

Chester County Planning Commission Minutes
August 16, 2022

1. **Call to Order – Chairman Raines called the meeting to order.**
2. **Quorum Established:** Chairman Robert Raines, Commissioners Marvin Grant, Carolyn Williams, Azzie Lee Hill and Joe Howell, Nancy Walley was present. **Absent:** Vice Chairman Nathan Smith **Staff:** Mike Levister, Jaime Chappell, Karen Lee, and County Attorney Joanie Winters.
3. **Approval of Agenda-** Commissioner Walley motioned to approve the agenda, second by Commissioner Howell. Vote 6-0 Approve
4. **Approval of Minutes from July 19th, 2022 Meeting**
Commissioner Howell motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.

5. **New Business**

A. CCLDV22-11 Suzybole LLC & Leitner Construction Co request a Street Access Easement for Tax Map #036-00-00-010-000 located on Atkinson Rd, Chester, SC 29706.

Trip Leitner representing Suzybole LLC. The easement proposed is for access to the rear of some property that is jointly owned with Jason and Leslie Willis. There's a previous standing easement to this piece of property that I and Leitner construction approved for the previous owner and the Willis's and myself bought the property from the previous owner so it's just an additional easement so they have access to the property.

Chairman Raines asked if any member of the public present might wish to speak in opposition to this request. Any member present might wish to speak in favor of this request. None.

Commissioner Hill motioned to approve, second by Commissioner Howell. Vote 6-0 to Approve

B. CCMA22-14 Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2).

Bill Marion stated I'm an attorney here in Chester, South Carolina. Mr. And Mrs. Willis asked me to represent them tonight. They have a tract of land that is zoned R3 that is well surrounded by R2 tracts of land, and they would like this tract to be zoned R2. So, their other land zoned the same way.

Chairman Raines asked if all the property is contiguous to the other.

Attorney Marion stated yes.

Chairman Raines asked if any member of public present tonight wish to speak in favor of this rezoning or any member of the public presence might wish to speak in opposition to this rezoning. Okay, hearing no public comment. Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 6-0 to Approve.

C. CCMA22-15 Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1).

Attorney Marion stated he was representing both Arthur Lee Gaston, Saja Realty LLC and VGHT LLC. This one is of course not to rezone the entire tax map. It's only to rezone the 0.12-acre parcel. If you look at the survey, did all y'all get a copy of it? Patsy A. Davis Young whose parents were deeded a lot which is presently zoned RG-1 and is shown as parcel B Pasty A. Davis. When the applicants had all their lands surveyed, they found out that

Mrs. Davis's house projects 6.8 feet onto a portion of tax map number 070-00-00-013-000. The portion that we're asking to be rezone is bounded by a dirt drive on one side and Thomas E. Davis Road on the other. This would allow Mrs. Young to have her house all on one lot. It would make it fit the setback lines of the current zones. So, we're asking to rezone the .12 acres so this property can be deeded to her so that her house will not straddle a lot line.

Chairman Raines stated you are cleaning up the deeds and the property lines.

Attorney Marion stated yes.

Commission Williams asked if the road would be extended.

Attorney Marion stated they are not asking for a road extension and not privy if that may happen in the future.

Chairman Raines asked if anyone wished to speak in opposition to this request.

Vera James, I live on Thomas E. Davis Lane. My question to you Mr. Marion is why he is rezoning as a multifamily instead of as residential and doing it that way rather than doing it as a multifamily.

Attorney Marion stated the other lots that surround Mrs. Young's property are presently zoned RG-1 which is what we're going for. Mrs. Holmes's lot next door is presently zoned RG-1. Brenda Worthy's lot is zoned RG-1. Serena Davis Jones's lot is zoned RG-1. James Edward Davis's lot is zoned RG-1. So, we're trying to do is to bring this small lot in which is surrounded by two streets and surrounding property into the same zone as the others. We did not create those zones. Director Levister stated that RG is multi-Family and if this is approved by the Planning Commission and County Council approves, then both properties will be zoned the same.
Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 6-0 Approve

D. CCMA22-16 Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2).

Mrs. Simoes stated So first and foremost, we'd like to thank the board for your time and attention tonight. We appreciate it. We think it's important that we provide some background on ourselves since we are new to the community. We moved here in 2019. Mrs. Simoes is a registered nurse with 27 years of experience, and a nurse executive at a large insurance company. She practices clinically on the weekends at Atrium and Uptown in the Intensive Care Unit. Randy has been successfully self-employed for 36 years as an owner operator and as the President of two companies. With his 36 years of experience, his knowledge base for safety courses and scope of his work full knowledge of regulatory guidelines is imperative as well as his compliance with the FMCSA which is the Federal Motor Carrier Association. Regarding our residence, I'm going to do this in sections so that we can kind of get like a little foundation if you will. We feel it's important that a clear history is voiced not only to the board members but to our neighbors as well, who are misinformed and making assumptions to what is fact versus what is fiction. Prior to purchasing our home in December 2019 Randy contacted the Chester zoning office by phone. In hand during this call, were the listing paperwork for the property that was for sale as well as the tax papers for this property. We have nine acres of land. One acre was residential, and eight acres was agricultural. Randy explained during this call our transportation business and what he had for equipment to meet the needs of his employment. All was clear to go. You're under agricultural is what we were told. We move forward with the purchase of our property we had completed our homework to ensure compliance. We then requested a building permit to build a 46X28X14 garage, which we utilize to do our own repairs and maintenance. We were granted a permit in the building process began. We requested an electrical permit and a line be placed. Duke Energy came and installed what was requested. COVID hit and the permitting process was then on hold for an electrical permit for us to get lights in the building. Once COVID worries lessened we reached out to the zoning department to request the electrical permit. It is at this time that we were advised that the that the zoning needed to be changed.

For our transportation business it needed to be changed to limited industrial. R-2 did not allow for it and neither did agricultural. We are now advised that we are taxed as agricultural not zoned agricultural. Perhaps this is a gray area. But when folks are calling for guidance property owners or prospective property owners would hope to be receiving the correct zoning guidelines. This would not be in our control. We'd like to make it very clear that we are not dodging the appropriate zoning codes as allege which is inaccurate information. For the last two years and eight months. Randy has been going to work every day with his truck and assorted trailers depending on his work requirements for that day. He is and always has been cautious with noise, aware of our surroundings, and operates in a safe manner. He has been accident free, never had any tickets on his license for 36 years. Within the last 90 days, we've hired a part time worker who was fully vetted as a driver by me and my husband. Our driver has 20 years of driving experience and a clean record as well. He takes our truck home with him nightly. It is not on our property. During the last two years and eight months, we have not received one complaint. We have not received one complaint from our neighbors nor the zoning board. The only thing that has changed is the orange sign on our front lawn.

