

Chester County Planning Commission

November 16, 2021

The November 16, 2021 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 October 27, 2021 Chester News & Reporter. All properties were also posted.

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

Absent: No Commissioners were absent

Staff: Mike Levister, Nicole Hutchins and Morgan Carelock 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 presented by staff. There were none. Commissioner Howell made a motion to approve the agenda as presented; seconded by Vice Chairman Smith. Vote 7-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the October 19, 2021 minutes as presented by staff. There were none. Chairman Raines made a motion to approve the minutes as presented; seconded by Vice Chairman Smith. Vote 7-0 to approve.

New Business:

CCMA21-31: Raymond F. Reeves request Tax Map #: 079-03-02-007-000 (and to confirm tax map #: 079- 03-02-007-000 has been requested to be combined with 079-03-02-008-000 is also included) located on First Street, Chester, SC be rezoned from RS-1 (Single Family) to RG-2 (General Residential)

Raymond F. Reeves of 535 First Street, Chester, South Carolina stepped to the podium. Mr. Reeves stated he is currently living in a home with a total of four adults and only three bedrooms. He wishes to purchase a doublewide with four bedrooms. Chairman Raines asked for the purpose of meeting setbacks, you've combined the lots, is that correct? Mr. Reeves said yes sir. Chairman Raines said you currently have water and sewer; you're just swapping this over to a new home. Again, Mr. Reeves said yes. Chairman Raines asked the commission if they had any other questions for the applicant. There were none.

Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request. There was none.

Chairman Raines made a motion to approve the rezoning request as presented; seconded by Commissioner Walley. Vote was 7-0 to approve.

Chairman Raines informed the applicant of this board being advisory only, and of the three reading from the County Council. Asked him to contact staff if he had any questions.

CCMA21-32: Mitch Benton request a 4.648 portion of Tax Map #: 080-01-02-001-000 located on JA Cochran By-Pass, Chester, SC be rezoned from RG-1 (Multi Family) to GC (General Commercial)

Mitch Benton of 1241 Gold Hill Road, Fort Mill, South Carolina stepped to the podium. Mr. Benton stated his request to rezone the property was to be able to move his business for utility trailer sales. I'm currently in business now, internet. Do fairly well. Looking for a place to make a face. I think this would be a good location for a good opportunity for me. Chairman Raines asked you have a business already, in Chester? Mr. Benton said yes sir, it's in Richburg. It's internet sales. Benton Enterprises. Chairman Raines asked you don't have a store front? Mr. Benton said no sir. That's what were looking for so we can grow. Chairman Raines said a lot of places that sale trailers sell utility buildings and camper tops and stuff. Are you looking at any of that? Mr. Benton said not at this time. We're selling anything right now from equipment trailers to small, tow behind your minivan, standard trailers. Chairman Raines asked if water and sewer was on the property. Mr. Benton said it's not there now, but it is available. Chairman Raines asked the Commissioners if they had any questions for the applicant. There were none.

Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request.

Tim Helline of Caroline Farms & Estates 1830 Hands Mill Highway, Rock Hill, South Carolina stepped to the podium. Mr. Helline said he is representing the landowners and they are very happy with what Mr. Benton is wanting to do with this portion of the property. He also agrees it's a good retail fit for the property.

Commissioner Howell made a motion to approve the rezoning request as presented; seconded by Commissioner Hill. Vote 7-0 to approve.

Chairman Raines again informed the applicant to check with staff about the three reading from County Council.

Chairman Raines asked staff if they had anything for the commissioners. There was none.

Commissioner Hill made a motion to adjourn; seconded by Commissioner Walley. Vote was 7-0 to adjourn.

This is a summary of proceedings at the November 16, 2021 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.