**Chester County Planning Commission**

**Minutes of January 15, 2019**

The January 15, 2019 meeting of the Chester County Planning Commission was held at 6:30 pm in Council Chambers at the R. Carlisle Roddey Government Building in Chester, SC.

**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 December 26, 2018 Chester News & Reporter. All properties were also posted.

**Quorum Established:** Chairman Raines, Vice Chairman Hill, Commissioners Smith, and Grant were present.

**Absent:** Commissioner Howell was absent with prior notification. Commissioners Tate and Williams were also absent.

**Staff:** Director Mike Levister and Nicole Hutchins were present

**Call to Order:** Chairman Raines called the meeting to order.

**Approval of Agenda:** Chairman Raines asked if there were any additions or amendments to the agenda as presented by staff. There were none. Commissioner Grant made the motion to approve the agenda as presented; seconded by Commissioner Smith. Vote was 4-0 to approve.

**Approval of Minutes:** Chairman Raines asked if there were any additions or amendments to the December 18, 2018 minutes as presented by staff. There were none. Vice Chairman Hill made the motion to approve the minutes as presented; seconded by Commissioner Smith. Vote was 4-0 to approve.

**New Business**

**CCMA19-01:** Allen Douglas Josey request Tax Map # 106-00-00-095-000 located at 2605 Kee Moore Drive, Chester SC, be rezoned from GC (General Commercial) to ID-1 (Restricted Industrial)

Chairman Raines called Mr. Josey to the podium. He stated his name as Allen Douglas Josey Jr. of 1045 Great Falls Highway, Chester. Mr. Josey stated his reasoning for rezoning was for a future leasing of the building with a NAICS code requiring ID-1 (Restricted Industrial) zoning district. Chairman Raines asked if Mr. Josey had someone in there now. Currently, Mr. Josey said, my wife is operating a business, Mary Liz Fabric Outlet.

Chairman Raines asked the commissioners if they had any questions or comments. There were none. Chairman Raines asked if any member of the public wished to speak in favor or in opposition of this request. There were none. With no public comment, Commissioner Grant made the motion to approve this rezoning request; seconded by Commissioner Smith. Vote was 4-0 to approve.

Chairman Raines informed Mr. Josey that their opinion is advisory. County Council has to have three continuous readings for approval. Please check with staff for the dates of the County Council meetings for final approval or disapproval.

Chairman Raines asked the commissioners to combine the vote for the next two cases for the same applicant. Commissioner Grant made the motion to combine the cases; seconded by Chairman Raines. Vote was 4-0 to approve

**CCMA19-02:** Mahendra Patel request Tax Map # 124-00-00-013-000 located on Lancaster Highway in Richburg SC, be rezoned from R2 (Rural Two) to RS-1 (Single-Family)

**CCMA19-03:** Mahendra Patel request Tax Map # 124-00-00-052-000 located on Lancaster Highway in Richburg SC, be rezoned from R2 (Rural Two) to RS-1 (Single-Family)

Chairman Raines called Mr. Patel to the podium. He stated his name as Bhavin Patel of 3104 Commerce Drive, Richburg SC. Mr. Patel stated his reasoning for rezoning, for one, the current homes are out dated. The biggest thing is to get rid of the homes because of a sore site for Chester County and the Gateway Development Master Plan. It’s the first thing people see as they are driving in. The rezoning would allow development for new homes for family and employee purposes. Commissioner Smith said he would like to concur, it’s definitely an eye sore, and it is the first thing you see. He said I know this is off topic but wanted to know if any plans were made for the traffic there. Mr. Patel stated the land developer below them were building a road that would allow traffic from the back of the homes to reduce congestion. There will be a road from 901 to the Commerce Drive with the opening of the new hotel. That should help with the traffic. Commissioner Smith said he was more concerned with the front of the BP. There isn’t even a stop sign there. Mr. Patel said the stop sign had been knocked down and lying on the side of the road. Mr. Patel said he had talked with a couple of council members to help with getting the sign back up and adding some painted lanes in front of the store for a right turn lane and forward lane. Currently the intersection is just open, with no markings.

Chairman Raines asked the commissioners if they had any questions or comments. There were none. Chairman Raines asked if any member of the public wished to speak in favor or in opposition of this request. There were none. With no public comment, Commissioner Smith made the motion to approve this rezoning request for both parcels; seconded by Commissioner Grant. Vote was 4-0 to approve.

Chairman Raines said to the applicant, as stated before, please get with staff about County Council reviewing these issues.

Chairman Raines asked the staff if they had anything to discuss. Ms. Hutchins asked if anyone would be attending the February 9th training class.  Commissioners Grant, Hill and Smith agreed to attend the class. Others will register at a later date.

Chairman Raines asked again about the reappointment for the year 2019. Director Levister informed him that was on the agenda for the County Council meeting for January 22nd.

Chairman Raines made the motion to adjourn the meeting; seconded by Commissioner Grant. Vote was 4-0 to adjourn.

This is a summary of proceedings at the January 15, 2019 meeting of the Planning Commission; and not a verbatim transcript of the meeting. This summary, and an audio recording of the meeting is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting; not the opinion or interpretation of the Secretary.