

Chester County Planning Commission
May 18, 2021

The May 18, 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 April 28, 2021 Chester News & Reporter. All properties were also posted.

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

Absent: Commissioner Grant was 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. Vice Chairman Smith made a motion to approve the agenda as presented; seconded by Commissioner Hill. Vote 6-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the April 20, 2021 minutes as presented by staff. There were none. Commissioner Hill made a motion to approve the minutes as presented; seconded by Commissioner Smith. Vote 6-0 to approve.

New Business:

CCLDV21-06: Charles D. Murphy request street access easement for Tax Map # 122-00-00-011-000 located on Edgeland Road, Richburg, SC

Charles D. Murphy of 2331 Clinton Road, Edgemoor, stepped to the podium. Mr. Murphy stated his uncle owned property and he owns property behind his. His uncle had deeded him an easement, it was a recorded deed stating that it was a twenty-foot easement, but it was never surveyed out. It just said right of way across the existing field from 901 to the railroad crossing. Now we are getting it clarified. Mr. Murphy said his cousin owned the property, Clyde Murphy III, and sold it after I applied for the application. I went to the new owner, who is in agreement, and he has signed the application and the proposed plat showing the easement. Chairman Raines asked he was under the impression the easement was already granted? Mr. Murphy said it is stated we grant you a twenty-foot easement. We just always assumed it was staked off. It just never got staked off or surveyed.

Chairman Raines asked if the commissioners had any questions for the applicant. There were none. Vice Chairman Smith made a motion to approve the easement as requested; seconded by Commissioner Walley. Vote was 6-0 to approve.

CCMA21-14: Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential)

Judy Funderburk of 5899 Cindy Lane, Fort Lawn, stepped to the podium. Ms. Funderburk stated she lives in a mobile home park and is trying to buy this piece of land, but it is zoned stick built or modular. I'm 72 years old and I've got a double wide and I want to get it moved there. I can't afford to buy a house at my age. I can't build a stick-built house, so, I want to move my house to this area. It's a 1.1-acre lot. I've been in the trailer park about 12 years. I've fixed up my yard. I have my flowers. I've done all that. I have pictures of around that area, I don't know if you guys know it, but my house looks fifty times better than some of these places. I could help it to look a lot better if y'all would let me zone it to be a mobile home. Chairman Raines asked if any of the commissioners would like to see her pictures. They did not. Chairman Raines asked if well and septic was already on the lot? Ms. Funderburk said there is, there use to be a house there and it burned or something probably fifteen years ago. The well and the septic tank is already there. Chairman Raines asked do you intend to use that now? Ms. Funderburk said yes sir. I'd have to check it. The man that owns it told me that somebody had stolen the pump off the well, of course that's got to be done and I'm sure the septic tank will probably have to be pumped out.

Chairman Raines asked if the commissioner had any questions for the applicant. There were none. Chairman Raines asked if anyone would like to speak in favor of this rezoning request. There were none. Chairman Raines asked if anyone would like to speak against of this rezoning request. Jeff Lucas and his wife of 1484 Catawba River Road, stepped to the podium. We would like to keep our neighborhood R1. It's been R1 since it was established over 40 years ago. My wife and I have lived there since 1985. There's probably seventy-five lots between Lakeview and Riverview. They are all R1. They've never been changed to anything else. We've had neighbors there before. We're just scared if it's rezoned RG-2, anything can be done with that acre. If the owner of the land decides to do something else, all the restrictions we bought into when we bought it would be null and void for both neighborhoods and we feel like if that's rezoned it could potentially hurt our properties value. Those at Riverview too. We are against the rezoning. Chairman Raines asked that's all that property on your side of the road bordering the road? Mr. Lucas said yes. The lot we are talking about is directly in the middle of Lakeview. It's all R1. And all of Riverview, the next neighborhood over is all R1. There are some other areas that is different, but ours has been R1 since probably 45 years ago. We feel like changing 1 acre in the entire two neighborhoods would not be fair to the people that bought into these neighborhoods. Mrs. Lucas said, and we just purchased additional land there less than six months ago, and it's R1.

Chairman Raines asked if anyone had any questions. Commissioner Howell asked would you be opposed to a reverter clause? Mr. Lucas stated he is not aware of a reverter clause. Commissioner Howell said if she no longer owns the property, it goes back to R1. Mrs. Lucas said she does not own the property. Mr. Howell said that's kind of what we are wondering is, the owner of the property is not asking for the rezoning from what we are understanding. So, really if the sale doesn't go through, the owner could use it for whatever he wanted to. RG-2 from our understanding, can have up to five dwellings per acre. We're just trying to keep it R1. Mr. Howell said I understand. Mrs. Lucas said we have a lot of properties going up for sale in our area. We have a lot that's less than a 1/2 acre that \$900,000. We do have houses across the street from us that are not R1, and they are not very good. We just don't need anymore of that. Chairman Raines asked Ms. Funderburk if she owns the property? Ms. Funderburk said no sir, I want to buy the property. But the guy that owns the property didn't want to pay the \$150 and he didn't want to fool with it. Chairman Raines said so you are just asking for the rezoning pursuant to buying the property? Ms. Funderburk said yes, I filled out the paperwork to do this and there are a lot of mobile homes over there. Some of them are abandon and that's what I've got pictures of that's within 200 feet of the lot that I'm trying to buy. Mr. Lucas said but they are still in that neighborhood and they are R1. Mrs. Lucas said not the ones across the street. Mr. Lucas said no not across the street, in the Lakeview and Riverview. Chairman Raines said

everything surrounding you, on that side of Highway 21 is R1. Mr. Lucas said all of our neighborhood and Riverview is all R1 and it's never been changed. None of it has ever been changed. Chairman Raines asked if anyone had any other questions for Mr. and Mrs. Lucas. There were none.

Chairman Raines asked if anyone else wished to speak against this rezoning request. Ms. Funderburk came back to the podium, she stated two miles down the road from where this lot is, is Riverview. Campers, and there are mobile homes, that's what I took pictures of, all around this lot that I'm trying to buy. It's on the main road. It's not down the road where all these nice houses are.

Commissioner Walley asked if the owner submit anything or give you anything to.....Ms. Hutchins from the staff said he signed the application, yes. Mr. Lucas stepped to the podium again and asked if the sale doesn't go through, and the owner that owns the land now retains the rights, and the rezoning is RG-2 from R1, he can do anything with that lot that RG-2 allows. Chairman Raines stated with the reverter clause, we specify we grant the rezoning as long as she has a residence there. But if that ceases to exist, then it reverts back to the R1 zoning classification. Mr. Lucas asked would that happen if that happened in all instances if anyone else bought in that area? Vice Chairman Smith asked, we could tie it to her name, the reverter clause? Chairman Raines said that would be part of our motion, the conditions of granting the rezoning, if she put her doublewide there and stayed five years, then she pulled it out, then nobody could go in and do that. We could specify one residence on the property. We can do some things to restrict, but then again it comes under the heading of spot zoning. Mr. Lucas said like I said, we've had neighbors there before. We don't have problems with having neighbors, we just want to keep it as R1. Chairman Raines said I understand.