You get into your pickup, your SUV, or your coop to go to work. Randy gets in his truck. That's how he gets to work. Let's talk about the scope of work that Randy does. We own and operate a transportation and excavation company. The transportation company uses said trucks and trailers to move excavating equipment to and from job sites along with materials that may or may be needed, such as steel, sand, or rock. The transportation entity also has contractual commitments in the plate glass industry. This scope of work is called collet i.e., plate glass, which is transported from factories to a 50X50-foot cement lined bin in small portions is then reloaded in larger portions and transported 200 miles to the crush plant where they crush it down into a sand form that is used on the highway lines which give sparkle. So, if you all are driving at night and you have the white lines on the road and their sparkle, that's the crush glass. This material is nonhazardous does not contain any lead and therefore safe to the environment. We are not running a crushing plant on our property which has also been alleged and again, not fact. The current glass pile that we have is short term as the lease on the property where the glass was stored in Charlotte was negated as the property was sold. With respect to the roads, we respect the fact that there was concern with the road however respectfully, they were in disrepair when we arrived in 2019. According to multiple sources, the roads have been in this condition since the early 80s, especially Starnes Rd. As a company we pay our fair share of road taxes to the state of South Carolina. Therefore, it's not our fault that the state can't appropriate funds accordingly for road improvements. Furthermore, Starnes Road is a public road non posted which means there's no signs on Starnes Road that says no trucks allowed with a speed limit of 50 miles per hour. And it's also a state-maintained road. Randy is not the only commercial vehicle that is on Starnes Road on any given day. I think with COVID and folks working from home including myself, you get a flavor of what traffic patterns are. There was a lot of building of new developments all around us, which also ramps up traffic. Our neighborhood, Randy and I both grew up in the country in Massachusetts. That's where we're from his Massachusetts. We appreciate the sense of peace that it brings. We're not looking to cause an uproar on Starnes Road. We are not building a trucking depot. We are not expanding into the remaining acreage that we have. We are not building a distribution center of any sort. If you were to drive by our residence all you would see is a brick house on the hill. In closing, my husband and I are honest, hardworking people just like you. Our integrity is important to us as is our work name. We embrace family values to know us as individuals or as a couple. Were fun to be with. We are working people just like you working to pay our bills, be upstanding citizens, as well as an active part of this community. Our goal was to not rustle the community, but to find a common ground.

Commissioner Grant asked how many trucks a day come out of your driveway.

Mr. Simoes stated that he leaves in the morning, he comes home in the afternoon. My driver comes in the afternoon he leaves in the afternoon. Some days I do two or three trips into my yard with the collet on average we do about 15 turns in and out of that on the road per week. On average, that's on average, about 15 times in and out per week between the two of us. There's three in the fleet. three total is one spare mine and his. So, two are on the road and he has only two drivers. So again, that's on average about 15 trips per week, up and down from Harmony Church

Road to our driveway.

Commissioner Grant asked how much weight he carried on the trucks.

Mr. Simoes stated 80,000 pounds.

Commissioner Grant stated so this is a tractor trailer semi-truck.

Mr. Simoes stated yes.

Chairman Raines asked if anyone wished to speak in favor for this rezoning request.

John Olvera 2678 Starnes Road, okay. Mr. Simoes pretty much said what I was going to say except I have a couple of questions or caveats that I wouldn't be in favor of this except I just want insurance that it will not change the tax base on my house nor its valuation. That's my only concern.

Planning Director Levister stated he had spoken with Auditor Donnie Wade who said it would not change the tax base.

Chairman Raines asked if anyone wished to speak in opposition of this rezoning request.

Brenda McBrayer, 2633 Starnes Road and I've lived there for over 20 years. She's the Vice President with First Citizens Bank here in Chester, and she's worked there for 43 years. She wanted to tell you up front that she not against growth in Chester County. That's not why I'm standing here. I'm a charter member of the Chester Economic Development Association, and I am support. I'm in support of business and residential growth. I just want it to happen the right way. Spot zoning is not the right way in Chester County. My concerns about this are changing from R2 to ID2 will affect property values because if an appraiser comes out to look at your property, he's going to look for the highest and best use of that land and change in spot zoning will affect that. An ID2 class, do you know what that houses I means? I'm sure you do, but it houses Giti Tire, it houses Sun fiber, and Guardian Glass. Trust me, Starnes Road is not the place for it. The quality of life is my concern to people while people jog, people ride golf carts, people bike, I mean, you know and with those big semi-trucks as he described, you know that changes our quality of life. And they're exactly right Starnes Road was a mess before they got here. But Starnes Road was built as a country road and it was built as a Farm to Market Road, which means local traffic only. This will affect the condition of that road going forward if we would ever get it paved. But right now, it's alligator cracks all over the base of the road is over 50% failed at this time. We cannot support those heavy trucks like Hwy 9 and 901. Now I don't want to shut the guy's business down I'm not for that. I would just like for y'all to do an order that will allow him adequate time. Do not change the zoning to ID2, because that will open spot zoning. I would like for y'all to give him adequate time to relocate his business in Chester County and it be in a zone for his business, ID-2 needs to go forward for the future of our county. And listen, I believe in our slogan, choose Chester for business for life. And this I'm standing up here I must tell you that my daughter is Nikki Nash came up with that slogan and I believe in it choose Chester for business for life. And thank you so much for listening to me and for your consideration and not spot zoning. Thank you

Commissioner Grant stated we did a spot zoning quite a few years ago and it didn't work out too well.

Commissioner Howell asked the gentleman on 901 and Westbrook. That was spot zoning, but he had a reverter clause and it was the same type of business. He asked staff when his reverter clause time limit was up.

Director Levister stated Matt Lawson is still in operation. He calls every couple of times and checks for parcel or what the current zoning is because he's still looking for a parcel that is already rezoned so he doesn't have to go

through rezoning process. On that date he must cease business and the property rezones back to the current zoning. That was the commissions reverter clause. He got two years, limited 10 trucks because that's what was already in operation, and he couldn't make any more improvements to the office space. It had to stay the same square footage so basically, his business had to stay established as it is now.

Commissioner Grant I wouldn't even be in favor of this with a reverter clause. Because this is a neighborhood. I mean, there are nice homes down there. And the road is not in that great condition in my opinion. But the road is not that good for 80,000-pound vehicle going over it 50 times a week as he stated.

Chairman Raines stated I agree. And, you know, we don't need to get into businesses spot zoning at all. So, let's go ahead and make a motion to have a discussion. I move that we deny this rezoning request as it's been presented, second by Commissioner Howell.

