

Chester County Planning Commission Minutes

May 16, 2023

1. **Call to Order** – Chairman Raines called meeting to order.
2. **Quorum Established:** Chairman Raines, Vice Chairman Azzie Hill, Commissioners Carolyn Williams, Nancy Walley, Shawn Hough, Douglas Josey. Commissioner Grant was absent without prior notification.
Staff: Mike Levister, Jaime Chappell, and Kristen Davis
3. **Approval of Agenda** – Chairman Raines motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.
4. **Approval of Minutes from April 18, 2023, Meeting** Commissioner Walley motioned to approve, second by Commissioner Josey. Vote 6-0 to approve.
5. **New Business**

CCMA23-06 E & J Gallo Winery requests a portion of Tax Map #165-00-00-066-000 on or near Highway 21 (Catawba River Rd) to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3).

Planning Director Mike Levister stated actually this is the parcel that substation that is owned behind the Springs plant, that little old bitty square. It was in the original, but Duke Energy or springs couldn't let go of it because they still had to use the substation but now that the transmission has been removed, they have to put the ID-3 to combine it with the current property. That's the only purpose of it. They ain't gonna be able to use it for nothing because it's sitting up on up on the hill.

Chairman Raines stated I wonder why they want that little, small portion.

Planning Director Mike Levister stated I think they still got some energy there, but majority of their transmission is coming in a different location.

Chairman Raines stated and just like he said, just a little outlier that couldn't be zoned appropriately at the time because Duke Energy I guess was leasing it for power on entry.

Vice Chairman Hill motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.

CCMA23-08 Chiffon Crawley request Tax Map #069-05-25-002-000 at 527 West White Street, Chester, SC 29706 to be rezoned from Multi-family Residential District (RG-1) to General Residential District (RG-2).

Chiffon Crawley stated she lives at 3100 Swanquarter Drive, Charlotte, NC 28262. The property which I'm speaking of is 527 West White Street, Chester, South Carolina.

Chairman Raines stated it's a vacant property and the house that was there was torn down I'm assuming.

Ms. Crawley stated I'm assuming so when I purchased it, it was just the land.

Chairman Raines said it was just an empty lot and you are wanting to put a mobile home or not a mobile home.

Ms. Crawley stated either a double wide or single wide.

Chairman Raines stated manufacturing housing I will refer to it. And as you pointed out, I think in your application, there are several other properties around that have mobile homes that are manufactured housing in the neighborhood.

Ms. Crawley stated that is correct, on the same street.

Commissioner Walley motioned to approve, second by Chairman Raines. Vote 6-0 to approve.

Chairman Raines stated that in case you are wondering, or whatever, what happens next county council has to hear this for three readings. They'll either officially approve or deny it. Our opinions only advisory. So, you can follow up with staff and see when the County Council meets and takes it from there and then see where you go after, after they are through with their hearings. They meet every other week, I think. It'll take like a month and a half to their third reading of it.

6. Comments/Discussion

Vice Chairman Hill asked if there was anything next month?

Chairman Raines stated that Mr. Levister stated that pretty much indicated there probably won't be any more months off.

7. Adjourn Chairman Raines motioned to adjourn, seconded by Commissioner Walley. Vote 6-0 to adjourn. Time 6:40 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 **April 26, 2023**, The News and Reporter. All properties were also posted.