Chairman Raines called Director Levister to the podium. Director Levister said just to let you know, RG-2 requires 1 acre for individual water and sewer per DHEC. So, it would have to be a minimum of 1 acre lot per mobile home. It's only 1.1 acre. Chairman Raines said you can't put 5. Director Levister said no. That would only work if you had public water and sewer. Mr. Lucas stepped back to the podium again asking if water and sewer was made available, could that change. With the area we are in, we have the Whitewater Center coming up. Gallo Wine coming to Fort Lawn a mile and a half from us. All of that is subject to change. Chairman Raines said that would have to be part of our stipulations to rezone.

Chairman Raines said I can determine the hardship. I understand the economics of the situation, but it does appear to be pushing something where it doesn't belong. Chairman Raines made the motion to deny the rezoning request as presented; seconded by Commissioner Howell. Vote was 6-0 to deny.

Chairman Raines stated our opinion is only advisory. County Council will hear this at three separate readings. They're the ruling authority on it. You are welcome to talk with staff to see when the meetings will be. You're welcome to come and talk with them.

Chairman Raines stated I'm assuming everyone else that is left is signed up to speak to this. I'm going to use my card as far as not hearing from each person. I've done this several times and there's a little bit of heartburn over it, but I tend to say the same thing. I'm going to ask that you split up into camp sort of speak. Pro and Con. After the discussion, I'm gong to give ten or fifteen minutes, whatever you think you need, and I'm going to have three speakers from each group to present your case. Condense it down. I'll give you five minutes each. I know most people have the same concerns, pro or con.

CCMA21-15: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development)

Judson Stringfellow of 3515 Dogwood Drive, Charlotte stepped to the podium. Mr. Stringfellow introduced David Hensley, his partner with SouthCraft Development, stating Mr. Hensley will be speaking as well. Mr. Stringfellow said he owns JDSI, which owns ½ the land in this petition. The rezoning does cover both those parcels. I know you are reading them separately but the remarks we are going to make apply to both of them. I think by now you guys have seen the sight plan that we've provided. We are going to try to keep our remarks fairly brief and just hit on the high points. Mr. Stringfellow said it consist of 235 acres together, the both of them. We are proposing a road with direct access to Highway 9 through 40 acres of existing commercial zoned property which will be developed later when there are more homes in the area. The proposal is for a mix of single family and attached homes. The overall density when you take all the property and divide it by the number of proposed residences in there is 4.85 dwellings per acre. When you subtract out all the roads, subtract all the open space areas, it's just over 6 dwellings per acre. That includes townhomes and multifamily.

Mr. Stringfellow continues, the property with the bold line around it (this is shown on the screen) is the 235 acres. The two parcels there. The yellow piece there that comes out on Highway 9, where the entrance road comes in, is already zoned commercial. That's where our direct access, main entrance at Highway 9. Within the 235 acres, we are proposing a mix of single-family homes, and townhomes and apartments. The total number of units in there divided by proposed units, assuming we get that number in there, divided by the total number of acres is 4.85. You subtract out the roads, and the open space areas it's a little over 6-unit homes per acre. Again, that includes proposed apartments and townhomes and single family.

The two main roads that come through there, we are proposing those be 80 foot wide right of ways. We are purposing to put in 4 lanes in the entrance area through the commercial area and the rest of it two lanes. It can be expanded later with 80 foot right of way, it can be expanded to 4 lanes later on, if those roads continue on through to the other properties. If they are developed later. The residential sections and the apartments and townhomes sections will have no more than 200 homes coming off one of those main roads. No homes fronting on the main spine roads going through there.

One of the other things we are proposing is \$1,500 per dwelling to be paid to Chester County for schools or other public services. That's per residence whether it's a one-bedroom apartment, or a three bedroom or a four-bedroom home. The total of that, if it's built out to it's maximum, that would be about \$1,710,000 going to the county for schools or other public service use. Of course, that's over and above the roughly \$2,500 per home fee that's paid for water and sewer capital recovery impact fee.

We are also proposing 1.75 acre land dedication to Chester County down on Wylies Mill Road down at the secondary entrance to be given to the county to be used for future Fire Station, EMT, other public service type stuff. So, we are proposing to give a land dedication to the county at no charge. Utilities will be brought to that as well.

There is a bunch of material that you guys have received, I don't know if you have gone through it all or not. Over and above what was on the materials, we had a community meeting last week with a number of neighbors and at the end of that meeting we met a lady named Roxanne James. We also offered to donate money to the Rodman Sports Complex if the rezoning and development plans are approved.

I know there is always going to be an issue. I know there is always going to be a concern of what we propose doing here. As you probably know in section 5.2 of your land development regulations, it states subdivisions with new roads should conform with the Comprehensive Growth Plan and the Gateway Master Plan where its applicable. Of course, this falls within the Gateway Master Plan area. The Gateway Master Plan shows this as single family residential. We are proposing some attached homes in there. There is no place within the Gateway

Master Plan where it specifically calls out for any attached homes. The Comprehensive Growth Land Use Plan shows this as a yellow area. What it states within the Comprehensive Growth Plan the yellow areas represent areas of greatest residential density. No distinction is made between various types of residential housing, and residential development will be most dense in those areas with water and sewer. Of course, we have water and sewer along Highway 9 that will be extended into the property. We feel what we are proposing is in line with the Comprehensive Growth Plan and the Gateway Master Plan.

As I'm sure you know, your PD rezoning has a list of 13 items that we have to show that we meet, you guys determine that we meet. We have provided, and I hope you have a list of those 13 items. I'm not going to go through them but at the end of our presentation if you have questions, we will be glad to answer them. But we believe we've met them 13 items.

On the screen, this shows the same spine roads with the areas broken down which David will talk a little bit about that in a minute. The idea of the spine roads that I mention is to be able to potentially allow development in the rear later on provided the market warrants that. By extending these 80 feet right of ways through the property, it would potentially allow roads to be extended through adjacent property in the rear. We're not just trying to look at just our property alone, we are trying to provide for future growth should it occur on that area. So, the idea of having the spine road is to not only look at our property but also look at adjacent property for the future.

An issue that was raised by some of the people that we have talked to is our proposed Cheswick name. Few people felt like that wasn't a great name. Honestly, we are not married to the name. We came up with the name based up looking at Chester County and the Old English District and trying to come up with something that played off of those. We saw several things in looking at British names and British maps. We came up with Cheswick. Instead of the "wyck" on the end we found a place in England in Northumberland, I'm not real sure where that is in England, but it's called Cheswick Village and there is a Cheswick House that was built in the 1850's so that's how we came up with that. We are open to other short names within the development. We would like to be able to have different areas of development in there. We would like to have various names within there that play off the Cheswick name like The Preserve at Cheswick, the Towns of Cheswick, or whatever other name we come up with for the development. We certainly don't want the proposed name to be a hinderance to approval.

As a side note, after our community meeting last week, we heard it expressed why can't we develop more like Victorian Hills. I can understand and appreciate that. That was developed in 1996. You're current Land Development Regulations passed in 2002 won't allow Victorian Hills to be developed again. You now require curb and gutter if the lots are less than 2 acres per section 6.6. You've got to have storm water retention with 25-year storm water retention pond fenced in. You're also required to have sidewalks, and if you're within 1000 feet of sewer line you've got to extend sewer to the development. If we tried to do this and meet all of your current Land Development Regulations and have 1 acre or 1.5 acre lots like a lot of the lots in there, the homes prices would have to be in the mid \$500,000 to mid \$600,000. What we are trying to do is have nice homes, which we will get into in a minute, in the upper \$200,000 to upper \$300,000. We can't justify doing something like that with all the cost of development, material cost, sewer and water. We need sewer lift stations in there and so forth.