Chairman Raines stated this road is barely more than a gravel road now.

Mrs. Simoes stated Y'all were talking like there's no commercial vehicles on Starnes Road. what I am saying is that there's other 18-wheeler trucks and heavy-duty trucks that are on this road. But if you take us out of the picture, if we're worried about the roads, so to avoid any trucks, if you will, coming down, then you're going to have to put signs up. I mean, we've got a lot of development around our road right now. We're down near Richburg. And there's a lot of traffic on our road right now. I've noticed it since I've been home working with COVID. My office is right in the front of the house. There are a lot of heavy-duty trucks going by. Not just Randy.

Chairman Raines stated we're not discussing a road usage issue. We're discussing the rezoning issue. I don't think anybody has made the statement that your trucks were solely responsible for that, but it would add to, you know, the detriment of the road obviously, but as you point out other vehicles but we're not here to discuss road usage and part of the problem is if we rezone your property to that there's a lot of other businesses that could come in there when you leave ID2 something else could move in there in the middle of a residential area when it's purely residential when there's nothing near that is ID2 to okay so that's the problem going forward.

Mrs. Simoes stated whose responsibility is that those are that we're given the wrong information when we buy my house, and you know, none of it was none of y'all. I think we're the ones that were called but now we're in a bad spot. We call the county get the wrong information. And now we must move I mean; I'm not selling my house. I'm telling you that right now it doesn't seem fair to us.

Chairman Raines stated if we were to say give you a year, could you move your business somewhere else would that be an option?

Mrs./Mr. Simoes stated what choices we got? Chester's for business but the business can't, you know, we're just trying to make a living.

Chairman Raines stated what was discussed previously, that we have done previously, is a gentleman came in much like yourself and misunderstood the rules. Who's ever side that misunderstanding happened on I don't know, but we gave him a period of time to keep the trucks you had in your case, we could say you keep the two trucks you got, and you have a year or two to move and after that, no matter what happens, you're rezoning. Your rezoning is going to revert to R2 you're going to have to lose your business you're going to have to either stop doing business or do business somewhere else.

Mr. Simoes stated if he could ask Mike a question. Am I to understand in our zone I can have one commercial vehicle on the property in the R2 is that correct?

Planning Director Levister stated parked, it doesn't say running the business.

Mr. Simoes stated what my wife stated earlier, that's my travel to work and from work vehicle. When this all happens, and I decide to move the business, is that truck able to come to my house park and leave in the morning, correct?

Planning Director Levister stated that was correct.

Mr. Simoes stated can we have two years to relocate?

Chairman Raines stated but that was a hypothetical situation. I mean, it'll be up to the commission to either support or deny that we've had one comment that one member is not in favor that because of the road because of the area just doesn't support this at all. In my opinion. It is spot zoning even on a temporary basis. And I'm hesitant to do it because of the number of resident houses, open land, and stuff like it, there's nothing business related in that area. Now, if you can still drive your truck in and out of there regardless of what we do, then you're welcome to do that, but I don't know that we're going to support you know, that quite frankly. I'm not. I'm not in favor of zoning.

Mr. Simoes asked where does that leave us regarding our trucks and grading equipment.

Chairman Raines stated that leaves him being able to drive his truck in and out of his neighborhood.

Commissioner Howell asked if the property was agricultural?

Planning Director Levister confirmed that it is zoned R2, taxed agricultural.

Chairman Raines motioned to deny, second by Commissioner Howell. Vote 5-1 Deny. Commissioner Williams Approved.

E. CCMA22-17 Fielding Homes LLC C/O Isaacs Group Request Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Chris Robusto stated he was with Fielding Homes and lives at 517 Sutton Road North, Fort Mill, SC.

and Benji Layman with the Isaacs Group and lives at 720 Red Oak Boulevard Charlotte, North Carolina.

Mr. Layman stated the name of our subdivision we're proposing Richburg Meadows. Again, this is what the Isaac's group with engineer, and this is a building homes DRB group product. Just a little information about the two of us. We're both local with over 20 years of experience in the area. We've got probably a dozen or more projects in the Charlotte and surrounding area. This development is a single-family development. We've got quite a few of those down in York County and then up into Lake Wylie, Gastonia, and in Charlotte. What we're asking for is the rezoning of two parcels. Like you said, each parcel has a piece that we're requesting rezone, and a piece that we're requesting to remain as ID2 to the reason for that there. You'll see in the next slide there's kind of a natural divide of the property of a creek that we're going to try to keep that apart from what we're doing now. And a lot of that comes down to sewer capacity. But the larger track we're asking for rezoning of 160 acres of the 265 to PD and then the smaller track 20 acres of the 22.07, 2.8 would remain ID2. This is a sketch of our proposed site plan which is 400 single family lots. This is on 180 acres total. So that's just over two lots per acre our lot widths are 60 and 70 feet with a minimum lot size of 7000 square feet. Some of the notable items to point out for this size site. We're only at two lots per acre, which gives us the ability, and there's a lot of natural creeks and ponds on the side that will maintain will have over 40 acres of open space that will remain as tree save, ponds, Creek, and buffers, that's over 20% of the site. That's not including any type of amenities on the site. Again, the existing creeks and the two large ponds that are on the site, they'll remain undisturbed. Each unit or each lot will have four parking spaces on the lot to garage to driveway. That the driveways will be long enough where they are outside of sidewalks so that's two spaces that are obstructing roads and sidewalks.

There will have an additional pocket park throughout the site kind of in areas of various amenities. So, there will be opportunities for additional guest parking throughout. We did have a minimum 50-foot buffer around the site which I think is the new criteria of the PD regulations. We have been working with Sewer District and we've secure sewer for 400 Lots which is kind of why we kept it as shown and that's why we're requesting the rezoning for this portion. And then just to note that we do have a road cross section on the plan, and it does have sidewalk and planning strips on both sides of the road. Usually, the big item we hear about is traffic you know with a project of this size what will we do to mitigate traffic concerns? We did have a traffic report that's been reviewed and approved by SCDOT. It was done by Davenport engineering. The entrances will have two entrances into the site they'll both have a right turn lane. And then the additional improvements that we'll have are down at Hwy 9. We'll have a right turn lane from Highway 9 on to Lyle Road and then a left turn lane from Lyle Road on the Highway 9 so those are required and approved by SCDOT as mitigation for the site. In addition, we'll have to continue to monitor the intersection at Gaston Farm Road and Lyle Road to see if that's going to warrant any type of, currently it's a two-stop condition. If we need to add stop signs to that. Just a little detail on architecture architectural elevations. The product has no vinyl siding.

