

Chester County Planning Commission Minutes

November 21, 2023

1. **Call to Order** – Chairman Raines called meeting to order.
2. **Quorum Established:** Chairman Raines, Vice Chairman Azzie Hill, Commissioners Shawn Hough, Marvin Grant, and Douglas Josey. Commissioner Nancy Walley and Carolyn Williams were absent with prior notification.  
**Staff:** Mike Levister, Kristen Davis, and Jaime Chappell
3. **Approval of Agenda** – Chairman Raines motioned to approve with the removal of item 5, second by Vice Chairman Hill. Vote 5-0 to approve.
4. **Approval of Minutes from October 17, 2023, Meeting** Chairman Raines motioned to approve, second by Commissioner Grant. Vote 4-0 to approve.
5. **Approval of Minutes from August 15, 2023, Meeting** Quorum not established, members present at the August meeting absent at the November 21<sup>st</sup> meeting.
6. **New Business**
  - a. **CCTA23-04 GC – Chester County Zoning Ordinance – Text Amendments**  
**General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117**  
**Recommendation to add New Text: GC General Commercial District Regulations**

<b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b> <ol style="list-style-type: none"><li>a. structure in which processing takes place must be 100 feet from property lines;</li><li>b. during processing deer carcasses, must not be visible from public view.</li><li>c. all remains must be discarded in accordance with applicable DHEC regulations.</li></ol>	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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Chairman Raines motioned to approve, second by Commissioner Josey. Vote 5-0 to approve.

Chairman Raines stated I think this is a request from County Council Mr. Joe Branham.

- b. **CCTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment**  
**Recommendation to add New Text: New text to be added is in Red.**

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**Proposed New Text**

**§ 3-107 Accessory Structure  
Application**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor's Office)
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations. **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

Chairman Raines stated and that is also a request from the County manager.

Planning Director Mike Levister stated that was a recommendation that was presented to the county council on October 16 from a citizen.

Chairman Raines stated that a citizen requested that.

Planning Director Mike Levister stated then it came down from County Council to the Administrator.

Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.

- c. **CCLDV23-14 Wendy Jordan requests a Street Access Easement for Tax Map #154-00-00-079-000 located off Seegars Rd, Fort Lawn, SC 29714.**

Wendy Jordan stated her address is 1017 Seegars Rd, Fort Lawn, SC 29714. It's two acres have been zoned. I mean, deeded off out of the 38 acres owned by my husband to me, eventually it's not in my

name yet but um and to get to that two acres, we had to do an easement extension from an easement that was there before.

Chairman Raines stated you're extending the easement that was currently in place. That's what it looks like.

Chairman Raines stated it's just an extension was already there to allow access to the property.

Chairman Raines motioned to approve, second by Commissioner Josey. Vote 5-0 to approve.

**d. CCMA23-16 Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1).**

Malissa Church stated her address is 514 Oakland Avenue suite 100 Rock Hill SC 29730. This is family land that is being partitioned, it's approximately five acres. There had been a quit claim deeds within the family such that it is going to be divided into two parcels. One parcel with a little bit over three acres; one parcel with a little bit over one acre. The R2 designation requires a minimum parcel size of two acres. The use for my reading of the zoning ordinance is virtually identical between R2 and R1. So we are requesting this zoning change to allow the partition to be completed.

Alfonzo Weary stated his address 2344 South Fork Rd, Rock Hill address the same road. The question I want to find out is once you rezone this year I mean, how far will it , will it be for you know the next rezoning to take place? That's what I wanted to try to find out because I'm, my property just right down the road there. I'm just trying to find out you know, how much, know what, as far as the property coming from where it is now?

Chairman Raines stated not sure I understand your question you want to know when your property will be rezoned?

Mr. Wherry said Well, if the property is rezone from one R to the next R. I mean, in this you're saying five acres. So it's not going to it's not going to affect me, as of right now, but I mean, what are they ah, they ah, I would say the scenario is going down the road as far as.

Chairman Raines asked what can they do with their property once it's rezoned? Is what you're asking.

Mr. Wherry said they told me that there's gonna be a stick built for stick build or a modular home, right?

Chairman Raines stated yes.

Mr. Wherry said So the other property that's around that's what I'm trying to find out. You know, what will it.

Chairman Raines stated it will not affect those, it'll do it and the only reason it requesting is, is because they have I guess elected not to make two, two and a half acre lot or two requires at least two acres for

that zoning classification, their request R1 for a smaller lot size, but everything else permitted, is identical for R1 and R2 as far as structures whether it be a stick built home or a mobile home or modular home, and there's various degrees of understanding of what those terms mean, versus in my world a trailer versus a mobile store bought house, you know, modular homes, come in on trucks. They're very well built in a factory setting much better than a stick-built home in some ways. But all of that is identical. The only thing is, is you can't have R2 with an acre of property for R2 you have to have two acres and that's the only differentiation between these two.