Mr. Stringfellow turns the presentation over to David Hensley.

Mr. Hensley said I would like to briefly discuss a little bit about the various housing options, buffers, development time and the products that we have planned. The site plan captures a variety of housing options from multifamily to medium and low-density single family. If you look at the site plan, the light-yellow area and the light green area makes up the majority of the site. The yellow medium density area is made up of a minimum of 50-foot-wide lots with 6 foot side yards and 12 foot side lots on corner lots, which means at least 12 feet between the

homes, though most will be further apart from that. The low density or light green area is minimum 60-foot-wide lots and minimum side setbacks of 7 feet and 13 feet on the corner lots, which means at least 14 feet between homes in this section. While we show minimum lot sizes and setbacks, the average lot size and distance between homes will be larger.

We have incorporated buffers in most of the areas adjacent to the existing single-family that's around the site and the property owners along Wylies Mill Rd. As well as arranged our lowest density product and area of the site to border those properties.

In our community meeting we did receive some concerns from a couple of these property owners about the stub streets that we have coming into them. Under Chester County Land Development Regulations section 5-2.2 and 2.10 it calls for the streets and right of ways to be extended to adjoining property. We would ask this commission to consider allowing us to revise the stub streets to make them into cul-de-sacs at these neighbor's request.

From a timing standpoint, obviously with a project of this size it will take some time to develop out. We anticipate (market dependent) for this site to take about 8 to 10 years to build through. We would anticipate 12 months or so after the successful rezoning to obtain construction and development permits, plan approvals and then 12 months or so after that to develop the first phase and have homes under construction. So, it will likely be close to 2 years before the initial home closings occur. We have committed that we will not develop any attached homes until at least 50% of the single-family area site development is complete. Commissioner Raines I know you mentioned that you didn't have anything with regards to water and sewer in your packet. We did meet with Chester County water and sewer providers both and discussed our plans and capacity needs and at this time there is sufficient capacity for our site to meet the needs of this project.

The site plan does depict various areas of green space and amenity sites. We anticipate having a couple larger parks, with play equipment, covered meeting areas and trails in these areas. The townhome and apartment sites however will not share these areas but will have their own amenities. There will be a master Cheswick HOA association with sub-associations for the single family and attached home areas. Dues will be collected from homeowners to maintain the Common Areas, the landscaping along the spine roads and entrance monument areas, and to enforce the CCRs.

The homes that we have planned will have stylish multi material front exterior walls and a variety of front elevations to avoid monotony. There will be no linoleum type flooring, rather LVP flooring on the first floor, kitchen islands will have pendant lights, granite kitchen tops with tile backsplashes, 9-foot ceilings on the first floor, large bath vanities and upgraded two panel interior doors, just to name a few. So, you can see our plan for these homes is to be handsomely upgraded. As you can see on the screen which is also in your package. Also, the townhomes are worth mentioning will all have single car garage, off street parking.

As an example, we want to mention, we envision this development progressing similar to a development between Summerville and Moncks Corner just northwest of Charleston SC called Cane Bay Plantation. It started in an area that was in need of housing and further out. As the housing began to grow the initial spine roads were extended into more vacant adjacent land and more housing was added. After the residential rooftops came the interest for multi-family and for the commercial/retail was there and developed at the entrance areas. Like our proposed Cheswick, Cane Bay needed enough residents living in the area for the commercial area to be successfully developed.

Mr. Stringfellow said basically, in summary, we have direct access to Highway 9. We are not trying to come off of secondary roads It's going to take 8 to 10 years to develop this most likely. It's not going to come over night. We're not going to have a whole bunch of people living here at once. We're putting in the spine roads which will

not have any homes fronting on them that will allow for future developments of property in the rear if the area continues to grow. We are providing money for schools; public service and we're providing a land donation to county. One thing to briefly point out, again is the areas we're proposing for the attached homes is adjacent to what is preliminary zoned commercial and industrial there. So, we are trying to have the higher density against the industrial and commercial use as it is now. The commercial development of the 40 acres in the front, which again is not part of this rezoning, it's already zoned commercial, that development will come in time. It's not going to happen immediately because it's not enough people living in that area. But as the number of residences build up, not just in this community but in the area in general, the interest will fall in commercial and that will come as well. With that said, we will take a seat or wait for y'all to ask questions, what ever you would like.

Commissioner Howell asked you are the developer? Are you going to build these or are you going to sell this out? Mr. Stringfellow said our intention is to primarily develop this thing ourselves. We may sell some sections of it off to other builders, but our intent is to be the developer and builder. Commissioner Howell asked that will fall under your master plan? Mr. Stringfellow said yes. Mr. Howell said you are going to develop the commercial as well? Mr. Stringfellow said the commercial area, well that's going to happen over a period of time. I honestly can't say for sure. You know there are some anchor people, let's say CVS. They have preferred people that they use. Saying a Wal-Mart would be a bit over optimistic, but that's one that comes to mind. Some of these large companies, national chains, have contracts with people that they develop with. So, at the very least what we would do is get this set up. Get the utilities there. Make the entrance roads in it. We might pave them. We might develop part of it but we might selling part of it off. I wish I had a great blueprint for that. As we've really seen over the last couple of years the retail, everything is changing in commercial use. Ideally, we get some restaurants in there. Fast casual. Some services. Maybe an urgent care. It's really hard to say. I would be misleading if I said I know exactly what's going to happen there.

Chairman Raines said on your cul-de-sacs you would lose some lots on the end of that correct by making turn arounds, that would decrease the density somewhat? Mr. Stringfellow said yes, we would lose a couple lots if we cul-de-sac them. Chairman Raines then asked what was your price point for the single-family medium density, \$200,000? Mr. Stringfellow said well, we're going to be in the upper \$200,000's at this point. Upper \$200,000's to upper \$300,000's. In the medium density we expect the average square foot to be around 2000 square foot. That's what we're doing now in other areas with the two-car garage. As I'm sure you guys have heard and seen prices, material cost as well as material prices have jumped up considerably in the last year. At current market prices we would say upper \$200,000's to upper \$300,000's but again that could change.

Commissioner Howell asked on your single-family homes in the high density, what is your square footage average in there? Mr. Stringfellow said we have medium density and low density for single family. What we consider medium density. The 50-foot lots, the square footage is expecting to be 2,000 square foot living area plus the two-car garage. The low-density area would be around 2,400 square foot living area plus two car garages. The town homes will be 1,500 to 1,700 living area with a one car garage.

Commissioner Howell then stated he noticed in the package you mentioned a twenty-five-foot buffer from the house to the road. Does that include the road right of way and sidewalks and planter strip? Mr. Stringfellow said the twenty-five foot is between the edge of the right of way. In the right of way, you have the pavement, plus curb, gutter, planning strip and sidewalk. The twenty-five foot starts beyond that. The twenty-five foot is from the right of way, not from the edge of the road. Commissioner Howell so your average from the back of the curb to the house would be like 40 feet? Mr. Stringfellow said 35 probably. Plus, or minus, don't hold me to that exactly. Commissioner Howell said it all averages out to the lot shapes and sizes. I understand. Mr. Stringfellow

said the side setbacks are the minimum we expect the average ones will be greater than that. With grading and lot configurations, sometimes you have to slide one house to one side to make the grading work and so forth.

