-In was held on August 27, 2018 at the Chester Memorial Building. Its purpose was to obtain community feedback on health, economic development, and recreational facilities. The floor was open for questions, many of which came from individuals associated with various organizations throughout the City of Chester.

COMMUNITY HEALTH

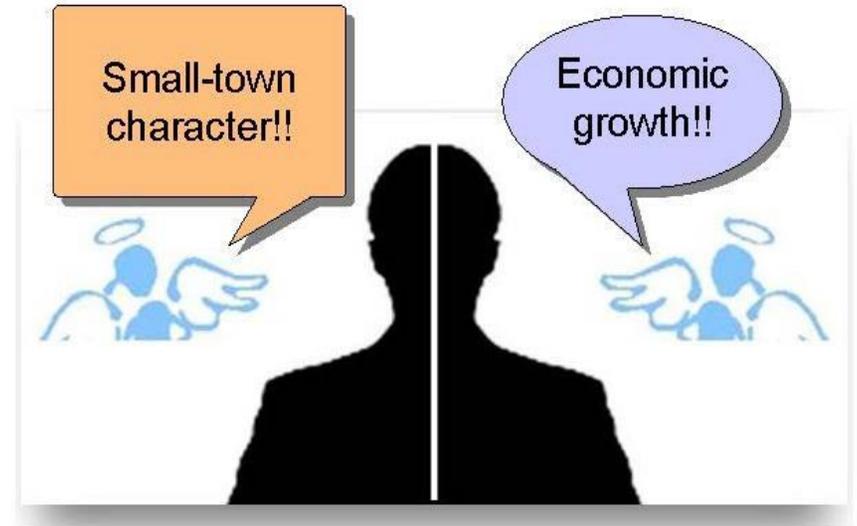
A greater emphasis on community health is considered a top priority to many residents that in return will lead to a more sustainable community. Multiple action strategies were discussed such as increased access to healthy foods and encouraging active living through infrastructure improvements. The United States Department of Agriculture classifies Chester as a *food desert*, which is defined as parts of the country lacking fresh fruit, vegetables, and other healthful whole foods usually found in impoverished areas. Residents emphasized the need to promote and support the Chester Farmers and Artesian Market, which provides produce and other agricultural products that are healthy and safe. Walkability advocates stressed that Chester connect all of the City's sidewalks and eliminate pedestrian infrastructure gaps. Eat Smart Move More Chester County, a subcommittee of the Chester County Community Coalition, works to address issues related to policy, systems, and environmental changes that will lead to improved health of residents. In 2016, The Walk Chester Pedestrian Master Plan was completed under Eat Smart Move More Chester County. It consisted of a walkability audit and subsequent planning efforts to address the need for a more walker-friendly community.

RECREATIONAL FACILITIES

Many perceive Chester as having limited recreational opportunities and because of this, augmenting Wylie Park's connection to the Carolina Thread Trail was a focal point of recreation advocates at the drop-in. Currently only seven of the 66 proposed miles have been completed in Chester County. Primarily private funds are responsible for Carolina Thread Trail construction, and partnerships will need to be leveraged for its continued development. Another topic of discussion was the fact that Chester has recreational equipment that is not American's With Disability Act (ADA) accessible. Community residents highlighted the lack of recreational inclusion as an area that needs improvement in Chester. Accessible playground equipment will offer active lifestyle opportunities for those who have mobility challenges.

ECONOMIC DEVELOPMENT

Chester's residents desire a City that promotes health, happiness, and well-being within the historic downtown. Many of the monuments and buildings on Main Street are integral to the identity of Chester. This historical downtown has prime conditions for new investors who understand the strong correlation between an emotional connection to surroundings and economic vitality. A key market that Chester may efficiently cater to is that of historical tourism, which is based on the mosaic of places, traditions, art forms, celebrations, and experiences that portray the community. Chester's historic downtown can act as a conduit for small business development if it is supported by policies that provide incentives for new investors. Residents would like to see the formulation of an economic development plan along with collaboration with the Chester Downtown Development Association and Chester County Government.



Source: <http://www.webrsg.com>



STRATEGIC ACTION PLAN

The Strategic Action Plan is a list of goals and objectives based on information received from the existing conditions report and the community engagement element. It is organized around the following goals:

1. Provide a quality living environment that is attainable to all individuals within the City limits.
2. Implement equitable zoning regulations that balance community benefit with individual land owner needs.
3. Maintain a healthy and safe community.
4. Secure a sustainable financial future for Chester by promoting an environment where citizens want to live, work, and play.

Following each of the Strategic Action Plan elements is an implementation matrix which details a proposed timeframe for each strategy to be implemented. The proposed time frames are categorized as short-term (1-3 years), medium term (4-7 years), and long term (8-10 years). There are action items that fall under more than one category. It is important that Chester prioritize the following improvement efforts according to resources available and City Council and Planning Commission consensus.



	Goals	Topics Addressed	SC Comprehensive Plan Elements
1	Provide a quality living environment that is attainable to all individuals within the City limits.	<ul style="list-style-type: none"> • Education • Stabilization • Partnerships • Land Use 	<ul style="list-style-type: none"> • Population • Housing • Land Use • Priority Investment • Economic Development
2	Implement equitable zoning regulations that balance community benefit with individual land owner needs.	<ul style="list-style-type: none"> • Evaluation • Infrastructure • Infill Development • New Construction 	<ul style="list-style-type: none"> • Population • Housing • Land Use • Public Facilities • Economic Development
3	Maintain a healthy and safe community.	<ul style="list-style-type: none"> • Active Living • Healthy Foods Access • Recreational Facilities • Healthcare 	<ul style="list-style-type: none"> • Population • Natural Resources • Cultural Resources • Public Facilities • Priority Investment
4	Secure a sustainable financial future for Chester by promoting an environment where citizens want to live, work, and play.	<ul style="list-style-type: none"> • Business Support • New Business • Curb Appeal • Transportation Network 	<ul style="list-style-type: none"> • Economic Development • Cultural Resources • Public Facilities • Priority Investment • Transportation

1.

Provide a quality living environment that is attainable to all individuals within the City limits.

Chester can maintain neighborhoods that are attractive to both existing and potential residents. The City's curb appeal will be improved by focusing on housing conditions, design standards, their location, and costs. Chester has already taken steps to provide a quality living environment through the restoration of blighted properties and pertinent community engagement meetings. It can spur further neighborhood improvements by implementing the strategies listed on the following pages.

Objectives

- Support community education on housing equity
- Encourage proactive neighborhood stabilization methods
- Support progressive partnerships to spur housing development
- Encourage land regulations conducive to diverse housing options

1.1

SUPPORT COMMUNITY EDUCATION ON HOUSING EQUITY

1.1A: EDUCATE BUILDERS ON THE NEED FOR ACCESSIBLE HOMES

Encourage builders to construct housing that enables independent living for persons with disabilities.

1.1B: ENSURE NO PERSON IS DISCRIMINATED AGAINST WHEN RENTING OR PURCHASING A HOME

Partner with realtors and bankers to promote and educate agents regarding fair housing issues.

1.1C: HOST COMMUNITY MEETINGS

Partner with community stakeholders to host meetings and seminars concerning housing and neighborhood stabilization.



1.2

ENCOURAGE PROACTIVE NEIGHBORHOOD STABILIZATION METHODS

What Is The Neighborhood Initiative Program?

The Catawba Regional Council of Governments (COG) was awarded \$5.6 million in funding from the South Carolina Housing Finance and Development Authority's "Neighborhood Initiative Program" (NIP). Funds were used to acquire, demolish, and green blighted residential properties in Chester and surrounding communities.

1.2A: UTILIZE FORFEITED LAND COMMISSION AS A MEANS TO REVITALIZATION

Combine unusable narrow lots with adjacent properties.

Clear nonconforming lots of debris and structures.

1.2B: MAINTAIN HIGH ACTIVITY IN NEIGHBORHOODS SHOWING SIGNS OF DISTRESS

Enforce code violations and provide information to help homeowners make necessary repairs to their property.

Conduct annual field surveys of housing conditions.

1.2C: SUPPORT NEIGHBORHOOD INITIATIVE PROGRAM (NIP)

Collaborate with Catawba Regional Council of Governments (COG) to evaluate what next steps could be taken at cleared NIP lots within the City limits.

Neighborhood Initiative Program in Chester

Catawba Regional COG acquired eleven properties with three year mortgage restrictions. During this period Chester agreed to maintain each property until it is sold to a new owner or sold back to the original owner for the same amount that it was purchased with the grant funds. The last mortgage restriction will be released by the end of 2021.

1.3

SUPPORT PROGRESSIVE PARTNERSHIPS TO SPUR HOUSING DEVELOPMENT

1.3A: FORM AN ONGOING RELATIONSHIP WITH YORK TECHNICAL COLLEGE

Support ongoing relationship between I58 Housing Initiative and York Technical College.

Identify and match Chester's priorities with ongoing and emerging work at York Technical College to foster collaborative efforts between the two entities.

1.3B: CONDUCT A HOUSING NEEDS ASSESSMENT FOR LOCAL WORKFORCE

Engage major employers within Chester on an annual basis.

1.3C: COLLABORATE WITH CHESTER COUNTY

Promote collaboration between Chester and Chester County to ensure development standards are consistent across jurisdictions.



1.4

ENCOURAGE LAND REGULATIONS CONDUCIVE TO DIVERSE HOUSING OPTIONS

1.4A: UPDATE ZONING ORDINANCE

Re-evaluate Chester's zoning ordinance and map to better align with the Future Land Use Plan.

1.4B: PROMOTE A VARIETY OF HOUSING TYPES

Ensure the zoning ordinance promotes the opportunity for new single-family and multi-family dwellings to be built within Chester.

1.4C: PROVIDE INCENTIVE(S) FOR DEVELOPERS TO CONSTRUCT HOUSING THAT IS AFFORDABLE FOR ALL INCOME LEVELS.

Reduce permitting fees for developers that build affordable housing in the City's desired locations.

Strategy	Short Term (1 to 3 years)	Medium Term (4-7 Years)	Long Term (8-10 Years)	Ongoing
1.1A: Educate builders on the need for accessible homes	X			X
1.1B: Ensure no person is discriminated against when renting or purchasing a home	X	X	X	X
1.1C: Host community meetings	X	X	X	X
1.2A: Utilize Forfeited Land Commission as a means to revitalization		X		
1.2B: Maintain high activity in neighborhoods showing signs of distress	X			X
1.2C: Support Neighborhood Initiative Program (NIP)				
1.3A: Form a concrete relationship with York Technical College	X			X
1.3B: Conduct housing needs assessment for local workforce	X			X
1.3C: Collaborate with Chester County	X	X	X	X
1.4A: Update zoning ordinance	X			
1.4B: Promote a variety of housing types		X	X	X
1.4C: Provide incentive(s) for developers to construct housing that is affordable for all income levels	X	X	X	X

2.