It's all cementitious material. finished floors are usually raised, raised at least a foot above the sidewalk to kind of give that typical appearance that you see 30-year architectural shingles and decorative garage doors, and again the garages are 25 feet from the public sidewalks that gives plenty of room for a car to park without overhanging, and just a little information on the homes itself. They're going to be between about 1400 and square feet to 2300 square feet and starting price will be about \$328 to \$359,000. That's it as far as our presentation.

Mr. Robusto stated just a little bit about Fielding. So, we are Crescent Resources. We are the residential arm of Crescent Resources. So, everyone is probably familiar with all the subdivisions that we build all around Lake Wylie and in Lake Norman, the closest one we'll have is Mason's Bend, which is right in Fort Mill. As you go across the river. We've got a big project there that we've done. Our product that we're proposing to do here is represented in that neighborhood and I met with our adjacent neighbors, the Pleasant Grove United Methodist Church yesterday, talked with them and explain to them what we're doing as their neighbors. If we go back and look at the site plan, one of the things that we're doing is the white area basically on the bottom and on the right side of the page, that's going to stay the existing zoning that it is we're only rezoning the portion. And the reason is Benji had stated is that the sewer that we're able to purchase and get capacity for so that's kind of what drove our numbers when we started on that that avenue back in November and December of last year is that's why that we're here. The little notch out that's there on the on the side of the page. That's the rest stop on I-77. So, our property goes all along that rest stop area and hits the frontage road on I 77. Right along that area over there. Like Benji had stated sewer is good we've had conversations on how to get the water there. We've talked to the church about getting them water. They talked to me tonight about getting them sewer as well. That's something that we would entertain in our development process that we're going through here. We build a really nice home. Masons Bend is a great subdivision Fort Mill is happy with it. I think we can come a little bit further down and provide some good housing here. And we're available for whatever questions.

Commissioner Grant asked if they said they must have water to the site or if its already there.

Mr. Layman stated we will be extending water to the site. Mr. Robusto stated there's no water on Gaston Farm Road right now. So, we'll have to come down Lyle and then turn right. And go up Gaston farm to enter our project and then we'll I'm sure will be required to extend it to our northern most boundary on Gaston farm.

Chairman Raines asked how many years to build out this project.

Mr. Robusto stated were figuring five to six years' worth of build time to do the 400 units. Schedule wise if things go as we're currently projecting, we'd purchased the property in April or May of next year. We will start

development it will take a year's worth of development because of the offsite road improvements we've got to do with the turn lanes and connecting to the sewer. So, we've figured about a year or so we wouldn't even start vertical construction until 2024, and then at Christmas time in 2024 our first you know, beginning of 2025 would be our first residence there and it will take about five to six years to sell and build this many homes at the level of homes that we built. Basically 2024, before we get into 2025. When I met with the church last night, it'd be close to 2030 probably by the time it's completed and we're doing warranties and everyone's living there. We'll have an amenity center. We have a project at Lake Wylie called Paddlers Cove right near 49 and we're going to do that amenity package. It's got a pool and a cabana and playground for kids with walking trails with 40 acres of open space I don't know whoever's been out on the Hicklin property before but great ponds and tree cover and canopy that runs down through there that we'll be able to maintain. Because we're not cramming lots in on this thing.

Chairman Raines stated would there be a homeowner's association.

Mr. Robusto stated you would have a homeowner's association that would be managed by a company and all the rules that would follow along with that process and working with staff along the way. We've obviously come up with the guidelines that we've already established here to present.

Commission Howell asked if there would be improvements to Lyle and Gaston Farm Road.

Mr. Robusto stated the traffic impact analysis came back on Lyle, when we go back to Hwy 9, we must put a left turn lane in, but it will only be kind of at that, part that's there on Gaston Farm we have our turn lanes that will go into the subdivisions. We must do those. We talked about doing a four way stop that Lyle and Gaston farm obviously with our new traffic, when talking with the church last night and they've asked for stop signs with blinkers on them to make sure that people can see so that's something we'll be talking to SCDOT about there will be no traffic circles.

Commissioner Howell asked if the utilities are going to be buried.

Mr. Robusto answered yes

Commissioner Walley asked about the houses they showed in the pictures if they would all look the same and would the garage be in front.

Mr. Robusto stated the garage will be in the front because these lots are 60 and 70 foot wide. What Benji did not include in this picture is we're going to offer a ranch offering the smaller square footages will be ranches. There're four different products that are in that ranch line and we can get copies to you the plans that we're proposing. But there'll be a series of ranch homes that as well as two story homes in there and they're not huge houses. I think we're staying, you know, in the mid-2000's square foot range. Masons Bend has enormous homes and some of them, but you know, from 1500 to 2500 sq ft. is probably where we'll end up being. That's where we think we'll come out of the gate with offerings.

Attorney Winters asked if they would be willing to enter into a development agreement with the county.

Mr. Robusto said yes.

Chairman Raines stated from the literature, all your construction will be on hardie siding. It will be no vinyl.

Mr. Robusto stated the vinyl would be maybe on the windows or the treatment, the standard stuff and we list them out very specifically. I mean, there may be some columns that get done but the broad siding on the front and the rears. We have windows on the side of our homes as well. I know that's probably new for some people that we have windows all the way around our homes. And we'll have hardee plank siding on our houses.

Commissioner Howell asked if the houses would be 20 feet apart or more.

Mr. Robusto stated there'll be more than that the bodies are 40 foot wide on the 70-foot lot. So, you will end up 15 on the one lot and 10 on the other should be 25 feet wide. Between houses so you'll have decent size yards understood that from staff in the beginning the lot size was a concern. So, we again asked for lots of a little bit bigger.

Chairman Raines asked if anyone wished to speak in favor for this rezoning request.

Roxann James, 3007 Steele Village Road, Rock Hill, SC I'm a member of Pleasant Grove United Methodist Church. and I do pay Chester County taxes. This is beautiful plan and from what I gather when he met with my church last night. There were a lot of great comments about protecting our cemetery. And he has shown that by his plans, of having you know, a nice easement around our cemetery. But it's like everything else you know will our local home taxes go up? And that's probably not what you can answer, but I had to ask.

Chairman Raines asked if anyone wished to speak in opposition for this rezoning request.

Robin Dodson. I live at 3631 Hernandez Road Richburg, South Carolina And what I heard him say is that you want the PD zoning and PD zoning are not single family residential only. PD zoning is a mix of commercial different types housing, like Lando village, I know you've all looked at Lando village you've got your senior citizen center, you've got your market center. You've got your houses down by the river and they are talking about one type of house I didn't hear anything about. I think of a PD as being like Baxter, where you've got places where people can go and when I think of a PD I think of, and you guys know section six of the of the law. You go there and you stay there you don't leave. Once you get home from work, you stay there because the things are there that you need. And single family residential in my opinion does not meet a PD zoning requirement. And so, I don't understand how they could ask that, have y'all read section six of the code.