Vice Chairman Smith had a question about the community meeting. When was that and who was invited? Mr. Stringfellow said it was sent to anybody that was along Wylies Mill Road and along Highway 9 in the immediate proximity of that property, and it was last week, Wednesday. Vice Chairman Smith said he had a few calls from my neighbors on Wylies Mill that didn't know about it, and I never got anything. Mr. Stringfellow said we only sent it to the immediate area of the property. Vice Chairman Smith said he's about a mile from it and didn't know about and never got anything. Mr. Stringfellow said sorry, no offence intended. We just did immediate area. Vice Chairman Smith said I just know that was a concern from a couple residence.

Commissioner Walley stated you mentioned Cane Bay Plantation, you said Summerville? Mr. Stringfellow said Cane Bay is actually considered Moncks Corner. It's located between Summerville and Moncks Corner. Commissioner Walley asked are you the developer? Mr. Stringfellow said no I am not the developer. It's just one that I am really familiar with and as is David. It was fairly rural at that point in time when it started. The houses went in first. The developer also sold a big chunk of land to the county which ended up being the High School later on there. It started out as residential, just like this, left a big chunk of land at the entrance. The initial property got developed out but he put in spine roads like this, and this started like maybe 15 years ago. Over time the spine roads got extended over to adjacent properties. Once the homes and other things happened in the area too. Once there became more density there, commercial was feasible, and they started developing that. Similar, they also had a section of townhomes and I'm pretty sure there are apartments there too. They are adjacent to the commercial and were put in later.

Commissioner Walley asked is this your first PD or do you have one somewhere else? Mr. Stringfellow said this is the first one that we have done together. Both of us come from back grounds of other development work. I have gotten other similar things approved like this to this where I was not the owner or the developer myself. Including another one in Goose Creek area, and another outside of Orlando. I've probably developed 4,500 lots over the years. I know I don't look it, but I am old. Probably built 2,500 homes. Maybe more. I've lost track. David is similar, maybe not quite as many. Together, this is the first thing we've done like this. We have a lot of experience.

Commissioner Walley asked what happens if you sell part of this to another developer with your promise of the \$1,500 per home. What happens to that? Mr. Stringfellow said that's one of the conditions. When the council hopefully approves this, that will be one of the conditions that's including in there. Same thing with the land for EMS station. Mr. Stringfellow said yes mam. That would be a condition of approval.

Vice Chairman Smith stated he was curious about the market research as far as demand that you guys have done considering we have a bunch of other planned developments in the same district. Mr. Stringfellow said that's a very good question. It's more of an art than it is a science. We've talked to a couple different experts and this is perceived to be an area that is up and coming, the next area that will come along. We were told there is a deficit of something like 1,000 to 1,500 homes for working people in this area. I've also been told this is projected to grow; I forget what the numbers were. These types of projections and expert opinions like that are, like they say, like economist, you can line them up one forever and never reach a conclusion. You're close enough to the shopping in Rock Hill. You've got jobs in the area. You've got water and sewer available. You're close to I-77. It has all the ingredients you would want to have to have a successful development and other developments nearby. I think it can support it. I mean I've already bought half of this land. I wouldn't do that if I didn't think it was feasible. Nobody has a crystal ball when it comes to this.

Commissioner Howell asked would it be feasible for your HOA to support the Fire Department since its going to be, you know you're putting all this density in there. Which in a neighborhood this type you tend to have more cause whether it be nuisance or whatever? Medical and all that. Would that be something that you would consider in your HOA fee? Mr. Stringfellow said I'm sorry I don't understand your question. Commissioner Howell said what I'm asking is would you consider the HOA to contribute to the local Fire Department to help offset because it is volunteer. You're looking at needing full time firemen here. Mr. Stringfellow said so basically have the HOA pay a per resident fee? Commissioner Howell said some of the developments over in Lancaster, that's part of there association fee. Mr. Stringfellow said I don't see why not. Is it something we can get the specifics of? You say some other place done that? Commissioner Howell said yes, Sun City did that. Carolina Village has done that. Those are two of the major units. Mr. Stringfellow said I think that's a reasonable request. I don't see why it couldn't be something, anything that is within reason. Commissioner Howell said that would take some of the burden off the Fire Department and EMS for that area there. Mr. Stringfellow said it's the same sort of things like trash collection. If you don't have a city municipal or trash collector then you build that into your HOA dues which is one of the reasons to have a master association there so you can get a master contract. I don't see why not. I'd like to see the language of how it's done elsewhere but I think that's a reasonable request.

Chairman Raines asked did you mention an additional fee in addition to the \$1,500 per house? Mr. Stringfellow said the water and sewer tap fee and capital recovery fee. The capital recovery fee currently is for water and sewer together is \$2,485 per home which goes to pay for water and sewer plant improvements. The \$1,500 is over and above that. Mr. Stringfellow said I know you guys don't have an impact fee, but we are more or less proposing that we're paying one, but I don't think we can call it that. In some areas it's done based upon a number of bedrooms or whatever. We're just saying a flat fee. I was in an area one time where it was based upon a number of bedrooms so people would build three bedrooms houses with a den, and the den had a framed in opening that just happened to fit a 2/6 door later on. It's easier just to make it across the board and be done with it. Chairman Raines asked in your experience, what would an impact fee be if we had those for a typical jurisdiction? Mr. Stringfellow said it's all over the place. I mean it depends upon what you're building. Chairman Raines asked is it like \$3,000, \$1,500, \$10,000? Mr. Stringfellow said again it's all over the place. As a builder and a developer, if I was to suggest something like that, I might not be invited to any other developer meetings. Chairman Raines said I've just never heard anyone say what they were, Like York County has been discussed but I don't have any idea what the range is, what it's based on. I didn't know if you had any experience with that. Mr. Stringfellow said they are all over the place. I'll put it at that. Chairman Raines said fair enough. Mr. Stringfellow said we're just trying to come up with something I think is reasonable that will help us keep the houses nice and affordable and be fair to the community.

Vice Chairman Smith asked, if the property doesn't get rezoned, will you still build? Mr., Stringfellow said I think my wife would make me live out there by myself I've already bought half of it. What do you propose? Vice Chairman Smith said if you head down Wylies Mill Road, I think in the last year I think they've built 10 new houses. That number might not be exact but there is another 6 off of Harmony Church. There have been several houses built close by. Mr. Stringfellow said 10 is not a whole lot in the total scheme of things. You guys have a real housing deficit here. We're trying to do something nice. Not just a handful of homes. We're trying to do something that y'all will be proud of. I mean, with a nice commercial area out front. I hope you'll approve, and I hope we can show you something really nice over time.