Implement equitable zoning regulations that balance community benefit with individual land owner needs.

Chester will continue to benefit from community development opportunities due to the fast growing Charlotte Metropolitan Statistical Area. The Interstate 77/S.C. Highway 9 corridor in Richburg will have the most immediate economic impact on Chester. The way that Chester plans for future growth will significantly affect its existing and future residents.

Objectives

- Promote sustainable growth patterns
- Provide necessary infrastructure to support growth
- Encourage infill development
- Promote orderly development on city outskirts

2.1

PROMOTE SUSTAINABLE GROWTH PATTERNS

2.1A: EVALUATE EXISTING REGULATIONS

Evaluate existing development patterns and their impacts on the community.

2.1B: DETERMINE THE LOCATION OF FUTURE DEVELOPMENT SITES

Determine where future development should be encouraged within the City limits.

2.1C: ASSESS THE IMPACT OF DEVELOPMENT PROJECTS

Analyze the impact of all future development decisions as a part of the development permitting process.



2.2

PROVIDE NECESSARY INFRASTRUCTURE TO SUPPORT GROWTH

2.2A: SUPPORT EMERGENCY SERVICES

Conduct a short-term and long-term future needs assessment of the Chester Fire and Emergency Medical Services (EMS).

2.3B: PLAN MUNICIPAL SERVICE AREA

Collaborate with the Chester Metropolitan District on the 20-year municipal service area planning process.



2.3

ENCOURAGE INFILL DEVELOPMENT

2.3A: MAINTAIN A CURRENT AND RELEVANT VACANT PROPERTIES INVENTORY

Enable interested developers to determine what land is available and how to acquire it.

2.3B: CONSIDER FORM-BASED CODES FOR FUTURE DEVELOPMENT

Assess the feasibility of adopting form-based codes to attract developers.

2.3C: SUPPORT THE RECLAMATION OF LOCAL BROWNFIELDS

Collaborate with public and private partners to spur the redevelopment of the Springsteen Mill site.

What is a Form-Based Code?

A form-based code focuses on physical form and quality rather than a separation of uses as the organizing principle for the code. Permitted use lists are minimal to non-existent. In return, this may expand the potential market for new development.



2.4

PROMOTE ORDERLY DEVELOPMENT ON CITY OUTSKIRTS

2.4.A: EVALUATE PROPERTY OWNER INTERESTS

Explore the existing economic and non-economic factors facing property owners outside the city limits concerning annexation.

2.4.B: STUDY BOUNDARY LINES

Determine reasonable expansion that would add value for new and existing residents.

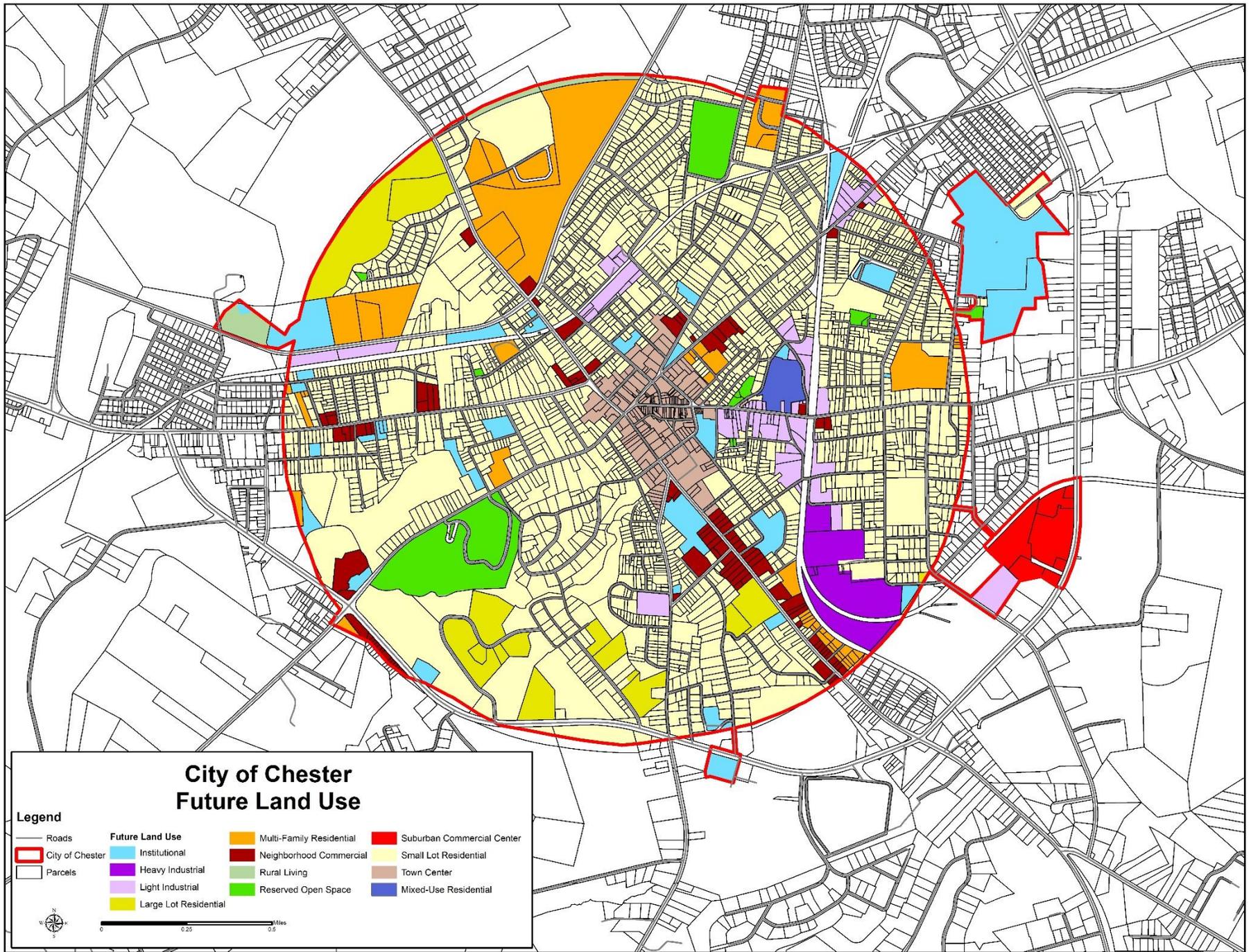
2.4.C: EXPAND THE CITY LIMITS TO INCREASE REVENUE

Formally extend Chester's jurisdiction and boundaries in a planned, practical manner to increase revenue base.

OVERVIEW

- There are 2,980 parcels (1,851 acres) of land in Chester. The Future Land Use Map shows that Small Lot Residential development will make up 2,502 parcels (1,129.2 acres) in the future. For Large Lot Residential, there are 13 parcels (103.2 acres) in the City, most of which are located on Chester's peripheral. There are 55 parcels (148.6 acres) designated as Multi-Family Residential development. The majority of future Multi-Family Residential development will take place in the northern part of Chester near Center Street. The Springsteen Mill site is the only area designated as a Mixed-Use Residential site. It is 1 parcel (9.8 acres) of land and is currently underdeveloped.
- Neighborhood Commercial and Suburban Commercial development on the Future Land Use map are 92 parcels (54.6 acres) and 8 parcels (28.6 acres) respectively. The Neighborhood Commercial development is located near small lot residential development and dispersed throughout the inner city, and the Suburban Commercial development is located primarily on the outskirts of Chester. In total, there are 15.9 acres of Neighborhood Commercial and Suburban Commercial sites that have yet to be developed.
- Light Industrial and Heavy Industrial development on the Future Land Use Map are 71 parcels (64.3 acres) and 6 parcels (41.9 acres) respectively. Although Heavy Industrial consists of considerably fewer parcels, it is broken out into larger tracts of land than Light Industrial. Chester does not have any Heavy Industrial parcels that have been fully developed.
- The Institutional place type has experienced high activity with 84% of the parcels being listed as developed. This is in part due to it being reserved for public purpose such as schools, libraries, public works, and the City's various government facilities. There is only 1 parcel (8.1 acres) in the City that is designated as rural living, and it contains the Chester County Prison Extension building and is underdeveloped. Reserved Open Space is considered fully developed and consists of 15 parcels (70.5 acres) within the City limits.
- The Development Status table and Future Land Use map on the following pages display the future land use development patterns of Chester in further detail.

DEVELOPMENT STATUS (ACRES)				
PARCELS	TOTAL ACRES	DEVELOPED	UNDEVELOPED	UNDERDEVELOPED
Institutional (35)	132.2	111.2	20.7	-
Heavy Industrial (6)	41.9	-	31.8	10.1
Light Industrial (71)	64.3	44.5	16.3	3.6
Large Lot Residential (13)	103.2	29.5	-	73.7
Multi-Family Residential (55)	148.6	57.5	69.2	21.9
Neighborhood Commercial (92)	54.6	47.6	4.1	-
Rural Living (1)	8.1	-	-	8.1
Reserved Open Space (15)	70.5	70.5	-	-
Suburban Commercial Center (8)	28.6	16.8	11.8	-
Small Lot Residential (2,502)	1,129.2	716.3	376.8	36.0
Town Center (181)	60.6	55.1	5.4	-
Mixed-Use Residential (1)	9.8	-	-	9.8
Total (2,980)	1,851.0	1,149.0	536.1	163.2



City of Chester Future Land Use

Legend

- Roads
- ▭ City of Chester
- ▭ Parcels
- Future Land Use**
- ▭ Institutional
- ▭ Heavy Industrial
- ▭ Light Industrial
- ▭ Large Lot Residential
- ▭ Multi-Family Residential
- ▭ Neighborhood Commercial
- ▭ Rural Living
- ▭ Reserved Open Space
- ▭ Suburban Commercial Center
- ▭ Small Lot Residential
- ▭ Town Center
- ▭ Mixed-Use Residential



Strategy	Short Term (1 to 3 years)	Medium Term (4-7 Years)	Long Term (8-10 Years)	Ongoing
2.1A: Evaluate existing regulations	X			X
2.1B: Determine the location of future development sites		X		
2.1C: Assess the impact of development projects			X	X
2.2A: Support emergency services		X	X	
2.2B: Plan municipal service area	X	X	X	X
2.3A: Maintain a current and relevant vacant properties inventory				X
2.3B: Consider form-based codes for future development		X		
2.3C: Support the reclamation of brownfields		X	X	X
2.4A: Evaluate property owner interests				X
2.4B: Study Boundary Lines	X			X
2.4C: Expand the City limits to increase revenue	X			

3.