Planning Director Levister read the definition for PD Planned Development from the Chester County Zoning Ordinance where it read, "a planned development district *may permit mixture use type of housing,*" it did not say shall it says may.

Ms. Dodson stated so Chester County's ordinance supersedes what the state recommends for PD's. You've read that Ms. Winters.

Attorney Winters stated not every county has zoning and so under home Rule counties were permitted to create their own zoning. I don't know when that code was created, but it's been around I've been here for 20 years, it's been here that long.

Ron Thompson. The address is 2615 Steele Village Road. Rock Hill but again Chester County. I pass this piece of property twice a day at least. Yes, Gaston Farm Road is a farm to market road. The road is while it's not as bad as Lyle Road not as bad as Millen Road. It is not a good road and you're looking at if you put 400 homes here, and they've already said four parking places. You know that's an average for a house now. You'd have kids you're going to have four cars. So, you're looking at 1600 more cars per day. Going out on to Gaston Farm and Lyle Road, making that left turn on to Hwy 9 from Lyle Road where there is already there's not a traffic light there.

GT, if you go out of there seven o'clock in the morning, you already take your life into your hands, because there's a lot of traffic right there. You have this many more cars coming in and out of that neighborhood. You're going to have a lot of traffic. You're also going to be adding traffic going up and down Fishing Creek Church Road, which is in bad shape for people coming over to highway 72. I just don't think the roads and the infrastructure in that area is up to par for this and adding a turn lane here and there. And making a four-way stop is not the answer. So, I think this development is too large. You're looking at 1400 to 1600 square foot houses. Yeah, they're nice in the beginning. But you look at some of the other neighborhoods. What's this neighborhood going to be in 10 years? Yeah. Is it going to be a quality neighborhood or is it going to be another rundown cookie cutter subdivision, which is what I suspect it will be. Thank you.

Commissioner Howell asked if they would entertain maintaining the road during construction. If it was destroyed.

Mr. Robusto stated they could check with SCDOT about how they grant us rights to maintain a road. I don't know how we do that I can investigate I don't know the answer to that. No one's asked me to take responsibility for county road before. So, I can't I don't know the answer that. We haven't done that in an instance before like this. We can absolutely investigate it and get back with us before our next presentation.

Commissioner Howell stated what I was getting at is if the road was destroyed then Crescent would rebuild, would fund the road to be repaired or replaced.

Mr. Robusto stated I'm not going to be able to sign the company up to rebuild the road. That's going to be way beyond me, to agree to that. Thank you.

Donnann Espitia stated we live at 1564 Millen Road. It's a Chester address, but we're over there in Richburg and Millen meets up with Lyle, and I'm just wondering with, you know, several 1000 more people, where are they going to go to school? Our schools are full as it is, and our fifth graders must go to school at the middle school because there's no more room for them at the elementary school. The high school is falling apart. Who's going to provide I mean; our sheriff doesn't have enough deputies as it is to patrol our county. So, I don't know who's going to be serving and protecting these people. Our EMT and fire are already overworked. I just don't see how we can sustain this many new people coming into our little country town. They're very beautiful homes for Charlotte or Fort Mill. But I just don't see how they have a place here in our community.

My name is Doug Becker 1528 Grandparents Road, York County, not Chester County but I'm a stone's throw from Chester County Line. Our concern is that traffic can't get out on Highway nine they're going to come our way they will come down Fishing Creek Road they're going to hit Humpback Bridge Road, straight up Dunlap Roddey Road and over to try to hit the interstate. If it can't get out one way to go the other. We just fought quarry. Miss Roxanne help with that. That was going to be the incident there with all the trucks. I'm glad it didn't happen. But that is our concern is all the traffic is going to come our way. Thank you.

Hi, my name is Blair McCrainey. My husband and I have recently relocated back to this area about six months ago. We're renting a house out in Edgemoor on Edgeland Road. But we are about to finish our custom home Knox Station Road. My son just started kindergarten two days ago at Lewisville Elementary School. I'm a Lewisville high school graduate. And then a Winthrop graduate. My husband and I have spent the past nearly 10 years working anywhere from Charlotte out to the Catawba nuclear station and everywhere in between. And for the past 10 years we have moved further and further and further south trying to escape all these developments that are crashing in. Strangely enough, all our friends are doing the same thing. They are not afraid to sell a home and move away, change jobs, move a business, everything that they need to do to get away from all of this that seems to be coming on all corners of Richburg and Chester County. There's nothing wrong

with growth but I believe there's a right way to do it. And I think the way we're looking at doing it right now just feels so intense. Renting in Edgemoor has given us about, like I said about six months to sort of see what's happening already in that area with the three developments that are already coming, and it has really ravaged that area. I'm very concerned about my kids in school, like the other ladies mentioned. What are we going to do? How is the infrastructure of our area going to support all these developments that seem to want to come and how in the world are we going to continue to attract people that want to come buy large pieces of land and build nice, large 3000 plus square footage custom homes. If we could have just done that in Fort Mill? We could have just done that in Charlotte. What is Chester offering us that those places couldn't and that's what I want everybody to think about. If we can that's what we're afraid is going to happen.

Commissioner Grant motioned to approve, second by Chairman Raines. Vote 5-1 to approve. Commissioner Walley opposed.

F. CCMA22-18 Fielding Homes LLC C/O Isaacs Group Request Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Commissioner Grant motioned to approve, second by Commissioner Howell. Vote 5-1 to approve. Commissioner Walley opposed.

