

Chester County Planning Commission Minutes

February 27, 2024

1. **Call to Order** – Chairman Raines called meeting to order.

Quorum Established: Chairman Raines, Commissioners, Azzie Hill, Shawn Hough, and Douglas Josey present. Israel Bunting Sr. present but unable to vote due to training required, with Commissioners Marvin Grant and Nancy Walley absent with previous notification.

Staff: Mike Levister, Jaime Chappell, and Kristen Davis

2. **Approval of Agenda** – Chairman Raines motioned to approve, second by Commissioner Hill. Vote 4-0 to approve.
3. **Approval of Minutes from January 23, 2024, Meeting** Vice Chairman Hill motioned to approve, second by Commissioner Hough. Vote 4-0 to approve.

4. **New Business**

- a. **CCLDV24-01 Hipp Land Surveying, Inc requests a Street Access Easement for Tax Map #100-00-00-026-000 located off Fire Tower Road, Chester, SC 29706.**

Chairman Raines stated Mr. Hipp do you have any anything you can enlighten us on, or you'd like to make a presentation of what you're actually asking for here? Pretty straightforward, but if you can step to the podium, please and if you have anything you'd like to say that'd be fine.

Bill Hipp stated okay, as you can see by your plat, which I guess you all have a copy of the plat. The piece of property in question or not in question and we're trying to get easement to is a 118.21 acre tract that is virtually landlocked. It has no access to a road, county, or public road. So, Macon's came to me to ask me if I could help them. First of all, survey the property and gain access to the road. So, they could possibly market this piece of property. As you can see, they also own the property they take posed easement runs through, so we're not running easement through anybody else's land. They're running to their own properties all the way out to Fire Tower Road. It is a lengthy, but you know there's no other way to get tired just to be honest and blunt about it. We hope they once possibly put it on the market that one of the adjoining owners wouldn't be interested in buying and we don't know that.

Chairman Raines stated in the packet you'll find letters from most of the adjoining landowners or family members, granting this permission for this. Any other member public of the public present tonight wish to speak in regards to this matter. There were none.

Commissioner Hough motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

Chairman Raines stated If you'd like to just follow up with the staff, they can let you know what the next steps are with approval with as with the county council and their office and that type thing. I think it's just your office, right? There's no Council involved, I'm sorry. Just follow up with Mr. Levister, and he'll let you know what to go do from there. Thank you. Appreciate y'all coming tonight.

5. Comments/Discussion

Chairman Raines stated does anybody on commission and I wish to I guess we introduce our new member, Israel Bunting that correct? His first meeting he still got to go through the training and all that type of stuff, but he become a full-fledged member and voting members. Who will be looking forward to that day. So, you've been in Chester for 40 years.

Mr. Bunting stated since 81.

Chairman Raines stated welcome to the commission and hopefully be able to do great. Thanks. Keep the County in a growing matter. Okay. Mike, do you have anything? We'll mention that some trainings coming up. Just keep that in mind, the next three weeks from now. So, something like that on the 16th, I think your annual continual training.

Planning Director Mike Levister stated so we have the overlay workshop on March 6th and then we have the actual continuing education class on March the 16th.

Chairman Raines stated I would just want to remind them of that like me it gets lost.

Commissioner Hough stated I have question, the overlay is going to in Lowery's.

Planning Director Mike Levister stated it's here. We already had the community reach out but now we're gonna just give y'all as the Planning Commission and the County Council an opportunity to look over. If you have any questions, we'll have the whole team here from aerodynamics and the airport plus the Cog that did the actual ordinance for the overlay.

Commissioner Hough asked where's the training going to be.

Planning Director Mike Levister stated the gateway.

Commissioner Hough asked what time does it start.

Planning Director Mike Levister stated 8 o'clock for you.

Commissioner Hough stated fair enough.

Chairman Raines stated anybody have any other items they need to bring up pertaining to Planning Commission.

Vice Chairman Hill asked will there be a meeting next month.

Planning Director Mike Levister stated yes ma'am.

6. **Adjourn** Chairman Raines motioned to adjourn, seconded by Commissioner Hill. Vote 4-0 to adjourn. Time 6:38 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 **February 7, 2024**, The Herald. All properties were also posted.