

Chester County Planning Commission Public Hearing
R. Carlisle Roddey Government Complex
1476 J.A. Cochran Bypass
6:30 pm on Tuesday, October 17, 2023

Agenda

1. **Call to Order**
2. **Quorum Established**
3. **Approval of Agenda**
4. **Approval of Minutes from September 19, 2023, Meeting**
5. **New Business**
 - a. **CCMA23-14 Robert Reid and Craig Shaftner request Tax Map #124-00-00-008-000 located at 3353 Edgeland Road, Richburg, SC 29729 to be rezoned from Rural Two District (R2) to General Commercial District (GC).**
 - b. **CCMA23-15 Rodney L. Coldwell request Tax Map #069-01-00-035-000 located at 619 Pine Ridge Road, Chester, SC 29706 to be rezoned from Multi-Family Residential District (RG-1) to Limited Commercial District (LC).**
 - c. **CCLDPDP23-02- Final Plat for Walkers Mill Subdivision with 265 lots located at 4109 Edgeland Road, Richburg, SC- 200.640 acres. Tax Map # 123-00-00-091-000 with PD (Planned Development) zoning district.**
 - d. **CCTA23-02 RS-1 – Chester County Zoning Ordinance – Text Amendments**
Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception
Recommendation to Remove Text: **RS-1 SPECIAL EXCEPTION Item #2**

<p>2. Clustered single-family development, provided the Board of Zoning Appeals determines:</p> <ul style="list-style-type: none"> a. detached single-family units on minimum of 2 acre development parcel; b. Minimum individual lot size of 14,520 square feet; c. lot requirements per house may be waived; d. zero interior lot line setback may be allowed; e. Subdivision Regulations are met; f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles; g. public water and sewer are available for the property; h. the use is compatible with the district. 	N/A	Private households	2 for each dwelling unit
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e. CCTA23-03 PD – Chester County Zoning Ordinance – Text Amendments

Planned Development District Regulations Chapter 4 § 4-130

Recommendation to add New Text: PD Planned Development District Regulations

<p>Maximum number of units</p>	<p>The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.</p>
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6. Comments/Discussion

7. Adjourn