G. CCMA22-19 D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Brandon Pridemore 1186 Stonecrest Boulevard Tega Cay, South Carolina. I'm with Argo Harrison Associates as a consulting engineer. Troy Karski. D R Horton at 8025 Arrowood Boulevard Charlotte, North Carolina. Mr. Pridemore stated I'm here on behalf of D R Horton. But you have the plan before you and the site is approximately 494 acres total. It is the Richburg Magnolia property which is currently zoned ID-1 and ID-2. We are proposing it as a PD with eight and a half acres to be retained for commercial along Hwy 9. It does have a density of 1124 total units of build out, but it is a gross density of only 2.3 units an acre looks at it the intent right now is to develop it as two product types 50-foot lot. But it's proposed 1124 total lots with 50-foot lots and 60-foot lots. The 50 foot lots will make up about 65% of the total lots and the 60-foot lots will be 35%. A couple of things that I wanted to point out to is we're going to propose this as three master phases about 400 lots at a time. The build out for that is expected to be about 8 to 10 years from today, assuming we're able to get through the process to get rezoned. One of the things to, I wanted to point out was the amount of open space that we're proposing on the site out of the 494 acres. We have almost 240 acres that'll be left as open space preserving a lot of perimeter areas around creeks and streams, you know, environmental sensitive areas that is almost 50% of our site premium preserving open space. I know in past presentations and discussions I've heard from this commission as well was amenities and open space. And we also in addition to that open space, we have nine pocket parks proposed including the central amenity, which I believe is going to be a pool and Cabana and then we'll have intermittent pocket parks spread throughout the community. So, every person would be within about a five-to-10-minute walking distance of an improved open space. The PD does require as the last applicant said a 50-foot perimeter setback. On the non-road frontage sides, we do have a 30-foot dedicated setback and buffer along the highway. From a traffic standpoint we have completed a traffic study Kimberly Horn is our consultant that has done that. We're working through that with SCDOT its currently on the review, but we are proposing four access points. We have two primary access points right to Hwy 9 directly and we will have full access at those with turn lanes included along Hwy 9 and then we'll be connecting to Lewisville High School adding a third lane to the Lewisville High School Road to help circulation there. And then we'll also be connected to Sloan Road. And just to kind of preface and address the comments I heard from Mr. Howell earlier road. It's kind of an intermediate road if you will. D R Horton is prepared in discussions with SCDOT to improve that road upon completion of the project. Whether it'd be resurfacing, full depth reclamation, you know I've prepped these guys that would be one of the commitments we need to make so we are prepared to do that as well. From a development agreement standpoint, I heard Ms. Winters ask as well, Ben Johnson with Robinson Bradshaw, I believe has been in communication with you on

D R Horton's behalf and they will enter into a development agreement. From a product standpoint, they're proposing one to two story products. They're still working on the programming, so we don't have elevations for you. But that you know, they're trying to be very specific to this community and what the needs would be, and I believe you're also proposing active adult for a portion of this as well. Active adult as you well know comes out a little bit higher price point, it's maintained lawns and homes, you know, targeted toward those 50 and older generally, but it's really open to anybody who wants to purchase into that portion of this development. Outside of that we're here to answer any questions you might have. I did want to bring a point to as you know, we're bordered right with the high school and middle school. We think with the interconnectivity that we have; you know, we're going to help reduce traffic to a point to your point Mr. Howell, you know, we're going to take the industrial uses off the table. We're going to convert it to residential, but as you can see, we've got interconnectivity from road sidewalks right to the high school and middle school. And then of course, elementary school. I'm sorry, and the middle school is just right up the road from us. So, we think again, it's a great spot to build the residential community. Outside of that, we're here to answer any questions you might have.

Commissioner Howell asked What is your average home per outlet for the development?

Mr. Pridemore stated our average home per outlet if you look at it from that standpoint, we're about 280 homes per access point.

Commissioner Howell stated these are 200 our minimum or maximum, I should say, as a question for staff.

Planning Director Levister stated in our zoning ordinances it says if there's more than 200 homes, he must have a minimum of two access points.

Commissioner Grant did you say you would revamp the road. And what's the square footage you're looking to build?

Mr. Pridemore stated Yes, sir. We've agreed with SCDOT that as we move forward with construction documents. Again, assuming we're fortunate enough to get this rezoning approved. We will work with SCDOT to look at that road and improve it as needed. It is actually very similar to what you just saw and buildings we are looking at the 1700 to 2500 square foot. We have a lot of different products. So, it's hard to really put you know, exact number on that but 17 to 25 is what we're looking at right now. And we're similar price point starting in the low threes. Obviously, that's subject to change based on market conditions.

Commissioner Howell asked would there be any ranch homes, and would they be handicap accessible houses?

Mr. Karski stated Yes, all the active. He mentioned the active adult that's all going to be ranch product. So, we call it age targeted. It's not restricted by any means, but all our ranch product is a little bit has a couple higher end finishes and helps sell to the fifty-five and up community that may want that. Most I will say will probably be slab houses. Yes, there could be some basements in there as well depending on how grading works. Some handicap accessible but can't guarantee.

Chairman Raines asked what type of building materials would have on the exterior.

Mr. Karski stated right now we haven't completely selected that. We are open to projecting all hardee board if that's what is required with a developer's agreement. But we will typically have a mix of exterior facades with a mix of stone and hardee board and in certain locations vinyl.

No one spoke in favor or opposition to the rezoning request.

Chairman Raines stated my only concern with this is going back to the previous issue, which is the size of it, but we have an 8 to 10 year build out. That's a lot. There's a fair amount of time to prepare for what's coming in but I think the access is good. It's right off Hwy 9. And I think you're seeing keeping with some of the I don't know if you want to call them newer or some of the conceptual build out of places to where you do truly have a walking community have a school adjacent to it. Use property with the school for walking. You have a walking neighborhood and that type of stuff. I think it fits well with zoning from that standpoint of encouraging rather than a place to drive into and drive to the grocery store and be in your cars truly a community where you know your neighbors. Commissioner Hill motioned to approve, second by Commissioner Grant. Vote 6-0 Approved

H. CCMA22-20 D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Commissioner Howell motioned to approve, second by Commissioner Walley. Vote 6-0 Approved

I. CCMA22-21 D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Chairman Raines motioned to approve, second by Commissioner Grant. Vote 6-0 Approved.

J. CCMA22-22 D.R. Horton Inc request Tax Map # 136-00-00-042-000 (PORTION) on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Chairman Raines motioned to approve, second by Commissioner Howell and Commissioner Howell. Vote 6-0 Approved.

K. CCMA22-23 John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map # 106-00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD).

Bridget Grant, Land Use Consultant with Morton Van Allen address 100 N. Tryon St, Charlotte, NC, and Sara Shirley with American Engineering, address 8008 Corporate Center Dr. Suite 110, Charlotte, NC. Ms. Grant stated some project that the team has completed are in Fort Mill, Rock Hill, York, Lancaster, and in Charleston. Ms. Grant stated they have 180-acre site located on Lancaster Hwy and Knox Station Road that was currently zoned R2. They're seeking development with 2.9 dwelling units per acre to allow the development for a residential community in a different form with extensive open space throughout. The housing types would consist of townhomes and single-family units. The units would have a 25-foot setback, they were offering 73 acres of open space nearly 40% of the site. They plan to offer a potential pedestrian access to the park and willing to work in collaboration to make the pedestrian connection possible. They were also providing a limited commercial area at the front of the site creating an environment where residents can walk to get to other places within the community. Four acres had been identified for amenities for members of the community. They agreed to provide a fence along the western property line since there were concerns regarding how they would protect the edge of the property from adjacent property owners. We are contemplating dedication of land for civic use. She stated while the PD plan requires a 50-foot perimeter buffer they were extending theirs to 70 feet. They plan to have three access points for vehicle access and for future pedestrian access, they had conducted the traffic study with SCDOT which was being reviewed by them. They had their community meeting early on and received great feedback, through that meeting they decreased their unit count from 586 to 536. They also decreased the density from 3.2 down to 2.9 and increased the open space from 66 acres to 73 acres. They included that land to be dedicated for future municipal services recognizing the need that will be coming. They're able to provide sewer for any future park expansion. They will have an HOA with sidewalks throughout, in terms of price the town homes would likely be in the low to mid two hundreds, single family would be low to mid three hundreds. She stated they were expecting construction time of seven to ten years. The townhomes would be 1000 square feet and single family 1400 to 2800 square feet, all the utilities would be buried. They would enter into the County's development agreement.