Maintain a healthy and safe community.

Chester should recognize the connection between economic vitality and community health. This will lead to a built environment that encourages active living and healthy eating habits for residents of all socio-economic levels. The following goals can help make Chester a more livable and attractive community for residents.

Objectives

- Promote active living through basic infrastructure improvements
- Support Chester Farmers and Artisans Market
- Expand/improve recreational facilities
- Ensure access to healthcare resources

3.1

PROMOTE ACTIVE LIVING THROUGH BASIC INFRASTRUCTURE IMPROVEMENTS

3.1A: IMPLEMENT IMPROVEMENTS SUGGESTED BY CITY OF CHESTER WALKABILITY STUDY.

Consistently mark crosswalks to provide safe and easy crossing.

Continue and improve maintenance of overgrown shrubbery.

Repair broken/cracked sidewalks.

Install proper lighting of sidewalks.

Add wayfinding signage.

Organize street/neighborhood clean-ups.

3.1B: ADOPT COMPLETE STREETS POLICY/MULTIMODAL TRANSPORTATION

Adopt Complete Streets Policy to provide for multiple modes of transportation.

What Is The Complete Streets Policy?

Complete Streets are streets designed and operated to enable safe use and support mobility for all users. This includes people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient.



3.2

SUPPORT CHESTER FARMERS AND ARTISANS MARKET

3.2A: ENHANCE AND EXPAND EXISTING FARMERS MARKET

Create local purchasing partnerships for schools and businesses to support local farmers.

3.2B: ASSIST WITH PHYSICAL IMPROVEMENTS TO CHESTER FARMERS AND ARTISANS MARKET

Install park benches, picnic tables, landscaping and beautification, wayfinding signage, and bike racks.

3.2C: EXPAND SNAP/EBT AND WIC USE AT CHESTER FARMERS AND ARTISANS MARKET

Conduct effective outreach and promotion for the federal food program.

The South Carolina Health + Planning Toolkit

The toolkit was used as a part of this plan as a guiding document to address public health within the City. It is used to help public policy related to health and planning and should continue to be utilized as a resource to understand, evaluate, and impact the local health and planning policy in Chester.

3.3

EXPAND/IMPROVE RECREATIONAL FACILITIES

3.3A: PROVIDE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANT FACILITIES

Construct ADA accessible playground equipment at Wylie Park.

3.3B: MAINTAIN GREEN SPACES

Maintain an asset inventory checklist for all City owned or maintained facilities.

3.3C: SUPPORT CAROLINA THREAD TRAIL INITIATIVE

Work with local stakeholders to continue trail implementation.



3.4

ENSURE ACCESS TO HEALTHCARE RESOURCES

3.4A IDENTIFY ADDITIONAL HEALTH CARE SERVICE NEEDS

Partner with the Chester Healthcare Foundation and the Medical University of South Carolina to monitor population's current usage of medical services and impact on hospital system.

3.4B PROMOTE THE CO-LOCATION OF MEDICAL FACILITIES AND SOCIAL SERVICES

Encourage the co-location of facilities by public and private providers to enhance access for all residents.

Strategy	Short Term (1 to 3 years)	Medium Term (4-7 Years)	Long Term (8-10 Years)	Ongoing
3.1A: Implement improvements suggested by Chester Walkability Study		X		X
3.1B: Adopt Complete Streets Policy	X	X		
3.2A: Enhance and expand existing farmers market	X			X
3.2B: Assist with physical improvements to Chester Farmers and Artisans Market	X	X		X
3.2C: Expand Snap/EBT and WIC use at Chester Farmers and Artisans Market	X			
3.3A: Provide Americans with Disabilities Act compliant facilities.	X			
3.3B: Maintain green spaces	X			X
3.3C: Support Carolina Thread Trail Initiative	X	X	X	X
3.4A: Identify additional health care service needs			X	X
3.4B: Lobby the co-location of medical facilities and social services		X	X	X
3.4C: Encourage the adoption of telemedicine within Chester		X	X	

4.

Ensure a transparent and sustainable financial future for Chester.

Chester should efficiently utilize its existing human capital to attract additional people with the talents, skills, and energy needed to bring about comprehensive development in the community. It needs to strengthen business development strategies by focusing on both short term and long term improved workforce development and infrastructure needs.

Objectives

- Provide adequate small business support and resources
- Promote economic development through creativity and new business ideas
- Improve the curb appeal of downtown Chester
- Support a transportation network that facilitates economic development.

4.1

PROVIDE ADEQUATE SMALL BUSINESS SUPPORT AND RESOURCES

4.1A: CREATE AN ECONOMIC DEVELOPMENT PLAN

Collaborate with the Chester Development Association and Chester County to implement an Economic Development Plan.

4.1B: ENHANCE A BUSINESS FRIENDLY ENVIRONMENT

Develop a small business resource guide that includes steps within the City for starting or expanding a business and links additional resources to small business owners.

4.1C: ENCOURAGE EXISTING BUSINESSES TO EXPAND AND RENOVATE

Establish an incentive program for buildings that could use exterior renovations and businesses that are able and ready to expand.



4.2

PROMOTE ECONOMIC DEVELOPMENT THROUGH CREATIVITY AND NEW BUSINESS IDEAS

4.2A: TOURISM ATTRACTION(S) UNIQUE TO CHESTER

Rock climbing wall/zipline in Wiley Park

Annual Soapbox Derby

Trampoline Park

Splash Pad

4.2B: PROMOTE THE DEVELOPMENT OF FOOD HUB WITHIN CHESTER

Collaborate with the Catawba Farm and Food Coalition to educate community on farm-to-table movement.

Continue to advocate the potential for agribusiness ownership.

4.2C: REPURPOSE WAREHOUSE FACILITIES

Work to attract new businesses that are suitable for the repurposing of warehouse facilities within the City limits.



4.3

IMPROVE THE CURB APPEAL OF DOWNTOWN CHESTER

4.3A: INCENTIVIZE BEAUTIFICATION EFFORTS

Develop incentives for businesses that invest in the façade beautification of their assets.

4.3B: CREATE ADDITIONAL ECONOMIC DEVELOPMENT PROGRAMS

Consider joining economic development programs such as Main Street South Carolina that address the importance of the physical environment of downtowns.

4.3C: DEVELOP A CENTRAL DISTRICT BUSINESS PLAN

Develop measurable goals and objectives specific to Chester's Central Business District in conjunction with the Chamber of Commerce.

4.4

SUPPORT A TRANSPORTATION NETWORK THAT FACILITATES ECONOMIC DEVELOPMENT

4.4A: AUGMENT TRANSPORTATION ACCESS

Explore partnership opportunities to increase transportation access to employment areas within the region.

4.4B: PARTICIPATE IN REGIONAL TRANSPORTATION PLANNING PROCESS

Collaborate with Catawba Regional Council of Governments and S.C. Department of Transportation to promote interjurisdictional improvements to ensure Chester's needs are being addressed.

Strategy	Short Term (1 to 3 years)	Medium Term (4-7 Years)	Long Term (8-10 Years)	Ongoing
4.1A: Develop an economic development plan		X		
4.1B: Enhance a business friendly environment		X		X
4.1C: Encourage existing businesses to expand and renovate		X		X
4.2A: Create and market attraction(s) unique to Chester	X	X	X	X
4.2B: Promote the development of food hub within Chester		X		
4.3A: Repurpose warehouse facilities	X	X	X	
4.3B: Additional economic development programs	X			X
4.3C: Central business district plan			X	
4.4A: Transportation access			X	X
4.4B: Regional Transportation Planning			X	X