Mr. Wherry stated you had to have two acres.

Chairman Raines stated they can build a house on one acre under R1.

Mr. Wherry stated you can build a house.

Chairman Raines said a little over an acre, I think it's an acre and a half or something like that.

Mr. Wherry said in R1

Chairman Raines stated yes, in other piece properties were ground about three acres give or take a little bit.

Mr. Wherry said I guess that we're clear.

Chairman Raines said you shouldn't see any, it's not gonna affect any neighboring properties. I mean, you can build a house on it either way. That's it. You can't have a nightclub. You can't put any kind of commercial building in there. That's a totally different, they'd have to come back for this commercial and asked to rezone it.

Mr. Wherry stated it's just this piece of property here that's gonna go from one R to the next.

Chairman Raines stated that's correct. The one piece the bigger piece is gonna stay R2 which is what it is now. The smaller lot, acre and a half, round numbers is going to be R1. Everything else around that. The rest of that contiguous property that exists is a five-acre piece now is going to stay exactly like it is.

Mr. Wherry stated I guess that, that it worked for me.

Chairman Raines ask Larry Archie or anyone from the Archie family would like to speak, and they declined.

Chairman Raines motioned to approve, second by Commissioner Hough. Vote 5-0 to approve.

**e. CCPCLDP23-03 Mitchell Latham, PE request approval of Preliminary Plat for Land Development of Tax Map Numbers 124-00-00-027-000, 124-00-00-024-000, and 124-00-00-029-000.**

Judson Stringfellow stated his address 3515 Double A Dr. Charlotte, Mitch Latham is in with the engineering company that prepared the plans and submitted them. I'm the owner of the property. So, he's not here. And basically, came just to see if there's any questions or any discussion. Anything I can answer.

Chairman Raines said okay, it's a lot of technical issues I mean, I don't know that I'm qualified to pick it apart it's checked all the boxes. It meets all our requirements, all our ordinances and all our laws and so on that.

Mr. Stringfellow said it has SCDOT approval, encroachment agreement, we have DHEC stormwater approval, we have CWR sewer approval. We paid for the sewer capacity taps for whatever they don't think they call them capacity as well. They paid for all the sewer fees for all the lots. We pay for all the water fees the Chester municipal districts approve the plans. Planning has reviewed and approved the plans. I can't think of anything else that had to be approved. Everything has been approved in the past or wouldn't be coming before.

Chairman Raines said very detailed down to the shape and the curbs thickness.

Mr. Stringfellow said I think the plans are roll up or a couple 100 pages of plans. Please don't go through them all tonight.

Chairman Raines said Make your head hurt looking at it. And this is phase one. Because phase one, phase two, three, and four would be?

Mr. Stringfellow stated the engineering hasn't even started on those other than stormwater work.

Chairman Raines asked what roughly is your timeframe you think on getting the layout done the roads and stuff. You have that.

Mr. Stringfellow said It's kind of too late to break ground this time of the year probably be like maybe March or April the earliest before clearing starts in there. And it'll probably take a good year to get all the infrastructure in there for the first phase before homes start. So, highly unlikely homes will start next year maybe 2025.

Chairman Raines said just curious. How long? How much pushing around dirt.

Commissioner Hough motioned to approve, second by Commissioner Grant. Vote 5-0 to approve.

## **7. Comments/Discussion**

Chairman Raines asked did everybody complete continuing education for the year?

Planning Director Mike Levister stated the next class will be in January.

Chairman Raines stated but nobody will be deficient from being on a commission by waiting till the end.

Planning Director Mike Levister said y'all should be getting something for longer, be January 13<sup>th</sup>.

Commissioner Hough asked if the last one was canceled. Correct?

Planning Director Mike Levister stated that's correct.

Vice Chairman Hill asked so the January replaces the November one.

Planning Director Mike Levister said yes ma'am.

Chairman Raines said so that'll be for those who didn't do so. Do it this year. And count for next year for everyone else? Correct?

Planning Director Mike Levister said yes, sir. Because he had some that did the online training with the affordable housing. Okay. And then we had some that attended Charlie Compton workshop.

Chairman Raines asked there was some question about some of those other things being online and stuff that is a viable option for meeting this recording.

Planning Director Mike Levister stated when it's available to where the county attorney approves the write, to sign off on. She has a sign off on any of the continuing education for the commissioner.

Chairman Raines stated so your actually present and got credit.

Commissioner Grant asked so January 8, this is one of the next one.

Chairman Raines stated January 13, they'll send you a letter.

Vice Chairman Hill asked we have a meeting next month.

Chairman Raines asked are we meeting in December?

Planning Director Mike Levister stated yes sir.

8. **Adjourn** Chairman Raines motioned to adjourn, seconded by Commissioner Grant. Vote 5-0 to adjourn. **Time 6:53 PM.**

**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 **November 1, 2023,** The News and Reporter. All properties were also posted.

