

Chester County Planning Commission
October 20, 2020

The October 20, 2020 meeting of the Chester County Planning Commission was held at 6:30 pm at The Government Complex Center located at 1476 JA Cochran Bypass, 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 September 30th, 2020 Chester News & Reporter. The property was posted also.

Quorum Established: Chairman Raines, Vice Chairman Smith, Commissioner Hill, Commissioner Grant, Commissioner Howell were present.

Absent: Commissioners Williams and Walley were absent with prior notification.

Staff: Mike Levister.

County Attorney: Attorney Winters was 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 presented by staff. There were none. Vice Chairman Smith made a motion to approve the agenda as presented; seconded by Commissioner Howell. Vote 5-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the September 15, 2020 minutes as presented by staff. There were none. Commissioner Hill motioned to approve the minutes as presented; seconded by Vice Chairman Smith. Vote 5-0 to approve.

Chester County Land Development

CCLVDV20-10: Patton Development request street access easement to be shared on Tax Map Number 079-01-17-013-000 located on JA Cochran Bypass, Chester, SC.

Dan Creed of 4632 Dewitt Road, Blackstock, SC said his firm was Heritage Engineering and they were the engineers for this property. The property had been rezoned a few months back, now they would like to utilize the property better and were asking for a fifty-foot easement to serve Dollar General parking and the residual parking to the side. The property on the other side of the easement would be used for future development.

Chairman Raines asked if SCDOT requested the easement, Mr. Creed said no but they did require it to be located where it's shown on the survey you have. Attorney Winters asked the commission if they would have approved the rezoning from R2 (Rural Two) to GC (General Commercial) if they had known the property would be split. Commissioner Hill said she recalled in the past this same piece of property requesting to be rezoned to allow a manufactured home park but didn't think it was a good fit. The other commissioners agreed, Attorney Winters said she wanted to be sure the commissioners were comfortable in allowing the easement since the footprint had changed and it was not two parcels at the time of the rezoning.

Mr. Creed said parcel B had all the infrastructure and imagined it would retail as well. Attorney Winters asked Planning Director Levister if he had any concern with the lot splitting into two lots, Mr. Levister

stated no. Chairman Raines asked if anyone from the audience wanted to speak for or against the request, with there being none he called for a vote. Vice Chairman Smith motioned to approve, seconded by Commissioner Grant. Vote 5-0 to approve.

Comments/Discussions

Vice Chairman Smith asked if the next meeting was a special called meeting since it was for a different date. Attorney Winters said a developer had time constraints and had asked if the Planning Commission could move the meeting up but if the commission decides not to move the meeting up that would be fine. Any time a developer wants to bring money to the County we will try to accommodate if it is feasible.

Attorney Winters said at the last meeting she had spoken to the commission concerning the Hicklin case, the judge had granted the County a summary judgment in the County's favor. Currently Mr. Hicklin has filed a motion asking for another appearance in front of the judge, this is not an appeal but a request to the judge questioning the judge's jurisdiction. She wanted the commission to be updated regarding this.

Adjourn

Commissioner Grant motioned to adjourn, seconded by Chairman Raines. Vote 5-0 to adjourn.