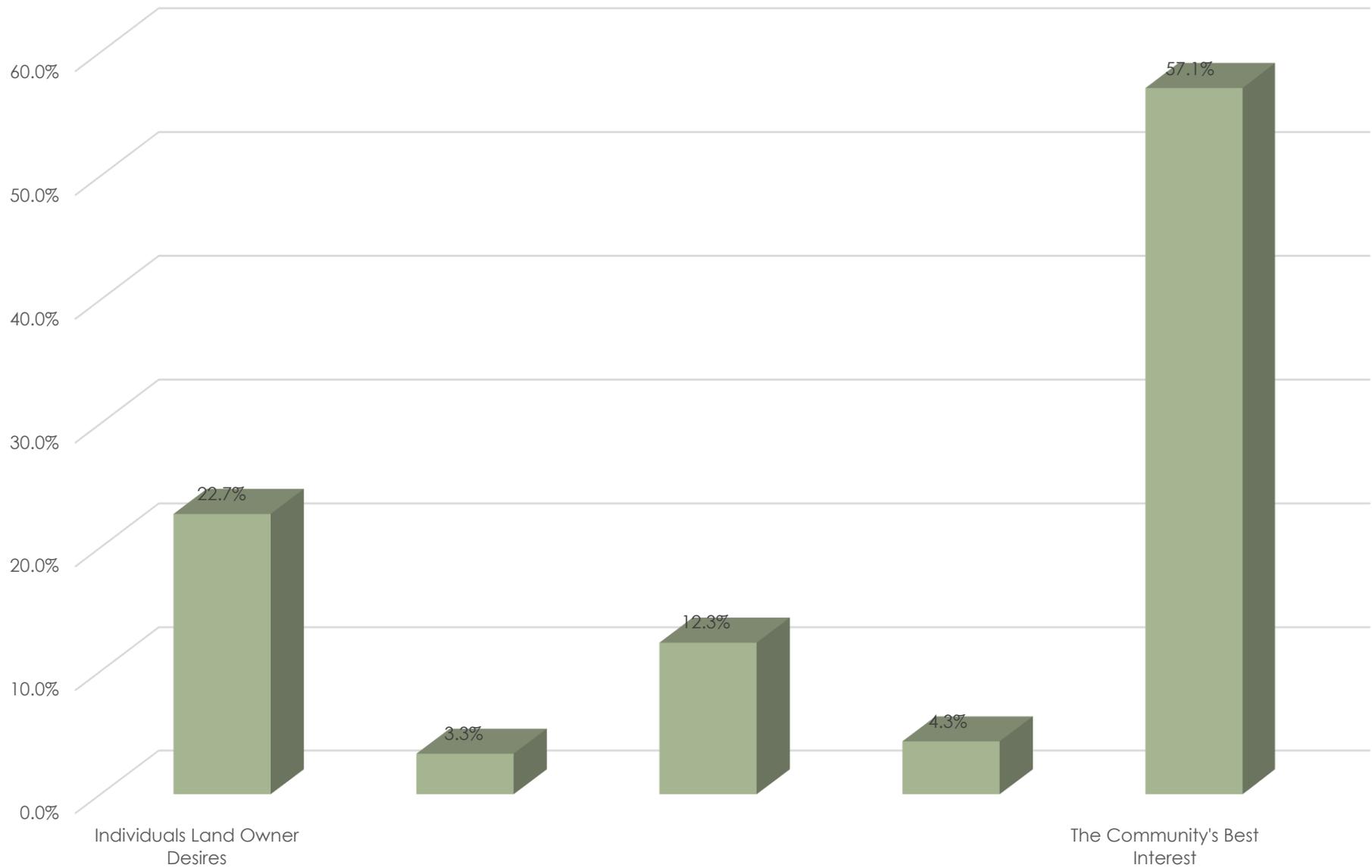
**APPENDIX A:
PRIORITY INVESTMENT**

CITY OF CHESTER	TARGET YEAR		COST ESTIMATE	COMPLETE
Administration		\$	1,504,000	
City Hall Renovations	TBA	\$	525,000	
Mckeown Building Renovations	TBA	\$	45,000	
Fire Department Renovations & Expansion	TBA	\$	150,000	
Public Works Renovations	TBA	\$	75,000	
Housing Authority Common Area Improvements	TBA	\$	69,000	
Police Substations	TBA	\$	225,000	
Public Works Yard Debris Site	TBA	\$	415,000	
Parks & Recreation		\$	445,000	
Park Renovation (Finely, Adair, Guy James, Conner, Brooklyn)	TBA	\$	30,000	
Joe Collins Upgrades	TBA	\$	225,000	
Wylie Park Renovations	TBA	\$	65,000	
West-End Activity Center Renovations and Expansion	TBA	\$	125,000	
Public Improvements		\$	300,000	
Downtown Streetscaping	TBA	\$	65,000	
Way-Finding & Entry Signs	TBA	\$	30,000	
Refurbish Sidewalks	TBA	\$	125,000	
Amphitheater Streetscape	TBA	\$	45,000	
Overflow parking & Retaining Wall	TBA	\$	35,000	

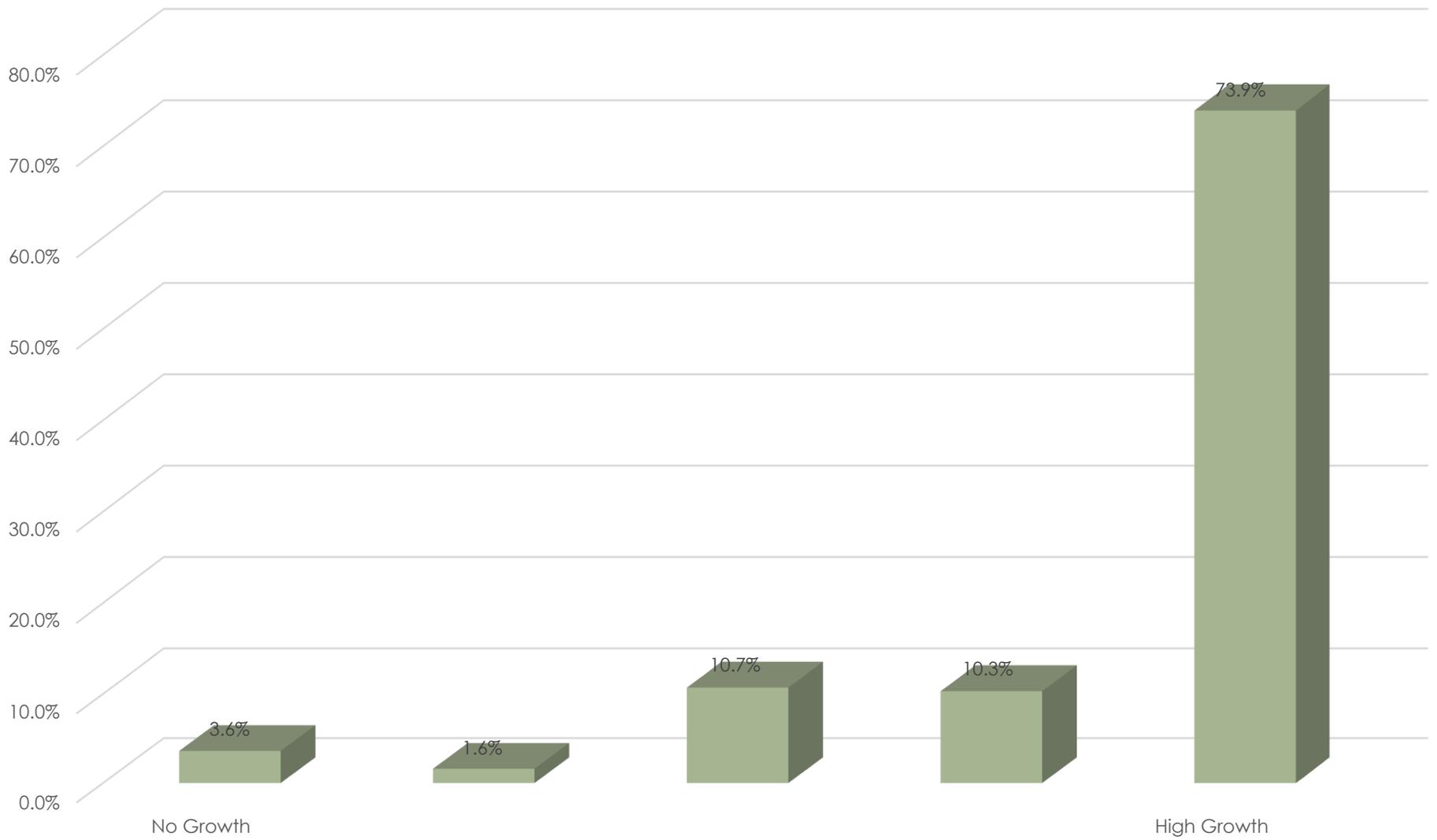
SCDOT	TARGET YEAR		COST ESTIMATE	PROJECT
Liberty Road & Center Road Intersection	TBA	\$	TBA	REHABILITATION
Liberty Road	TBA	\$	TBA	REHABILITATION
Beechwood Drive	TBA	\$	TBA	REHABILITATION
Pinckney Road	TBA	\$	TBA	OPERATIONAL & SAFETY
Kelley Road	TBA	\$	TBA	REHABILITATION
Gage Street	TBA	\$	TBA	OPERATIONAL & SAFETY
Lee Street	TBA	\$	TBA	OPERATIONAL & SAFETY
Hawthorne Road	TBA	\$	TBA	REHABILITATION
West End Road	TBA	\$	TBA	REHABILITATION
Mountain Lake Road	TBA	\$	TBA	REHABILITATION
J A Cochran Bypass	TBA	\$	TBA	REHABILITATION
Columbia Road	TBA	\$	TBA	OPERATIONAL & SAFETY
Great Falls Highway	TBA	\$	TBA	OPERATIONAL & SAFETY
J A Cochran Bypass	TBA	\$	TBA	OPERATIONAL & SAFETY
Lancaster Highway	TBA	\$	TBA	REHABILITATION
McCandless Road	TBA	\$	TBA	REHABILITATION
McCandless Road	TBA	\$	TBA	OPERATIONAL & SAFETY
Saluda Road	TBA	\$	TBA	OPERATIONAL & SAFETY
Stanback Road	TBA	\$	TBA	REHABILITATION
York Street	TBA	\$	TBA	REHABILITATION
Gadsen Street	TBA	\$	TBA	OPERATIONAL & SAFETY
Helen Street	TBA	\$	TBA	OPERATIONAL & SAFETY
Pinckney Street	TBA	\$	TBA	OPERATIONAL & SAFETY

APPENDIX B:
PLAN 4 CHESTER COMMUNITY SURVEY

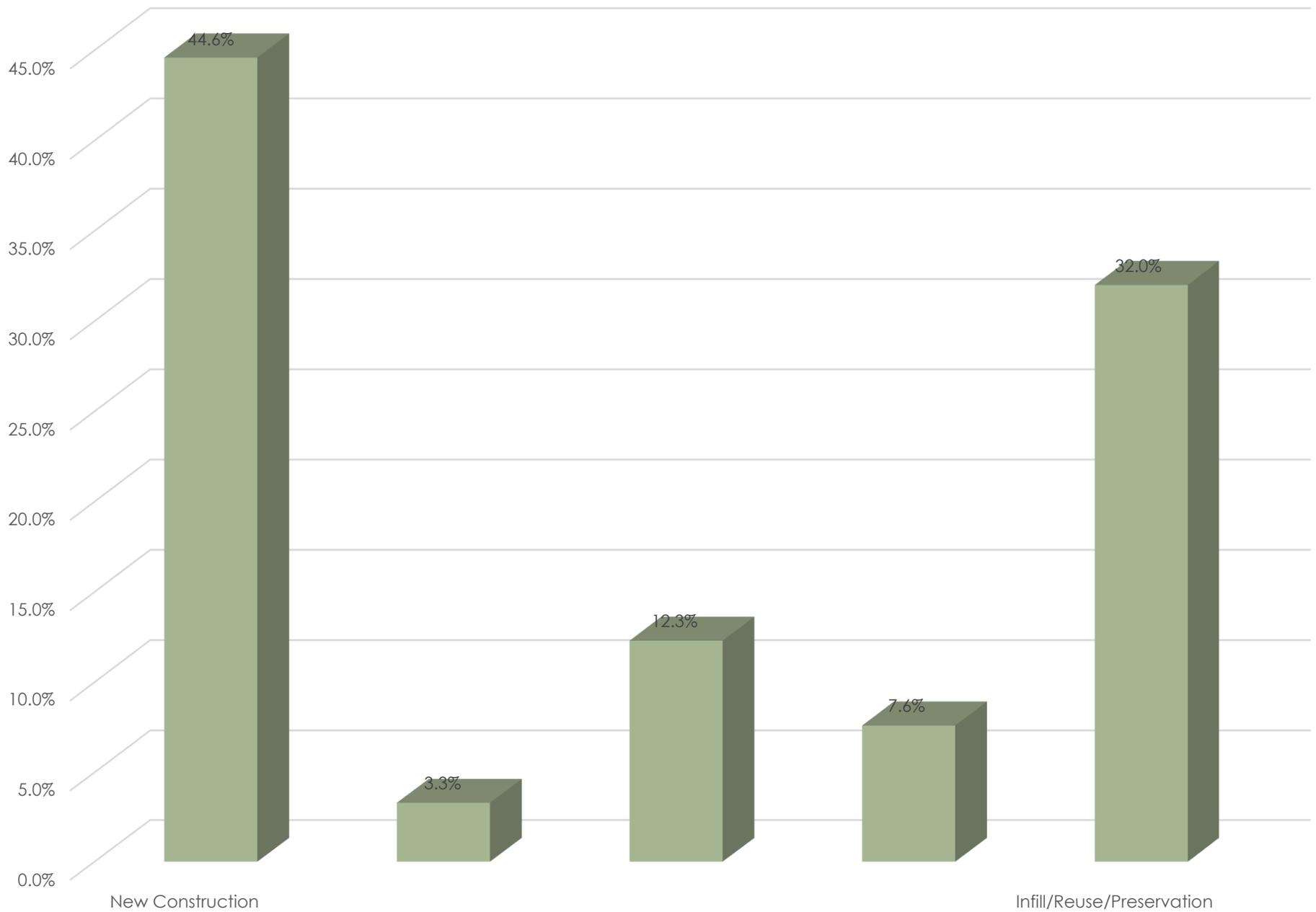
The most important consideration for development regulations should be...