Commissioner Howell asked if they planned to add a decelerate lanes.

Ms. Shirley stated that would be part of the traffic study and if they're not part of the results they would commit to add them.

Commissioner Howell asked if they had set aside any dedicated use.

Ms. Grant stated they had found sometimes when you dedicate land specifically for fire or police it needs to be something else. They have found it in best interest to leave it open for future use as needed and would be a gift to the County.

Commissioner Grant asked what there expected timeframe was for the first building.

Ms. Shirley stated if approved they must go through an extensive civil design process which would take around a year to two years and then start site construction which would run six months to a year before the first house goes up.

Chairman Raines asked what type of material they planned to use and if they planned to use vinyl.

Ms. Grant stated they hadn't narrowed down the specifics of the materials, she stated if there were requests for limitations, they would be willing to contemplate that. There would be no vinyl.

Commissioner Howell asked how many townhomes would be to a pod.

Ms. Shirley stated she thought they had some that had five units but is that was a concern they could work on that. The townhomes would be two stories.

Chairman Raines asked if any member of the public wish to speak in favor of this rezoning. None. Any member from the public tonight wish to speak in opposition. (Roxanne James) ask everyone in the audience to stand in opposition, the room was crowded with people standing against the walls Chairman Raines asked them to take their seats, he asked how many people had signed up to speak.

Planning Director Levister stated 38 people signed up.

Chairman Raines informed them they would have to select five people from the group. 3 minutes per person to speak.

Joan Heid, 2440 Gill Jordan Road, Chester, SC stated per state guidelines chapter 29. Title six zoning must consider adequate law enforcement, fire, schools, etc. Chester County Sheriff's Office has 18 full time deputies with 27 being fully staffed per Sheriff Dorsey. Chester County is understaffed to provide adequate patrol and coverage to the current citizens of Chester County and have quote, adding planned developments is irresponsible and dangerous. Adding more law enforcement reduces robbery assaults, reduces victimization based upon consistent research. Thus, Chester County cannot be effective as the sheriff's office is continually understaffed. The record of crimes continues to be a serious issue. In addition, the City of Chester is requesting assistance from the sheriff's office, as they are also understaffed according to the Chester News and Reporter 8-10-22. Lewisville Elementary, Middle and High School is the district for the approved and pending plan developments. Some classrooms are at or nearing capacity. Three school referendums, most recently being May 2022 have been defeated. Therefore, the district lacks the ability to enroll additional students based upon the 3000 plus homes approved and requested to be built. There is no proactive plan currently in place to educate

the influx of students. The inability to provide an education is troublesome. And a disservice to the community. Lewis Turnout would be the responding volunteer fire department for Oakley Hall, Gaston Farm, Fish Creek planned developments. As of 6-15-2022 Lewis Turnout responded to 160 calls. The ability to receive assistance from Richburg is limited to their staff have one full time firefighter and volunteers and their constant barrage of calls on I-77 reflects in their ability to assist Lewis Turnout. Additional housing places stress on a volunteer department that needs more volunteer's assistance and equipment. But most importantly, Chapter Six protection for the unique special or desired character of a defined area thus being Rodman. Rodman encompasses the historic Rodman church cemeteries historical homes and the following farms be vegetable, chicken, goat, horse, dog kennels, cattle, donkey, and sheep. The quality of rural country life cannot be jeopardized by planned developments. Most residents of Rodman have resided in the community for years many for generations. Thus, any new developments would be detrimental in intrude on the peaceful tranquil agricultural area of Rodman. We, the residents, and neighbors of the Rodman community implore you to save our community. The reason we live there, and we live in peace. Loud clapping from everyone in the audience.

Doug Darby Jr. and I live at 2465 Lancaster Hwy, Chester South Carolina. I'm here representing my dad Doug Darby Sr., who owns on fence wooded property, of which almost entire Eastern side borders are proposed site being considered for rezoning. The southeastern part of this property has a couple of ravines or gullies which is a liability concern if there would be more than 30 dwellings it would backup to his property line. We strongly oppose the rezoning of this site for several reasons. The sheer density of this site is one of the major concerns we have when completed this site would have approximately 1608 residents, that's equal to the population of eight towns of Lowry or six towns of Richburg's. That's equal to the population percent of almost amounts to 30% or almost 1/3 of the population of Chester. To put that into perspective, as far as density goes, Incorporated land area at the time of Richburg is 560 acres with a population of 260 which averages out to about 2.2 person per acre. Population density of Chester as well as Tega Cay is 4 persons per acre, while population Rock Hill is only 3. The first site would have a density of about 9 persons per acre and this is after the plan has already been revised, approving basic rezoning dropping a medium sized town into a stable, well established rural community. Or in my opinion, it's like trying to put a square peg in a round hole. The present zoning of R2 allows one house per two acres, which is quite suitable for this site. If the zoning or to be changed it means 14 of the proposed 6000 square foot lots or as many as 10 of 8500 square foot lots would fit on the same two acres. The square footage of the smaller lots is just a little over 1/8 of an acre while the larger lots are a little less than 1/5 of an acre. And then you have the townhouses. This development is more suited for an urban area such as the city of Chester, but along with most of the residents of the Rodman community in no way shape or form feel it belongs on the proposed site for rezoning. In fact, most of us if not all, feel it we've been having a very detrimental impact on our community due to the lack of infrastructure, the major one being our schools, most if not all the planned developments already approved are in the Lewisville school area of the county. I have two grandchildren that attend the schools. I, my dad, and our neighbors are not opposed to growth and would support any project that would have a positive impact on the Rodman community and Chester County as a whole, but in our opinion this plan development does not do that. Loud clapping from everyone in the audience.