Chairman Raines asked, the feeder roads, you don't own that property. That's just conceptual? The feeder roads to the commercial and stuff back behind that? Mr. Stringfellow said the commercial and the remaining 235 acres we have under contract to purchase. The area behind there? Chairman Raines said yes. Mr. Stringfellow said we have an option on a portion of it back there. But our option is fairly short. We don't have anything specific back

there. Chairman Raines said that's more of a concept than a rather hard fact plan. Mr. Stringfellow said it's trying to make sure that we are planning for the future and we are. Chances are 10 to 15 years from now, I'm probably not going to be doing this. It's just more of a long-range planning thing for the county. Chairman Raines stated that was mentioned at one of our other hearings and the property that that connects to. I was wondering if you had sort of a master plan or just a big sketch plan for long term. Mr. Stringfellow said it's just more for long term use. The immediate property to the main stub road goes through there, the immediate adjacent property is owned by a gentleman by the name of Jake Alvarez. Sometimes he is interested in selling. Sometimes he's not. And he owns the property as you're looking at the entrance road to the left of this as well. So, you know, it's really just for long term planning purposes.

Commissioner Howell asked Director Levister if these homes exceed our limit for road access. Director Levister said no sir. Commissioner Howell then asked, if it connected to the development that is there now, would it exceed it, the one that's under construction. Director Levister said that would be a hard question to answer without seeing the full development of that road and the design at that time. Commissioner Howell stated I knew they only had once entrance in there and that's why I asked. Director Levister said correct. Mr. Stringfellow said on the conceptual only thing, the top North side there, that is where it is shown to tie in with that property where that road that comes through there. That's the general idea if it was ever extended through there it could let everything tie back in and come back out Highway 9. But again, that's no promises on that. Just trying to show you we're trying to allow for future stuff should it occur.

Chairman Raines asked the commissioner if they had any other questions for the applicant. There were none. Chairman Raines said for everyone to take a few minutes break and get together in your groups and come up with your spokes people. Let's say 7:45.

Off record

Chairman Raines said we are going to start with people that are in favor of it and I'm going to ask Mr. Agee to speak first. I understand you are representing the Gateway Steering Committee.

Mr. Agee stepped to the podium. He stated his name as John Agee of 3203 Lancaster Highway, Richburg. I am the Vice Chairman of the Gateway Steering Committee. Ms. Jennings could not be here tonight. She is in Florida. We met with Mr. Stringfellow and Mr. Hensley the day at the Gateway Steering meeting. To make a long story short, the Gateway Master Plan was adopted and designed and put together by the COG, Catawba Regional Planning Committee. It was adopted by the Gateway Steering Committee appointed by Chester County Council. And it was adopted by Chester County Council. This development here is probably the only one we have seen that comes anywhere close to being developed into the Gateway Master Plan. So, what y'all have got and had in front of you before is part of what we want to see happen in Richburg and our community. Now, I can't help but laugh a little bit because the land where they are going to be building this was the original Lewisville Community. Where the bamboo field is, was Lewisville. This goes back a long time ago. So, we would hope from the Gateway Steering Committee that would be taken into consideration that, we have an identity. Chester is not what Richburg is identified as. Now, I've said my little stump speech so... What I would like for you to do is to understand that we sat down with him and we went through this and we feel like that with some tweaking on this thing from County Council, as it goes through the process as you just told the lady a while ago, there are the ultimate decision makers. That this thing can be developed into something that's going to bring residence and tax paying money into this district. The census in 2010 was 33,000 people. The census in 2020 was 29,000 people. That's 4,000 people less to pay taxes. And we are all after the same services for our wants to do things. So, at any rate, the Gateway Steering Committee is in favor of this project. That's what I'm saying tonight. I do have another caveat.

Mr. Howell mentioned the fire service. Everybody in this room knows I am the chief at Richburg. I had nothing to do with what he said. So, please I am making sure that I disclose that. Because I don't want anybody in this room to say I set y'all up to do that. I did not do that.

Chairman Raines called Robert Dodson to speak first in opposition to the rezoning request. Mr. Dodson of 220 Coneflower Place in Fort Mill. My family's property is on 3631 Hernandez Road. You can actually see my Grandma's house that I grew up in right there on the map there. I'm very familiar with the area. There was a question earlier about sort of impact fees are seen around the area. I know Lancaster within the Panhandle area there, they are doing a \$2,200 impact fee per single family home. It graduates up and down I think based on the type of residence. Fort Mill, which is way out of what we're probably doing, they have something like \$18,000 per Fort Mill School District per single family home. They kind of got over run so they really ramped that up. Clover School District is about \$4,000 per single family home, that's on top of the Town of Fort Mill has \$1,300 for recreation alone. Just some context there. I do want to be consistent with what I've said previously. I am generally in favor of a moratorium on further development while we're waiting on the 3000-ish homes that have been approved, or under construction, or planned in this area that have not been built yet. While there is enough sewer capacity for any one of those things, the current development under construction or planned would tap out that sewer capacity. I do believe we have plenty enough water capacity. There was an infrastructure meeting with the county council. I wasn't able to attend. I also regret that I wasn't aware and wasn't able to attend the Cheswick meeting to get some feedback into this development here. The area is planned for single family residential consistent with the Gateway Master Plan. Or single-family residential zoning RS1, if you get a special exception for cluster zoning you can get 3 homes per acre if you provide 15% common space. This proposal provides for 15% common space but then it goes over double that zoning allowance. And in gross, at 4.85, which is still above what you would get there. I believe the Gateway Master Plan itself indicates that you pay about \$1.42 for every dollar you receive in taxes for residential spaces, so they are tax heavy so it's important to balance those with commercial spaces. So, if you build at a higher density, you are putting a lot more burden on residence. I have a couple smaller concerns, but still things I think should be addressed. One of things that's in the proposal here is they say that trees and environment shall be protected if reasonably possible. Whereas our single-family cluster zoning ordinance has very specific protection for trees. The Gateway Master Plan had some very specific rules or recommendations for protection of the environment. I think those things should be considered and included. I think that should be put back in. A lot of the references in the proposal are to RG2 zoning which is a residential multifamily zoning. Again, this was a map mark in the master plan and as single family residential. I will note that if we removed the multi family apartments and the townhomes from this proposal and turn that into common area, you would hit a gross density of about 3, just under 3 homes per acre. Which is more than you would get out of the single-family residential zoning, but we would have the advantage of more common areas for parks. People to get out and have a more walkable community. It feels like we are going with a lot denser than was planned without a commiserate increase in common space for recreation. That kind of thing. We don't want to become just a sleeping community that commutes to Rock Hill for services or parks or something. We want to have a community that lives here and enjoys community. I really like seeing the Master Plan layout. I think that's something that the Planning Commission and St. Katherine Properties, Mr. Stringfellow and Mr. Alvarez the owners of this area in general should really be talking proactively about this development because if we're looking at a section that's really dense, we really need to be bouncing that out with common areas. I'd love to have seen the commercial area included in the PD so that we can have consistent design standards. So, you don't have just a CVS dropped in there, but you have an opportunity for small restaurants and that kind of thing also in the area. I also, last comment, I do have parking concerns with one car garage for townhomes and with two car garages for single family residences. With how dense this is, you're going to end up with a lot of street parking. As kids grow

up and the teenagers need their own cars and that kind of thing so parking in that area is going to be a pretty big concern. So that is something we need to look at when reviewing this PD.