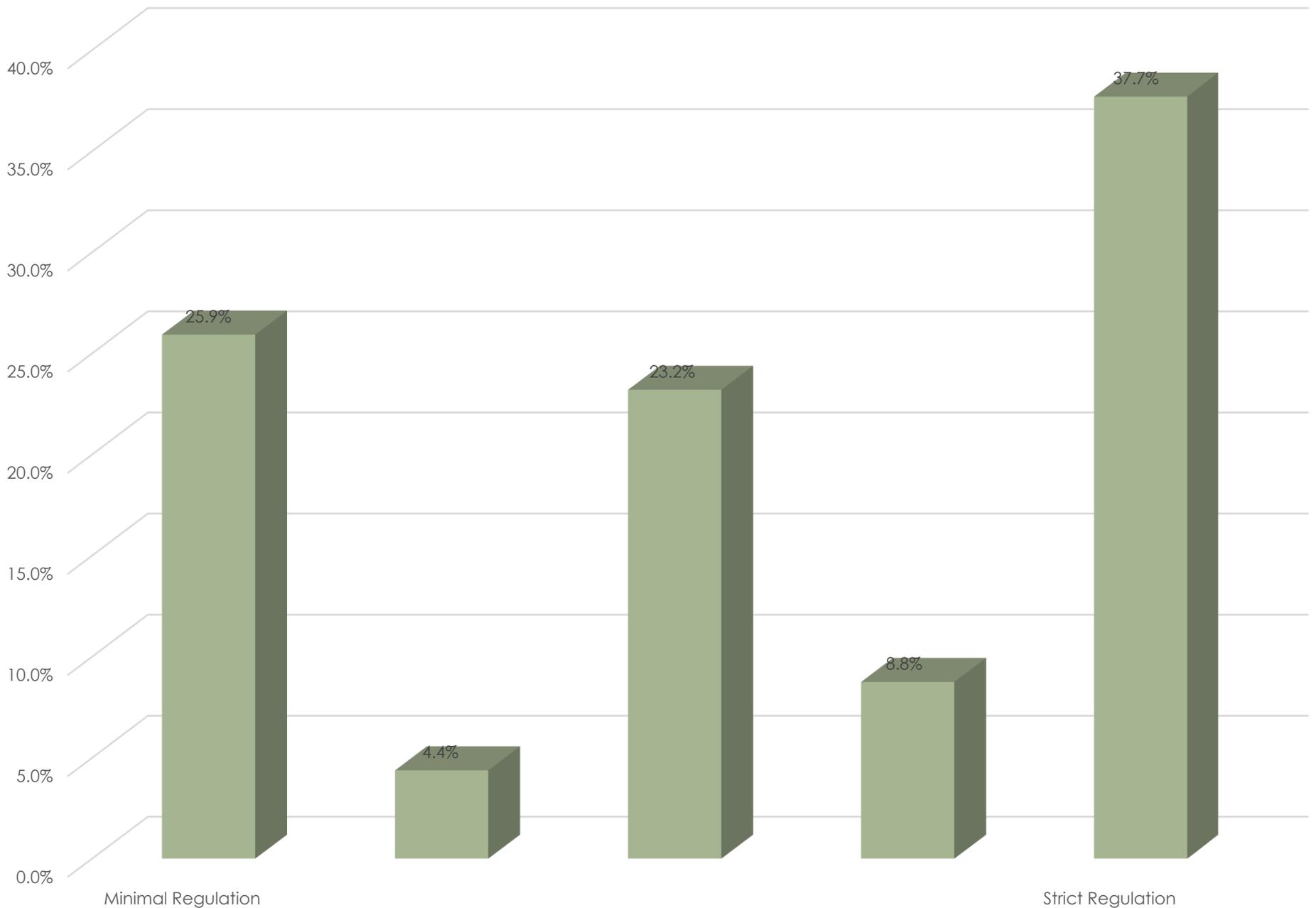
In the next ten years we should encourage...



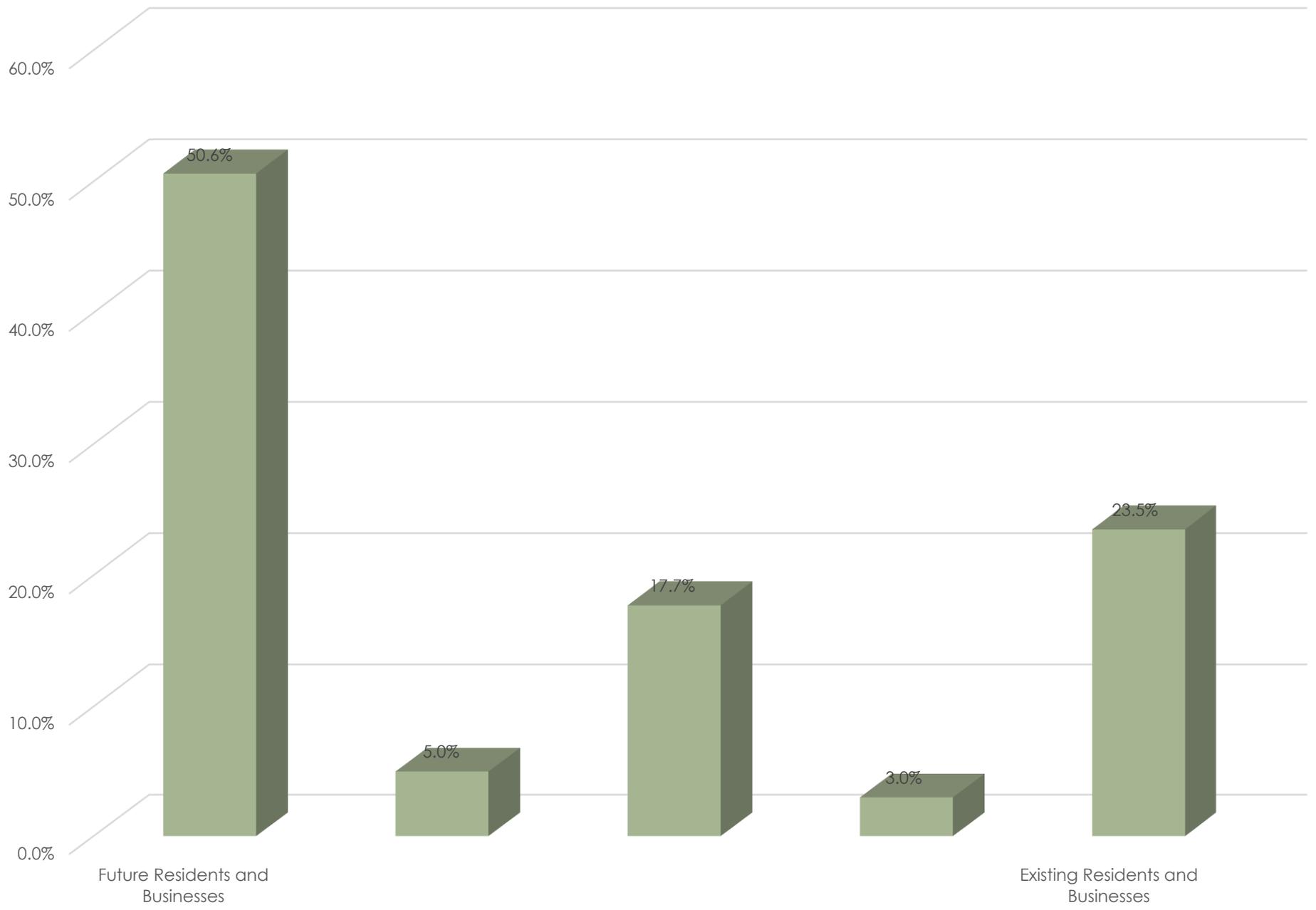
The best way for a community to develop is through...



