**Chester County Planning Commission**

**Minutes of February 26, 2019**

The February 26, 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 February 6, 2019 Chester News & Reporter. All properties were also posted.

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

**Absent:** Commissioner Tate was 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 Howell made the motion to approve the agenda as presented; seconded by Commissioner Smith. Vote was 6-0 to approve.

**Approval of Minutes:** Chairman Raines asked if there were any additions or amendments to the January 15, 2019 minutes as presented by staff. There were none. Vice Chairman Hill made the motion to approve the minutes as presented; seconded by Commissioner Grant. Vote was 5-0 to approve. (Commissioner Howell didn’t participate in the vote due to being absent at the January 15, 2019 meeting)

**New Business:**

**CCMA19-05:** Jason Turner Request Tax Map # 154-00-00-074-000 located on Catawba River Rd, Edgemoor SC, be rezoned from AG (Agriculture) to R2 (Rural Two)

Chairman Raines called Mr. Turner to the podium. He stated his name as Jason Turner. He stated he’s requesting the rezoning for his son to be able to put a home there. Chairman Raines asked if he was just splitting property to build a house there. Mr. Turner said correct. Chairman Raines asked the commissioners if they had any questions for the applicant. Vice Chairman Hill asked, to make sure she seen the right piece of property, are there cabins there now? Mr. Turners said this will be in the middle of a horse pasture. Horses will be in the front and cows in the back.

Chairman Raines asked if any member of the public wished to speak on favor or in opposition of this rezoning request. There were none. Commissioner Grant made the motion to approve the rezoning request; seconded by Commissioner Howell. Vote was 6-0 to approve.

Chairman Raines informed Mr. Turner that this board was just advisory. This case would now go before County Council for three reading and that he could follow up with staff for additional information.

**CCMA19-06:** J.D. “Jay” Rinehart, authorized agent for Hessian Co., LTD., Request Tax Map # 125-00-00-055-000 locate at 2794 Old Richburg Rd, Richburg, SC, be rezoned from ID-1 (Restricted Industrial) to ID-2 (Limited Industrial)

Chairman Raines called Mr. Rinehart to the podium. He stated his name as Jay Rinehart, here in behalf of Hessian which is looking to move here to the area. He stated after reviewing the eight parcels they are looking to buy, seven are zoned ID-2 and one is ID-1, which is the main building. We need the building zoned ID-2. Chairman Raines said so you are just requesting this to match the others. Mr. Rinehart said correct. Chairman Raines asked if this facility was going to be precast concrete. Mr. Rinehart said we will be doing precast concrete out of the facility. Mr. Rinehart stated with all eight properties it’s about forty acres they will be purchasing. Chairman Raines asked if any retail sales would be made to the public. Mr. Rinehart said no. Chairman Raines asked if they had a plant in South Carolina currently. Mr. Rinehart said no. Chairman Raines asked the commissioners if they had any further questions for the applicant. There were none.

Chairman Raines asked if any member of the public wished to speak in favor or in opposition of this rezoning request. There were none. Commissioner Howell made the motion to approve the rezoning request; seconded by commissioner Smith. Vote was 6-0 to approve.

**CCTA19-01:**  Chapter 5 § 4-109

**RS-1 – Single Family Residential District Uses – SPECIAL EXCEPTIONS # 2**

Chairman Raines stated the next order of business is the text change request from the Chester County Zoning Ordinance RS-1. The change is listed as minimum individual lot size of 14,520 square feet; and providing for safe and efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles. Chairman Raines asked staff if this is pursuant to the property down behind Bojangles, only one road in and out, and spilling that out more clearly. Director Levister said correct, these changes are a recommendation from the county council. Chairman Raines asked what is the lot size. What did that buy us and where did that come from? Director Levister said that number was present from an engineering study from the Dennis Corporation. This is to show exactly what the square footage of every parcel will be. Not a number of how many houses you can get on a parcel.

Chairman Raines asked the commissioners if they wanted to consider these together or individual. Commissioner Howell made the motion to combine the cases into one vote; seconded by commissioner Grant. Vote was 6-0 to approve.

**Chester County Land Development Regulations - Text Amendments**

**CCLDTA19-01: -** Article 5 § 5-2: Streets

Chairman Raines stated the second one pertains to streets. The amendment to that is revised so the design and layout of the streets, including without limitation, arrangement, character, width, grade, and location may be required to conform to the current Chester County Comprehensive Plan, and Gateway Master Plan (where applicable), to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems required by the County. Minor streets shall be so laid out so that non-essential use by through traffic will be discouraged.

Chairman Raines asked if that means dead ends and cul-de-sacs. Director Levister said pretty much. Chairman Raines then read the remaining part of the amended text which read; Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless meeting all County standards and approved by the Planning Commission. The Planning Commission will require a minimum of one (1) access road for increments of 200 lots in a subdivision and may require additional access if the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision.

Chairman Raines said he thinks this was developed because of the big development discussed with only one way in and one way out for fire and police and stuff like that. Commissioner Grant asked if this was the minimum, or maximum, in other words, if its over 200 houses it has to have more than one access. Director Levister said if you have 200 houses, you can have one access. If you have 201, you have to have two accesses. Chairman Raines said so if you have 401, you have to have three. Director Levister said correct.

Commissioner Howell asked about it being between two fire districts. Director said that will be between the fire marshals. We don’t regulate that.

Chairman Raines asked the commissioners if they had any issues or if they thought anything needed to be added or considered. Commissioner Smith asked about property with wetlands. Like say, a three-acre parcel is land on one side and wetlands on the other. How do we keep them from putting all the housing on one side? He wondered if we had something more direct as far as the entrances and the whole logistics. Chairman Raines asked like clustering all the entrances in one place. Commissioner Smith said it looks good on paper, three houses per acre, but when you look at the whole parcel, half of it is not buildable. Director Levister said no one will know what’s buildable until a lot of work is done. Judson Stringfellow is having issues now with the trees. He said the thing to keep in mind, this is to make things better than what we have now. Right now, we have nothing intact. We just got to make the improvements.

Chairman Raines asked if anyone else had any concerns. There were none. Commissioner Howell made the motion to accept the two-text amendment requests; seconded by Commissioner Williams. Vote was 6-0 to approve.

Chairman Raines asked about the new commissioner and his training. Staff informed that we were going to try and get that done in house as soon as possible.

Director Levister commented that we would elect the Chairman and Vice Chairman on the next agenda.

Vice Chairman Hill made the motion to adjourn; seconded by Commissioner Howell. Vote was 6-0 to adjourn.

This is a summary of proceedings at the February 26, 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.