Chairman Raines calls Jeff Harris to the podium as the next speaker. Mr. Harris of 4354 Simpson Road in Edgemoor. I want to say Thank you. I appreciate you guys being here because you could be at home watching TV. But instead, you are involved with your community. And that's what we're trying to do as well. I feel bad for Mr. Stringfellow we are kind of ganging up on him here. He's only got one pro and three cons so here we are. He mentioned his community meeting last week. Well, there was a community meeting about two weeks ago where the various entities came together. The Sheriff, Fire Department, Emergency Medical Services, Water, Sewer, School Board. And I attended that. And essentially these various entities were talking about what they needed to be able to support the type of growth that's being promoted here. Virtually every one of those individuals said we don't have enough money to meet our current budgets, so if you add this onto our plate it's going to just totally over stretch us. So, I'm not anti-growth. I think we have a wonderful opportunity to have an amazing community that's going to draw people here if we do this right. My concern is, if we get the cart ahead of the horse and go to rezoning before we have the adequate infrastructure to meet that growth, we can end up creating a mess for ourselves. We've talked about Fort Mill and Route 160 in the past and I can see that happening. So, one of the key issues is there is a need for schools. A need for expanding the sewer plant. Phillip Thompson King who runs that thing says he has 510,000 gallons of availability for sewer per day right now. According to the EPA, that would enable him to service 1,700 total homes. Total. Think about that. Now that means that this project would take up 2/3 of that, if not more. And any other projects would be very limited as well. That means there could be no commercial development. No other businesses could come in after all these homes have been built. We've got homes for workers but no businesses for them to work at. So, what I'm saying is let's do some physical planning. There are three things that I think we should do. Number, one we need to quantify what type of infrastructure needs to be in place. We need to sit down and quantify. How many schools. How big of schools. We need to know exactly how much capacity the sewer system has. Phillip Thompson King said that he is land locked. He can't expand. He can improve with the right technology, but he said it would take I think \$12,000,000 to \$15,000,000 to do that, to upgrade his facility. That's a lot of money. So, we need to know. We need to quantify exactly what our needs are, as best we can and then we need to get a plan together to determine how we're going to fund that. Where is the money coming from? Now, I appreciate what these guys are saying, offering a \$1,500 stipend. That's great. The truth is, to do the things we need to do, from an infrastructure perspective, it would take \$10,000 per residence. \$10,000. Per new residence. So, this is a great step forward. Just up the ante. Again, love growth. Smart growth. But let's don't put the cart before the horse. Let's don't go to rezoning until we know what we can support in a way that makes this a great go to community. Not another mess.

Chairman Raines then calls Berry Dodson as the next speaker. Mr. Dodson stated his allows his time for the Bedenbough family the adjacent property owner. Chairman Raines said ok. Chairman Raines called Mr. Bedenbough to the podium. Dale Holmes, the son-in-law speaks for him. Dale Holmes of 3627 Wylies Mill Road stepped to the podium. He stated his property is there surrounded by the light green on the board. He said the biggest issue is just like all of us, if we've lived in a place with no growth, it's hard to make a change. But we do understand that change may come. That's obviously what they are trying to bring to us now. There is a lot of things that could be said. When you tear up land and you destroy land and not have everything set up like infrastructure, if you don't have anything set up...And we have land in Fort Lawn that was demolished, and they stopped production on it because of the rocks. If you know what I'm talking about. We don't want another one of those projects end up in the gully sort of say. Least I don't. I'm the one having to live there every day and look at it. But if it continues to go on, my biggest issues are the surrounding of my land. I want to make sure that

somehow, someway that I'm protected from this new development. It's a lot to undertake. My brother-in-law feels the same way because he is on the back side of me. He has a pond. You know you worry about, when you're moving land, how is that going to affect his pond? There is a lot of environmental stuff. I know they cover it. I'm not experienced at it. It's just a lot. The high density of the houses. I think if we were to stay with the R2 and make sure that there was enough land between these houses that you wouldn't get such a high density of people in there. I think that would be a better option than just cramming people in there just to make money. Some people don't agree with that. But put yourself in my shoes. I'm living there right there at it. That's the biggest thing for me. And like I say, you are talking impact fees there is a lot. There is a lot that can go on here. Hopefully y'all will think about it. The biggest issue is the amount of houses in that area. You're going to have to give into it. I understand. I'm going to have to give into the change. I don't want to give into a massive amount of houses built behind me that I think would be a mistake.

Chairman Raines said we have heard a lay out of the plan. We've heard a lot of discussion about cost and number of homes and that type of stuff. People in favor of and we've heard people opposed it.

Vice Chairman Smith said he would like to see another community meeting with more people involved. He said Mr. Stringfellow I don't know if y'all would be willing to do that, but I just felt like some people had been left out. Chairman Raines asked what was your method for sending? Mr. Stringfellow said we took the owners along Wylies Mill Road up slightly beyond where the property ends, along the intersection at Highway 9, and the ones along Highway 9 because that's where the roads would tie in and that's what's adjacent to the property. That's the people that would be most affected. Chairman Raines asked adjacent landowners, would that be fair to say? Mr. Stringfellow said adjacent and a little bit beyond that's what we sent to. Chairman Raines said we can't put that in a form of a motion.

Jeff Harris stepped back to the podium. Mr. Harris stated he would like to point out a development of this size is going to affect many more people than just the adjacent landowners. I would suggest getting a letter out to the community. Because they are all going to be impacted by this. Not just the people living next door.

Chairman Raines said my opinion is we are having a public hearing here tonight. Those folks are not here. This is public knowledge. That's not difference that anybody else in the county that would be impacted by that. They are bound to have seen signs and stuff. That's really outside the jurisdiction of what I do. The way I understand, public hearings and that sort of thing is nicety by the entity wanting to make a change. That's not legislated, and we don't have any jurisdiction over that. I don't think that applies to what we are here to talk about tonight personally.

Chairman Raines made a motion to approve the rezoning as it's been presented. There was no second. Chairman Raines asked if anyone else had any ideas.

Commissioner Howell asked the next entity that involves this property, how do these two ties together, the two projects. The next item on the list CCMA21-16. Chairman Raines said I guess we could fight the whole thing out again. We can't combine them because they're two separates. Commissioner Howell asked Mr. Stringfellow to explain. Chairman Raines said I'm assuming you wouldn't do one without the other. Mr. Stringfellow said both are contained within that PD plan there. As far as the legalities of your ordinance would be a question for Joanie Winters, I guess. But we can't do one without the other. I think they both....I don't know, Mike? Director Levister said it's two separate zonings. Commissioner Howell said they're two separate zoning so they both have to go to make the project work is what you're saying is that correct? Mr. Stringfellow said yes, It's part of the PD. I'm not sure how your procedures work but they are both part of the property. Chairman Raines asked Commissioner