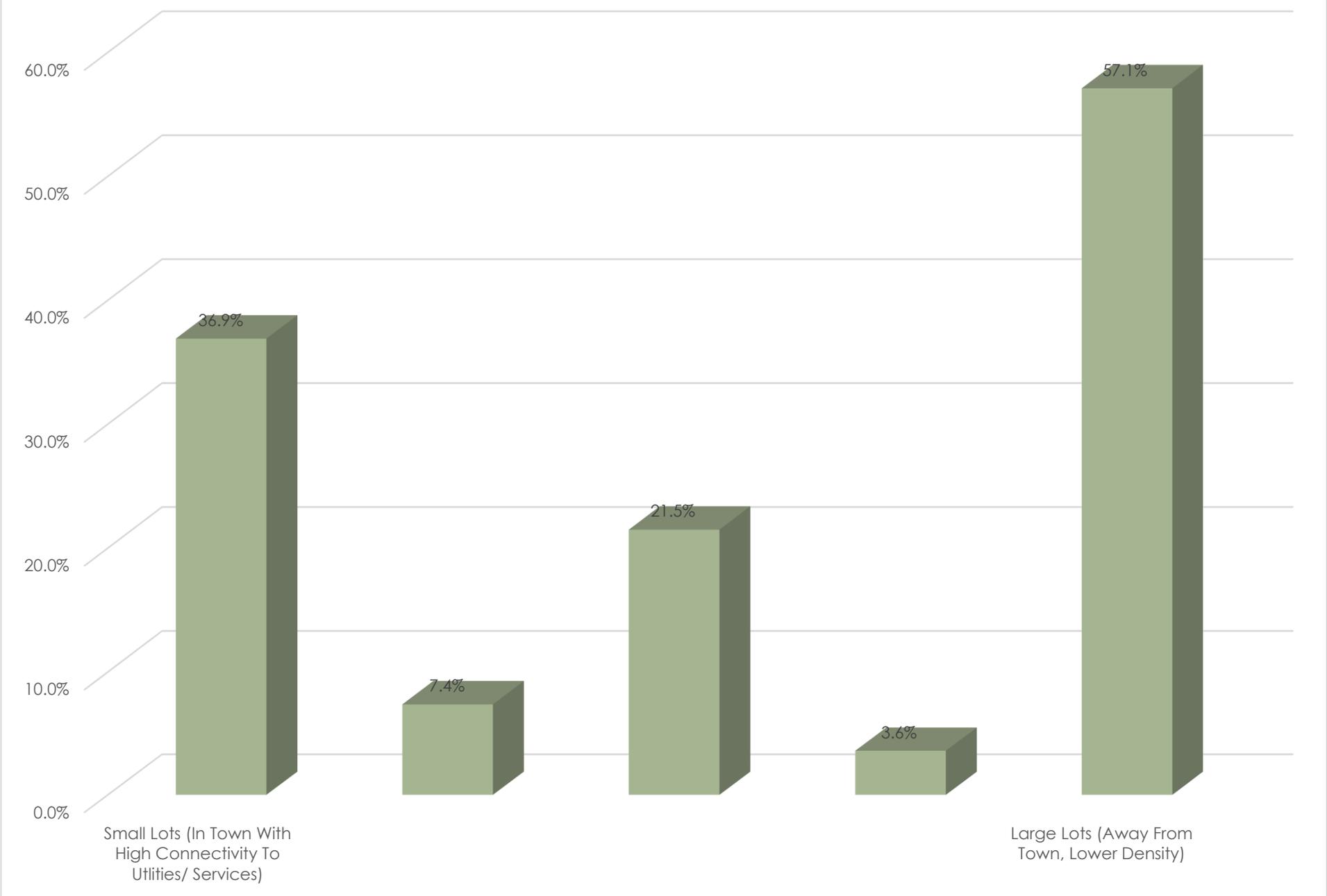
Development in the community should be guided by...



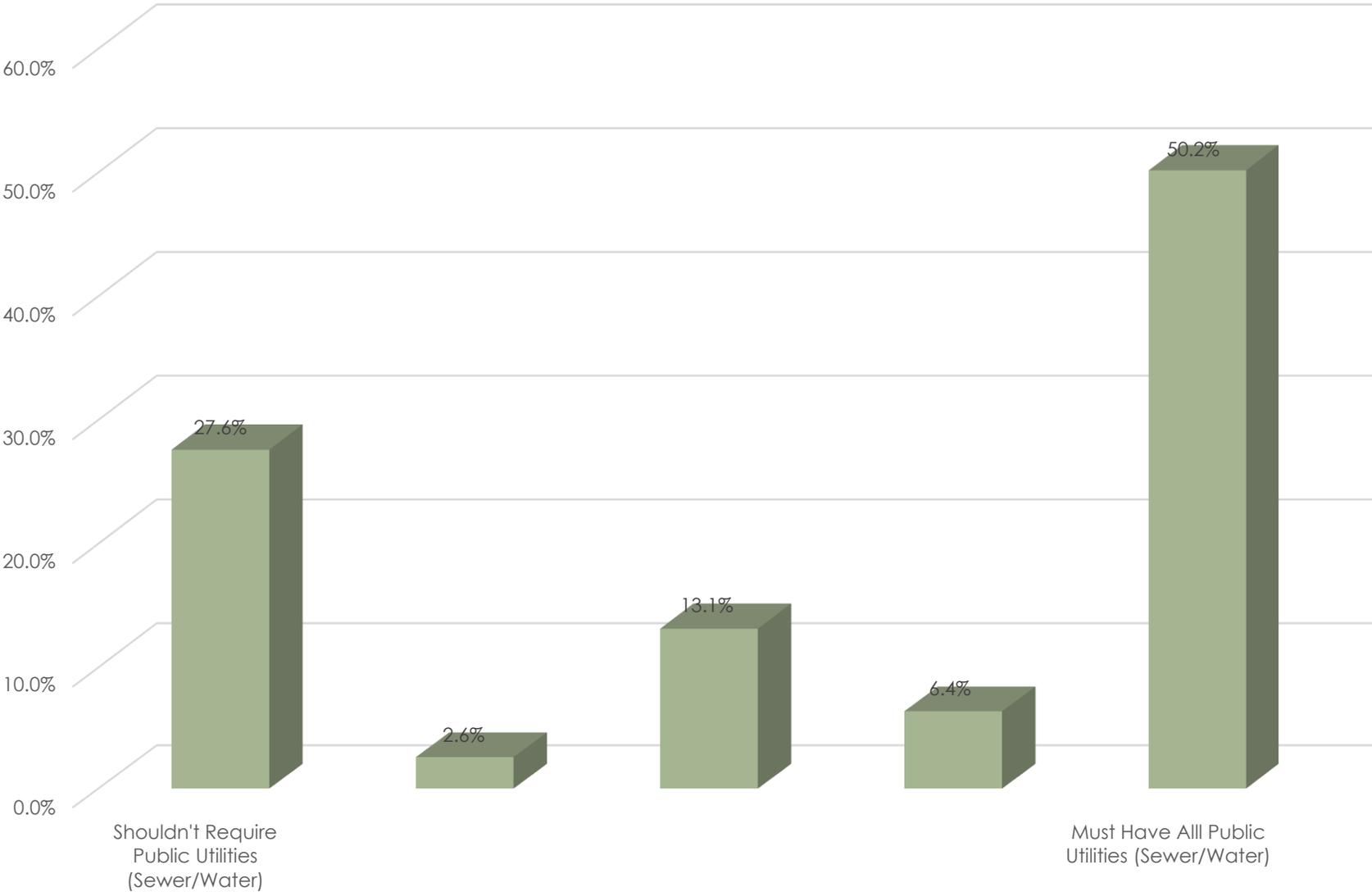
We should plan for...



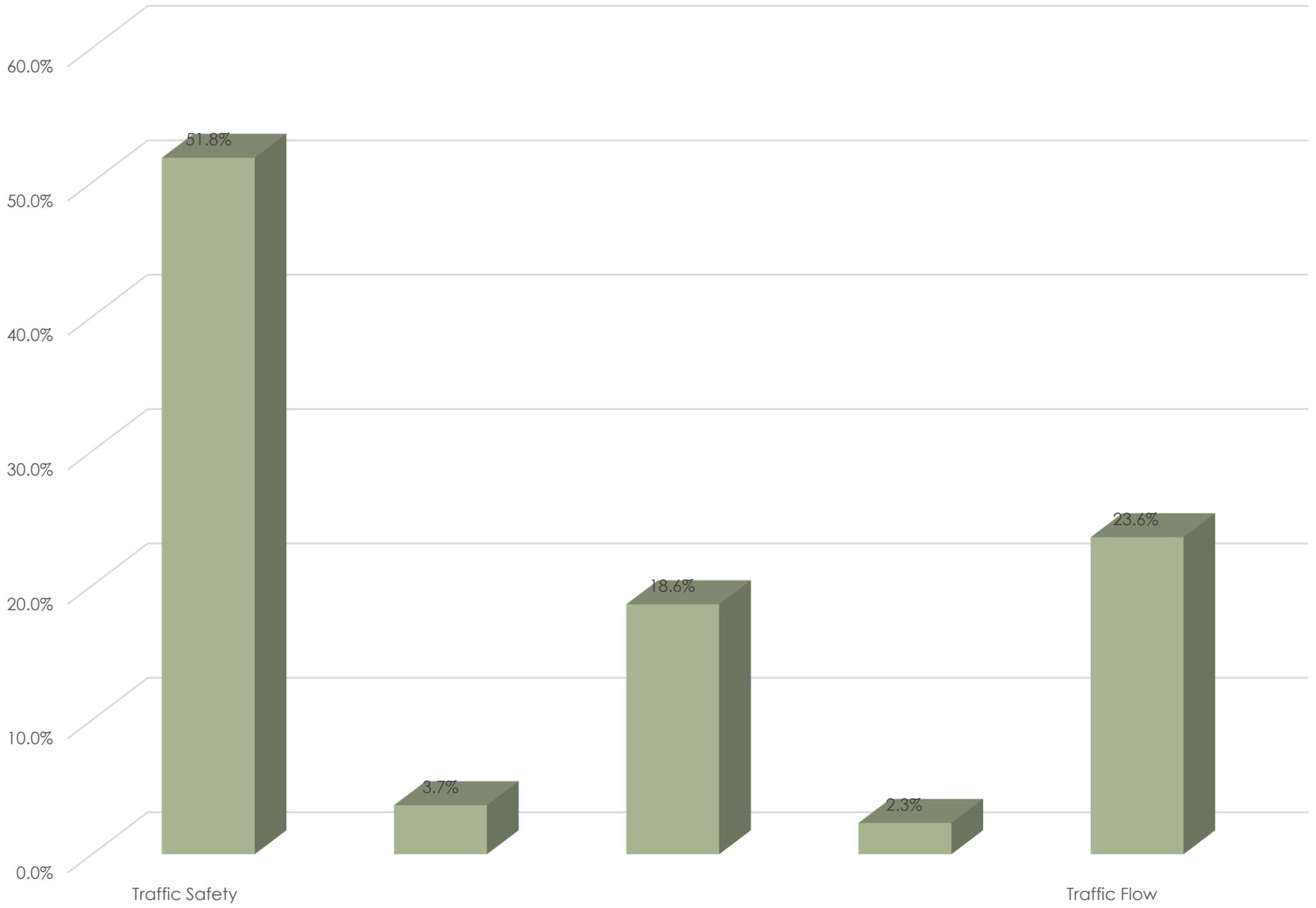
New residential development should take place primarily on...



