

Chester County Planning Commission

August 17, 2021

The August 17, 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 July 28, 2021 Chester News & Reporter. All properties were also posted.

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

Absent: Chairman Raines, Commissioners Walley and Grant were absent with prior notification.

Staff: Mike Levister, Nicole Hutchins and Morgan Carelock were present.

Call to Order: Vice Chairman Smith called the meeting to order.

Approval of Agenda: Vice Chairman Smith 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 Howell. Vote 4-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the July 20, 2021 minutes as presented by staff. Commissioner Hill pointed out a couple of typos; page 6 “tying” should be “trying” and page 11, second paragraph, “they” should be “the” and “of” should be “if”. Ms. Hutchins from staff reminded Commissioner Hill this is just a transcript of the meeting. Typos do not need to be pointed out on the record. Commissioner Howell made a motion to approve the minutes as written; seconded by Commissioner Williams. Vote 4-0 to approve.

New Business:

CCMA21-27: - Chris and Alma Hoskins request Tax Map # 122-01-03-010-000 located at 4431 Edgeland Rd, Edgemoor SC be rezoned from R2 (Rural Two) to GC (General Commercial)

The applicants, Chris and Alma Hoskins, were awaiting test results and unable to attend the meeting. Director Levister informed the commissioners he had spoken with Mr. Hoskins and Mr. Hoskins preferred to move forward with the rezoning request, rather than postpone the process. Director Levister said he would try to answer any questions they may have.

Vice Chairman Smith said he just questioned, on a busy night, how many people attended that auction. Is it a few hundred? Director Levister said he didn't have a clue. Commissioner Howell said it just depends on the time of the year. His wife grew up across the street and it could be anywhere from 100 people to 300 people there. Ms. Hutchins from staff said I've seen cars parked up and down both sides of the road. Director Levister said it must be a good business, Mr. Hoskins has been doing it for 25 years. Vice Chairman Smith said that was going to be his next question, how long had it been in business?

Commissioner Howell asked if this was one of the properties that just got zoned wrong? Director Levister said it was already existing and that's the way it was zoned. Now he is limited to square footage by the current zoning. The only way to do any increase on the square footage is to rezone the property. Commissioner Howell stated what he's asking now is an upgrade. Director Levister said correct. Right now, if they have to unload a truck and it's a storm outside, they get soaked is what Mr. Hoskins said.

Vice Chairman Smith asked how late do the auctions run? Commissioner Howell said 2:00 AM is normal. Commissioner Howell also stated this was started as an animal auction. Horses, cows and pigs would be sold first. Then later in the night, they would sell whatever people brought, bridles, saddles, household goods.

Vice Chairman Smith said really what it all comes down to, this business was already in before zoning. Commissioner Howell said they are a good community partner. He does a lot of under the scenes work at Christmas. He gets bicycles that are manufactured in Savannah, brings them up and sells them to different organizations for cost. He goes and picks them up for free. He's trying to return as much as he can. Vice Chairman Smith said I feel like since it's been here before zoning, and this is such a good community relation.... I haven't heard a negative thing about the action barn. I just didn't know much about it.

(No citizens were present for this meeting)

Vice Chairman Smith made a motion to approve the rezoning as requested; seconded by Commissioner Howell. Vote was 4-0 to approve.

Comments & Discussion:

County Attorney Joanie Winters had provided 4 days in August to establish training for the Planning Commission. Ms. Hutchins informed the board she would let Ms. Winters know their availability so she can assign the training. Once the training date has been established, Ms. Hutchins will contact all members of the date and time.

Vice Chairman Smith made a motion to adjourn; seconded by Commissioner Williams. Vote was 4-0 to adjourn.

This is a summary of proceedings at the August 17, 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.