Howell, I think what you're getting at is just go with RS1 or something along those lines. But the whole purpose of this meeting is for a PD. Commissioner Howell said correct. The RS1 gives you what, 5 houses per acer? Mr. Stringfellow said I don't think you're going to effectively get that based upon the lot sizes and stuff. We haven't really laid that out. I mean we were going for something based upon what we felt was in line with the Chester Comprehensive Growth Plan and the Gateway Master Plan. I mean are you suggesting..... I don't follow your question. Commissioner Howell said I guess the right question for me to ask you is can you do less density than you have, and you still survive on your project? More space between the houses. Mr. Stringfellow said is this let's make a deal here? Commissioner Howell said no, I'm just asking, and it's not let's make a deal it's got to work for everybody. Mr. Stringfellow said I understand. I mean yes. We can tweak it some or whatever. It's all a matter of economics. I know it was stated we are there to make a profit. Of course, we are there to make a profit. We've also got to build product that people want to sell. Development prices have skyrocketed over the last few years. As have building cost. Especially the last year or so. We can certainly entertain something different. We've proposed 240 apartments or townhomes in that area. We certainly would be willing to go back to the townhomes only. Or reduce the density some we just have to take a look. If somebody has a proposal, we certainly can look at it. We are willing to consider anything reasonable. Commissioner Howell said we have one speaker comment that there wasn't any public green space or parks that you were showing on the drawings that I see. Mr. Stringfellow shows on the screen, all the green is proposed green space areas. Then there are two brown areas within the green space area in the single-family area and those are amenities centers. So, we have within the single family, we have proposed a lot of, around 15% open space. Then within the townhomes and the apartment areas, that would be additional. That's 15% of the overall thing already. Then there would be some additional amenity centers in the townhome and the apartment areas, if we do it as apartments. So, yes, there is. Commissioner Howell said so what you are telling me is that part of this green space that you are showing here is wetland areas, what it appears to be. Mr. Stringfellow said some of it its along creeks and stuff yes. The idea is to put some trails and things in. Commissioner Howell said so you will be offering activities on site rather than having to travel. Mr. Stringfellow said correct. We're not going to have a ballpark, or big, big things. But yes, we will have amenities on site.

Chairman Raines asked there are not just general drainage areas that you're going to leave alone. You're going to make trails and there will be picnic areas. Mr. Stringfellow said correct. As David said, we are going to have covered areas in each of the amenity centers for picnic and so forth along with play equipment and trails and so forth.

Vice Chairman Smith said usually what happens you've got the flood plains and the creek bottoms, and you can't build that becomes a natural area.

Commissioner Howell said Mr. Chairman I will support your motion if you restate it. Chairman Raines said I am willing to amend my motion. I am a little concerned about the density too. I think we can probably propose the medium density homes be reduced in numbers maybe. I don't know what it would work out to land wise but maybe go to 450 homes instead of 520. That would give you some more green space. Commissioner Howell said I would support that.

Chairman Raines said my motion is going to be to approve the rezone as it's been requested. Change the medium density section of the development to the max of 450 homes for the same area of land, the same number of acres. Commissioner Howell seconded the motion.

Chairman Raines said some of the things I've jotted down here is, talking points if you will, is you are right. There is a lot down Edgeland Road. Some of it is still purposed. Some of it hasn't been addressed yet, in the process of

doing that. This is Number 9. This is totally different. I realize the way the land lays you can look across and see all of that. But as far as a traffic pattern and congestion and stuff goes in my mind this is a totally different animal sort of speak. I think it's well thought out that it's on number 9 with much better access. I looked there; the sight lines look good pulling out. I'm sure as we go along the traffic will be heavier in that area but we're not looking at being that way tomorrow or six months from now or even three years from now. It's 10 year build out. A lot of what's been discussed here tonight, to me it's just a matter of taking it on faith that things will be done going forward. I mean I think this county has its history and I may be speaking out of turn, not being very planning what's going to happen next. Content to be reactionary. I think if you don't let growth in you're never going to get the things that you talk about that you need to be more efficient from an economic standpoint. I mean you've got to have people before things are going to come. You've got to have jobs, which we have a fair amount of. I think that all of that comes in good time.

The parking issue, Mr. Agee has brought that up in previous considerations of Fire Department access. It's my understanding that the HOA controls that sort of thing. They determine that you can't park in the street. You can't park in the front yard. I don't know what you do in a situation like that. Maybe you take your car down and park it at a commercial facility, shopping mall or something. Maybe you just have one car. Maybe you have a two car garage. I wasn't paying honestly much attention to that. But that's controlled through the process.

The setbacks are what we specify in our plan. The density here is the big thing and as I said I think the density is a little bit high for some of that. It an economic portrait too. You want to paint people as making a ton of money. I guess they do make a lot of money but that's what every other community that I know of does. You know we've had a lot of discussion in this community in the last three or four years about schools adding on. Going up on taxes and that sort of thing. In my mind, more people involved in it gets you more bang for your buck at a reduced cost. There again, growth is the answer to that. I don't know how y'all feel but I feel that this is well within what's been planned. It goes along with our Master Plan. It goes along with Gateway Steering Committee Plan. Honestly, I feel like we owe the developers and people coming in here to own up to what we said we were going to do. We said this is what we want, and we spelled it out. We've drawn nice pictures. That sort of thing. In the end we come up with other reasons why we shouldn't do it. Maybe I'm wrong but that's my opinion.

Chairman Raines asked if anyone else had any comments they would like to make?

Commissioner Walley said it's a little concerning to me, which is really not got anything to do I guess with our commission. But I'm going to say it anyway. Every time we hear something about the sewer, we hear they have no more capacity. But yet on the other hand, the other folks say that it will be fine. I would like to hear Mr. Kings opinion of that. At the Steering Committee he is telling them that it's ok. With the developer he's telling them it's ok. With the community group he's telling them it's not ok. I'd like to know whether it is or isn't ok. Chairman Raines said I rely on the process. My job relies heavily on the process. I'm just making the assumption, and there again maybe I'm wrong about that. But if that was a problem, you would think that would have been addressed. Commissioner Walley said exactly. Chairman Raines said I am almost certain the developers have asked that. Planning staff has asked that and had this question answered. Mr. Stringfellow said if everything gets developed around there and the sewer capacity is not increased in the meantime, there may be a problem. But, if it gets to that point, things are going to stop. I mean, whether if we are approved for 1,000 homes or 10,000 homes, if the sewer capacity was to run out after we got to "X" number of homes, the home building has got to stop until that is addressed. Worrying about if there is enough capacity for all of the homes, that's the kind of thing that gets addressed over time with growth. And if it gets to the point that you're bumping up against capacity then they stop issuing building permits. Then that is something that we have to address at that point in time. That project in Lando, that PD was approved a long time ago and it hasn't been built out yet. Who knows what will happen there?

With regard to rock, they've spent a lot of time on the lot out on a trackhoe out on this property looking for rock so, we feel good about it. The point is, if sewer becomes an issue, we can't keep building homes. We'll have to stop until it is resolved, no matter how many it is approved for. The zoning is approved for.

Commissioner Howell said so it becomes a moratorium from the building permit side. Chairman Raines said that's correct. You would do like a lot of other communities are doing. Looking at moratoriums because they've outrun their capacity. I know there is upgrading the plant, enlarging the plant. Maybe some of the neighboring communities would have some capacity we could tap into. I don't know how feasible that is, but I was told that might be something that could be looked at. Generally, when there is a will there is a way. It can be done.

Commissioner Walley asked what does that mean Mike? Do they let you know when they reach capacity? You can't issue anymore permits? Director Levister said I would assume so. We've never got there. I just know with the conversation with Phillip Thompson King he said we have capacity. First come first serve. When it gets close to that full capacity then we're done. Ms. Hutchins from staff reminded Director Levister that proof of water and sewer are required for each permit. Director Levister said correct.