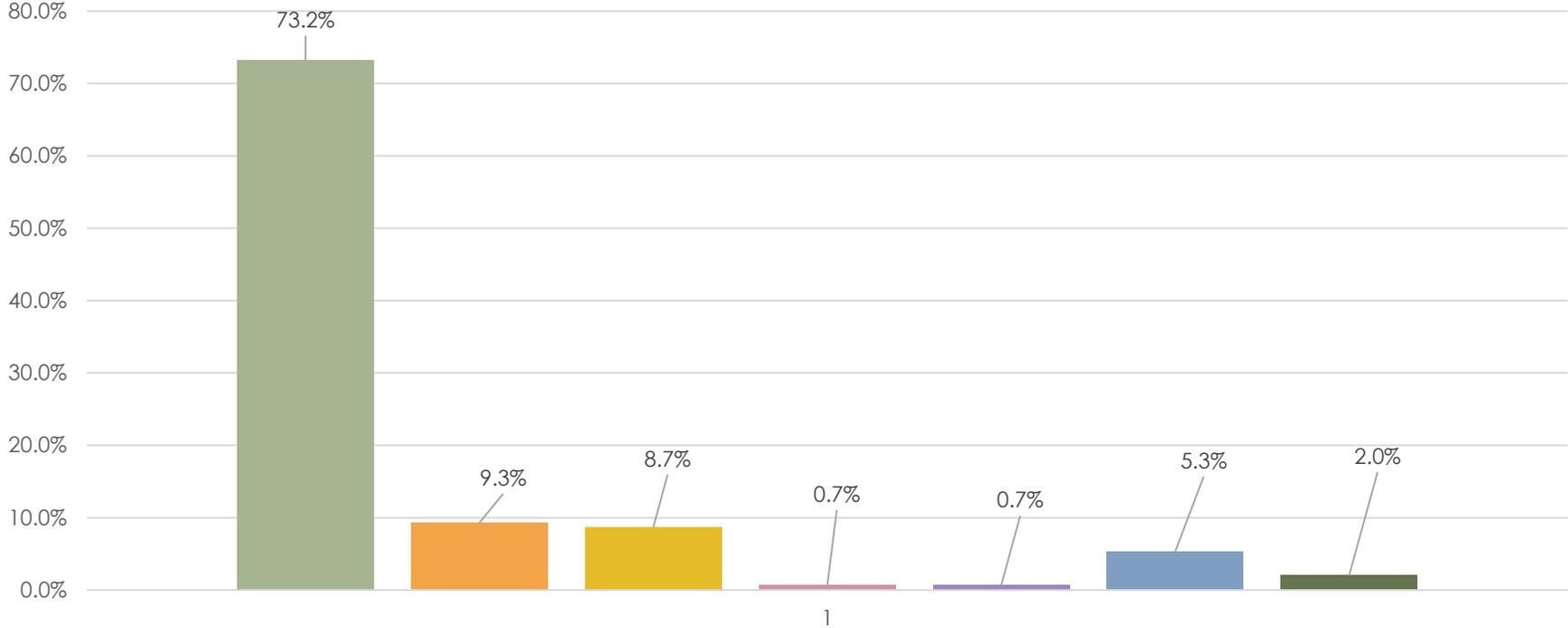
New development in a community...



The most important consideration for new streets is...

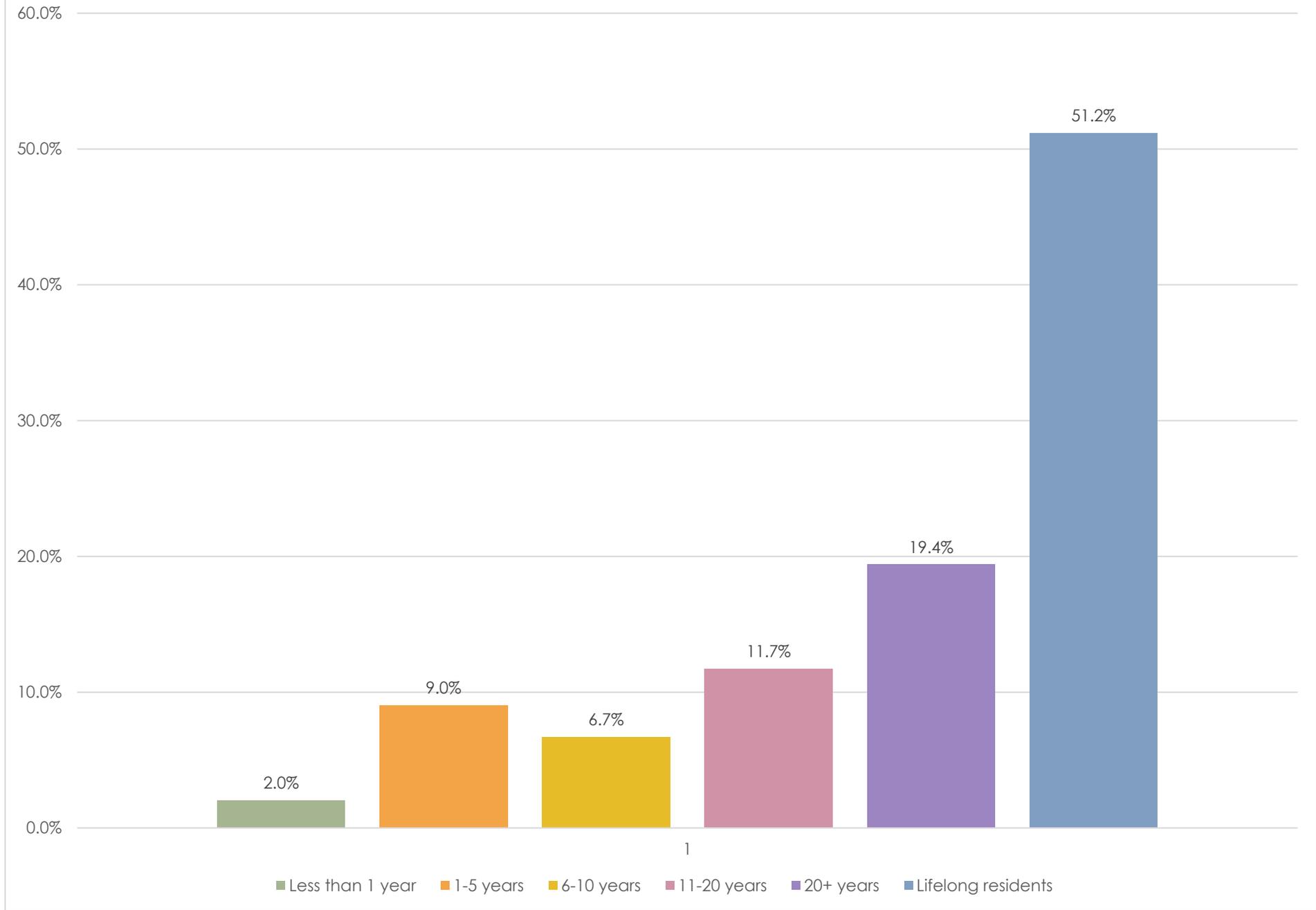


Which community describes you?

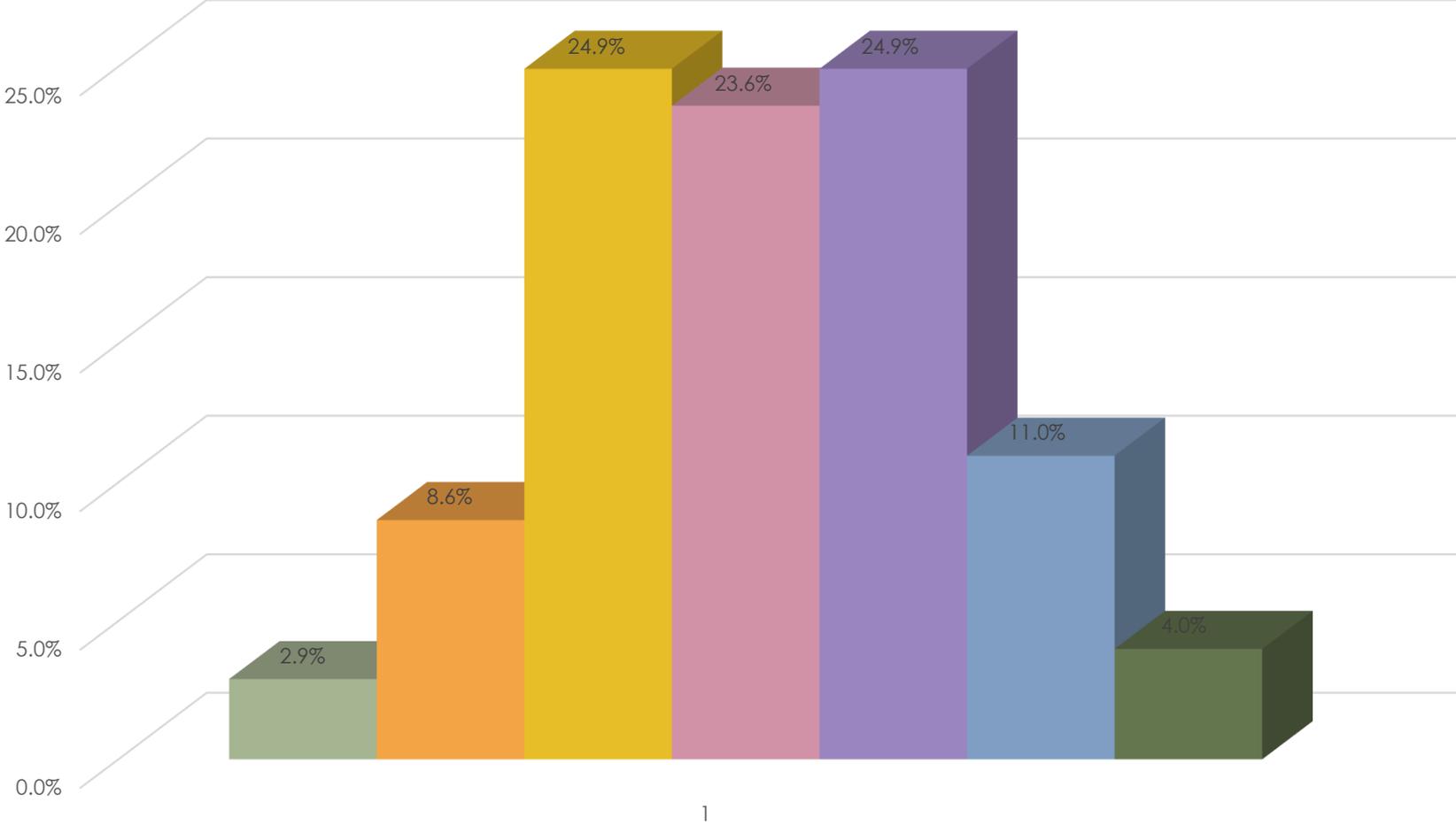


■ Chester ■ Lowrys ■ Richburg ■ Fort Lawn ■ Great Falls ■ Other ■ I live outside Chester County

If you are a resident, how long have you lived in Chester...