Kenneth St. John, I live in 2445 Gil Jordan Road Chester, South Carolina. 22 years ago, I moved here from the San Francisco Bay Area and absolutely enjoyed when I came to Chester. Walmart was where Roses was, Roses and Walmart and Kirby Auto Mall was where Walmart was. Highway 9 was a two-lane road. I remember when we got the federal funds to get the money to widen Hwy 9 and I've seen a lot of growth, some good, some bad, some decisions, not properly made. But I can say to you that I like and love Rodman community and the citizens that live there love it. And what we have is a problem. And it's a big problem and it cuts right to the heart. And that is we like quality of life. And you're about to destroy the quality of life that we have. You know, it's the most fundamental principle that you have, is have that quality of life. When you don't, when you lose it, then all things start falling apart. And so, I believe what we need to do is step back. Our Constitution, you have some of your

great leaders from this state signed the Constitution that said, liberty, light and the pursuit of happiness. And I believe and understand that that pursuit of happiness means quality of life and bringing 536 homes within one mile of my house. I lose my happiness. You would to, you're going to, I don't want to be a suburbanite. I don't want to be houses where fences are up, and you can't see. When I first came here, I went to Tennessee. And the first thing I noticed there's no fences on these houses. People can see right there. I promise you these types of homes will become isolated people. You won't know their names; you won't know their neighbors. And that's the way you want Chester to be. Then continue with your program. And you're absolutely going against a lot of people, and I know your authority, but you're approving project after project 3000 plus homes are now going in within one or maybe three miles of my home 3000 plus, and yet one isn't built. I say no to you vote no vote no to the fire department that's going to be over stressed the schools that are going to be overstressed. You and I are neighbors. We live here together. And I want to be able to walk down and I see you in Walmart and say hi. But we got a lot of people that are upset. And there's all kinds of alternatives that people can do to halt this. And I'm just saying to you make a good decision. Make a good decision because we need people like you to be understanding of how these people feel. And I feel Thank you. Loud clapping from everyone in the audience.

Roxanne James. I live at 3007 Steel Village Road in the Rodman precinct. So, this is very special to me. Rock Hill, South Carolina Chester County I'm going to give you a fact that I think Chester County government needs to consider before Dr. Bill Clark wraps us up. So, there's just one more speaker. Have you thought about which Park they're considering, as being this pedestrian walkway? This great path. It's Chester County property. Rodman Ballfield think about the liability to Chester County. Now I've been an advocate for Rodman Ballpark for seven years. I want to see it grow and do great things. But if they're not going to put a fence around their property, how can we have fundraisers out there? How do we control this population of 536 homes using our park continuously 24/7. How is Chester County going to patrol that how is Chester County going to protect Chester County. I think maybe this really needs to be some serious consideration. And I turn it over to Dr. Bill Clark. Loud clapping from everyone in the audience.

William Clark 1461 Astington Drive in the Rodman community. Our family farm is immediately adjacent to the land in question. We share a long border line. People have talked about the Rodman community. This is a stable group of people who weren't sent here by having a job transfer and make them come. We have chosen to settle here for the very reasons that are threatened by this proposal. That is peace and quiet, uncluttered space, manageable traffic, productive, beautiful farmland without the racket. This project built out promises over six to eight years. Rodman Community spirit will be radically and permanently altered by these 536 new homes which will house 1715 people according to the normal way of 3.1 persons per home. I would hope that the effects of adjacent property owners' property value would be important to this committee to this board and to the council. It is inconceivable to me that Oakley Hall will enhance the value of agricultural lands and homes that were purposefully placed on enough acreage to ensure tranquil living. Who benefits from this project? Two beneficiaries as far as I can tell. Number one is to absentee landowners who have no emotional ties to this land and are monetizing it. The other is the developer who lives in Charlotte, who is well to do and as multiple developments of this scattered about. What is the appropriateness of the proposal, a planned development of single-family homes in no way comports with the stated county long term plan for the Highway 9 corridor we all know that. This is on Hwy 9, it's not supposed to have it's not comporting with the plan, examination of the minutes of your own board as well as of the County Council proves that there is no shortage of home sites in Chester. Now there are a few new figures here Don't get angry, currently approved by you and about the council. 3857 sites current, currently. Pending approval or 2136 more for a grand total potential 5993 home sights. Think about that. As of last week, work had begun on a tiny handful. I'm told 12 I'm not swearing that, I'm told 12 on a potential of 6000 homesites has something going on. Clearly 536 More are not required. When all sales and construction is finished. The resulting population increases. Guess what? 18,600 people that would dwarf the city population of 5400 people and represent about 60% of the people in the entire county that is saying 3.1 people per home. What conclusions can be drawn from this? Number one, there is no legitimate need for this

project currently. Number two, the developers have the five approved and three pending projects are clearly engaged in something called land banking. Land banking is waiting for better conditions for financial success at some unknown future time. Is this practice something this board wants to encourage? I don't think so. Thank you for your attention. And this feelings of running deep with us. I hope you can hear it in our voices, which crack occasionally. We're not anti-growth as we've been accused in the past, we want something to be in the right place. This site is inappropriate for the project. Thank you. Loud clapping from everyone in the audience.

Chairman Raines motioned to deny, second by Commissioner Howell.

Chairman Raines stated he tend to agree that this is a little bit different than the other two we've rezoned. They were primarily an ID2 to ID1 commercial property which I don't think anybody wants to see Chester County be a haven for businesses necessarily we need residents and banks. And I think moving those out of that zoning classification can be a strength we can increase our tax base we can get some new members to our community and as we've pointed out earlier, we can sort of live to our motto of wanting people to come to Chester, this is pretty big area already R 2 which would require a vastly different zoning as it has been pointed out, and it is not to slight anyone but it's a little bit more of a traditional community than the other applicants were and the other things that have already been approved. So, my thought is that, you know, granted it'll be two or three years before, obviously the first home come out of the ground and we've seen some of that now and as was pointed out, who knows how that'll continue. There's a lot of questions about the economy and things. The potentials there I think to growth Chester needs I think a community like Chester desperately needs new people to come in and contribute to the community. We can be on boards like this. You need new blood come in. Comprehensive Plan was mentioned we are zoning or planning growth alone that corridor, commercial and industrial. Nothing says that can't be residential. To my mind that would be somewhat in keeping with that, but it is a way to preserve community that is still to a large extent, rule and agricultural and a little bit off the beaten path a place to get away. Vote was 6-0 to Deny.

6. Comments/Discussion- There was none.

7. Adjourn

Chairman Raines motioned to adjourn, second by Commissioner Grant. Vote 6-0 to adjourn.

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 **July 27th, 2022**, Chester News & Reporter. All properties were also posted.