Commissioner Howell said so basically it would stop itself when capacity ran out. Chairman Raines said yes because you can't build without water and sewer.

Mr. Agee stepped back to the podium. He stated that Mr. Harris (the speaker in opposition to the request) heard this the other night at the meeting for the department directors and the county council. Mr. Thompson, the superintendent of the school direct quote Mr. Phillip Thompson King says we are looking to build a treatment facility on the Catawba River. Chairman Raines and Commissioner Walley said thank you. Director Levister said \$31,000,000.

Chairman Raines asked if there was any other discussion. There was none. He said we have a motion on the table, all on favor raise your right hand. 4 raised their hand. All opposed raise your right hand. 2 raised their hand. Vote 4-2 to approve. (Commissioner Walley and Vice Chairman Smith opposed)

Chairman Raines stated as I've said before. We are just advisory. County Council will have to take this up. I realize there is a lot bigger issue here. And many different facets. I'm not even going to pretend I know how to answer them. But it takes a while community to do that. I feel like that's the process.

CCMA21-16: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-027-000 located off Hwy 9, Richburg, SC be rezoned from R2 (Rural Two) to PD (Planned Development)

Chairman Raines said we've already heard the input. We've heard the public comment. Does any member feel that we need to go through that continuous property all part of a PD? Commissioner Howell said we can't tie the two together, but can they have the same restrictions? Chairman Raines said yes.

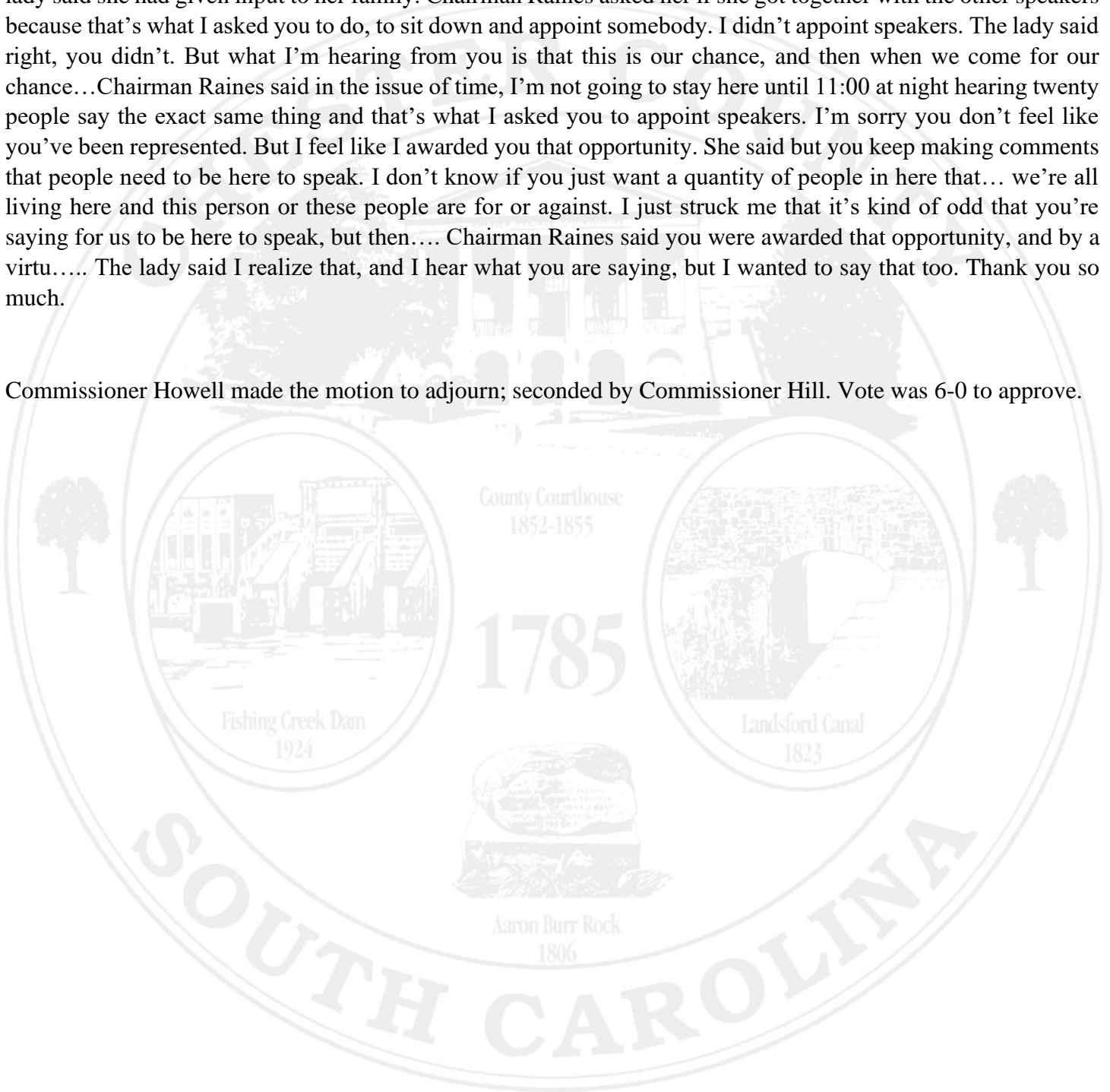
Chairman Raines made the motion to approve conditionally on the fact that medium density housing does not exceed 450 units and let that work out to whatever that average was for that particular phase. Commissioner Howell seconded the motion. With no discussion, Vote was 4-2 to approve. (Commissioner Walley and Vice Chairman Smith opposed)

Chairman Raines asked staff if they had any discussion. Any training coming up? Ms. Hutchins said no. Vice Chairman Smith asked was there another PD next month. Ms. Hutchins said yes.

Before adjournment a lady from the audience approached the Chairman, not through the microphone, discussing speaking or not speaking at the meeting. (it's very hard to hear due to commotion) She said she wanted to say this

was our time to speak, and here are all of these people to speak. We spend all our time preparing to speak, we come here and only a number of people are allowed to speak. So, you're not really hearing everyone and now....I don't see how you can say we are all going to speak on the same thing and you don't want to hear the same thing over and over again. Chairman Raines asked her if she gave input into what was being...? The speakers? The lady said she had given input to her family. Chairman Raines asked her if she got together with the other speakers because that's what I asked you to do, to sit down and appoint somebody. I didn't appoint speakers. The lady said right, you didn't. But what I'm hearing from you is that this is our chance, and then when we come for our chance...Chairman Raines said in the issue of time, I'm not going to stay here until 11:00 at night hearing twenty people say the exact same thing and that's what I asked you to appoint speakers. I'm sorry you don't feel like you've been represented. But I feel like I awarded you that opportunity. She said but you keep making comments that people need to be here to speak. I don't know if you just want a quantity of people in here that... we're all living here and this person or these people are for or against. I just struck me that it's kind of odd that you're saying for us to be here to speak, but then.... Chairman Raines said you were awarded that opportunity, and by a virtue..... The lady said I realize that, and I hear what you are saying, but I wanted to say that too. Thank you so much.

Commissioner Howell made the motion to adjourn; seconded by Commissioner Hill. Vote was 6-0 to approve.



This is a summary of proceedings at the May 18, 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.