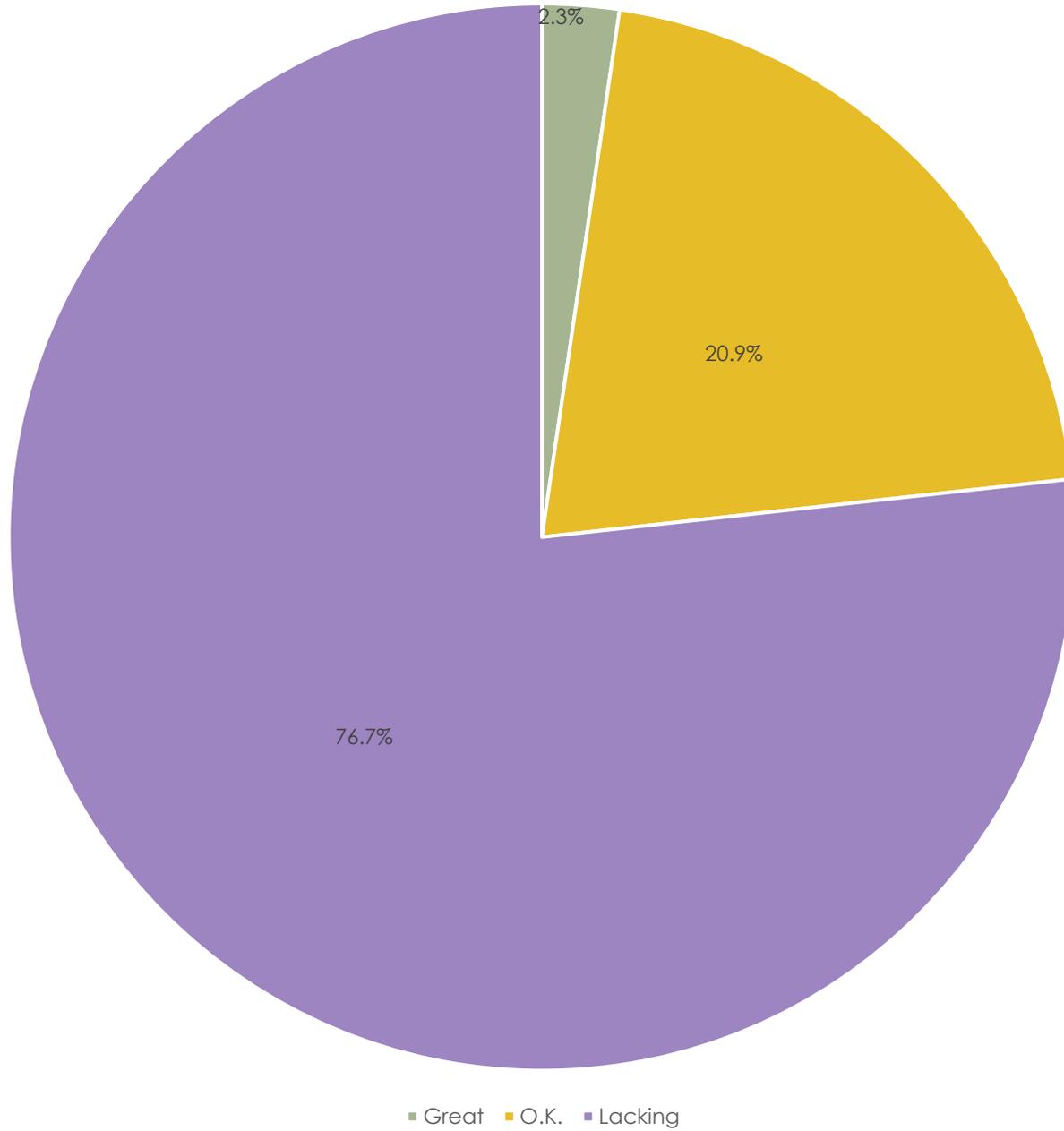


Age Category

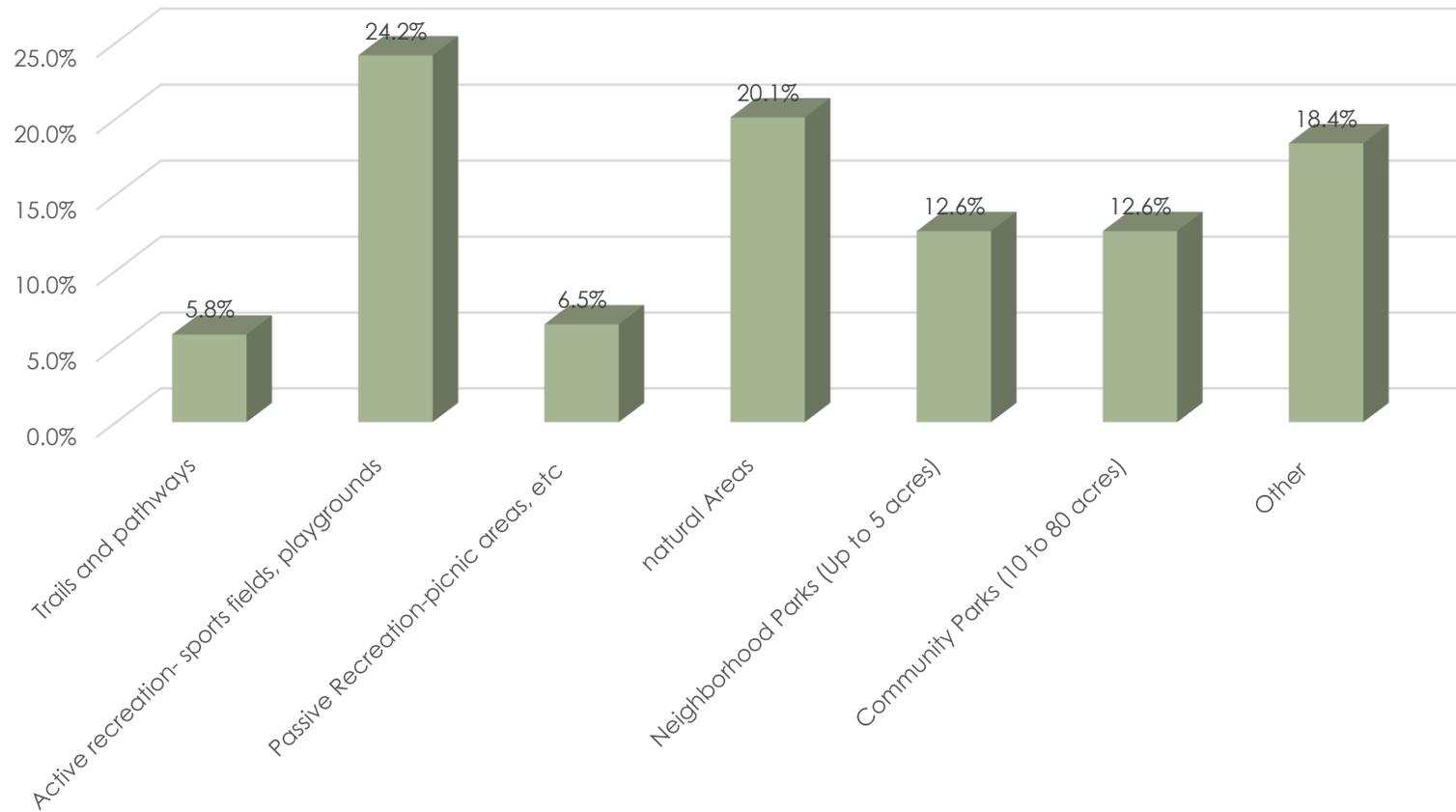


■ 18 and under ■ 20-29 ■ 30-44 ■ 45-54 ■ 55-64 ■ 65-74 ■ 75 and over

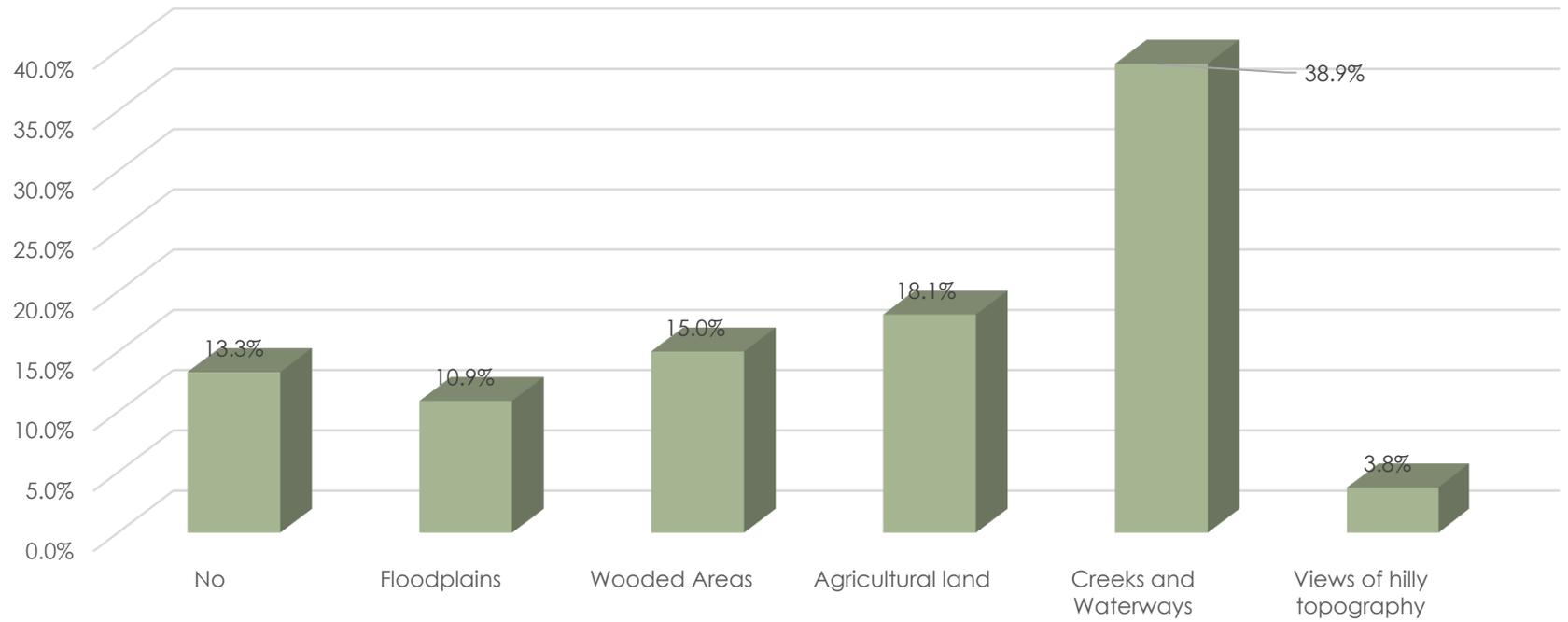
How would you describe your community's recreational facilities



What recreational facilities are missing or need improvement



Should natural features be protected from development, select highest priority



If residential property taxes needed to increase to fund community improvements, what would you support?

