

Chester County Planning Commission Minutes

September 19, 2023

1. **Call to Order** – Chairman Raines called meeting to order.
2. **Quorum Established:** Chairman Raines, Commissioners Nancy Walley, Marvin Grant, Douglas Josey, Carolyn Williams, and Shawn Hough. Vice Chairman Azzie Lee Hill was absent with prior notification. **Staff:** Mike Levister, Kristen Davis, and Jaime Chappell absent with prior notification.
3. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 6-0 to approve.
4. **Approval of Minutes from August 15, 2023, Meeting** – Quorum not established due to Chairman Raines, Commissioner Grant, Commissioner Walley absent from previous meeting, and Vice Chairman Hill absent from tonight’s meeting.
5. **New Business**
  - a. **CCMA23-11 Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2).**

Tatiana Kelly stated her address is 522 Gloria Drive.

Chairman Raines stated so, um, tell us a little bit about this. And I think from information you're wanting to put a manufactured home on the property.

Ms. Kelly said yes. It's a double wide trailer. And so, I'm trying to use my land. Well, I have learned so I'm trying to move from my current residence to my land.

Chairman Raines stated so there's no improved structures on the land. It's just an open property and this will be a first time. You have access to sewer and water, or would you have to put in a septic or anything.

Ms. Kelly said yes, she has water and sewer.

Chairman Raines stated the zoning requested is what's needed for your mobile for yourself or for your residential structure.

Ms. Kelly said yes.

Chairman Raines stated okay, we've heard from the applicant. So, there's any member of the public present tonight wishes to speak in opposition to this rezoning. Is a member of public present and I wish to speak in favor of this rezoning request. Okay, we have no public comment. I'm sure the structure she gonna build will be better than anything with any age on it would be more energy efficient. Sounds like a good fit for the neighborhood.

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

Chairman Raines stated Ms. Kelly, you're welcome to stay or you can leave. The way this works is that the county council has to approve this. So, they'll be hearing it in their meetings, three readings. And that would determine the ultimate outcome. Okay, thank you.

**b. CCMA23-12 Griffin Land Holdings, LLC C/O John H. Ross request Tax Map #106-00-00-121-000 located at Highway 9 and Highway 909 to be rezoned from Rural Two District (R-2) to Limited Industrial District (ID-2).**

John Floyd stated his address is 100 North Tryon Street, Charlotte, NC is my business address. Thank you. Again, I'm here on behalf of Griffin Land Holdings on their zoning map amendment application. This is a rezoning that's supported by Chester County Economic Development because it has the potential to attract some significant economic investment to the area. This is not a project specific rezoning. It's a proactive approach to go ahead and get the project, get the property rezone to ID-2 so it's sitting there so that if you have someone that's interested in coming in and making an investment in the area, you've got the property available, they don't have to go through the rezoning process. This the site is approximately 180 acres. It's located off of Lancaster Highway and Rodman Road. And you can see there and kind of the top middle. It is adjacent to the Rodman Sports Complex, and I'll talk about that in a minute. Zoning in the area is a mix of Rural R2 to restricted and limited, limited industrial and general commercial. And again, we're seeking to amend the zoning from R2 to Limited Industrial. Prior to this rezoning effort, the applicant did undertake to rezone the property for a residential use and that faced a lot of opposition. A lot of the opposition that we heard was about the impact that that type of use would have on government services and public services. There were complaints about what would it do for schools. What would it do for water and sewer usage, traffic, those sorts of things. And so, we went back to the drawing board and tried to find a use that would, again, kind of maximize the highest and best use of the property that would be something that was more akin to what the residents had indicated they were willing to live with in this location. And so, you know, an industrial type use is something that is not going to have any real impact on schools, It's not going to have significant water and sewer usage, it's not going to have significant traffic impact. So that's why we're proposing to change the R2. Given its location it's right off Lancaster highway and close to I 77. We also think this is a perfect site for an industrial type project. Again, the project has support from Chester County Economic Development, they've actually shown the site to some prospects, in the hopes of getting some economic, some further economic development here. And you know, I'm told from Kris Phillips, that economic development that the city or the county has been successful in lowering some investment here when they've got property that is already in place for use where new investors new companies can come in and don't have to go through the rezoning process. So that's what we're hoping to do here. The rezoning is consistent with the Chester County comprehensive plan. Those are quotations out of the comprehensive plan. But it's really true on two fronts. First, I think the comprehensive player, the comprehensive plan is clearly in favor of promoting and protecting industrial development in certain areas. The second point that I'll make and again this has to do with the Rodman Sports Complex is that the property as a plan talks about supporting and promoting

the development of recreational facilities and we think that this is something that can help with that process. On the first point, if you look at the map on the comprehensive plan, where should we grow, that reddish color area right along the Lancaster Highway corridor that's what we're talking about kind of right in the middle between town of Chester and I-77 pretty much right where the Highway 9 sign is, that's where the property is located. And so, we think again, it's consistent with the plan to have some growth here. As to the second point on helping support and promoting the development of recreational facilities. Again, the Rodman Sports Complex is adjacent to the property and there have been discussions about extending water and sewer to that facility so that you can actually have working bathrooms as well as providing right-away access. So perhaps you could have multiple points of entry, which could alleviate some congestion that happens when the park is in heavy use. Again, this is a traditional rezoning. So, we haven't submitted any kind of site plan. This is not a project specific rezoning. But I did want to give you an idea this is a conceptual drawing of what it could look like. One thing I'll point out is given the topography and the streams and stuff that are here, this is not a site that lends itself to having kind of the mass, you know, 1 million square foot giant industrial building that I think people would be scared to have. You're gonna end up with kind of pockets of development in certain areas, smaller buildings, as this thing would get built out over time. And so, you would have a different, multiple tenants in it, but everybody would be you know, some kind of light industrial, limited Industrial, light manufacturing type use that's permitted under the ordinance. With that, I'm happy to take any questions that you might have but that is all the information I have for you at this point.

Chairman Raines asked would any of your access to the property be off Rodman Road or would it all be off Number 9?

Mr. Floyd stated Well, I think anything that we would do, would have to go I mean, again, there's not a specific project at this point. So, I can't speak to here's where the access point would be. We would have to go through the development process and get approvals for anything that would be done.

Chairman Raines asked you don't have any information from DOT, about roads or anything.

Mr. Floyd said no, sir.

Commissioner Hough stated that was my question also because I know it's residential on Rodman Road, the Highway 9 is commercial. So that was my question also. And I know if you back up the slide one slide with a conceptual drawing, I noticed you have two entryways on Highway 9 but nothing on Rodman Road. Tentatively.

Mr. Floyd stated, that's correct. Again, this is purely I don't want you to think that like this is what we're going to build it is conceptual just so you can kind of see what the civil engineer what they could do on the property where you try to lay it out and make the best use. But yeah, I think given, you're talking about an industrial purpose coming in off of Lancaster Hwy would probably make the most sense. But I don't want to, you know, give you the impression that I'm guaranteeing that would not be something that they would ask for but again, it would have to go through normal approval process with DOT and all that sort of stuff.

Chairman Raines stated any member of public present may wish to speak in favor of this rezoning request. Okay, so I have a list here of six individuals, one, scratched out their name, so make it five. I'll just call these in order ask you to come up and state your name and address for the record. State if you're pro or con. That's fine if you so desire to change your mind. So, George Kanellos. Sorry about mispronunciations.

George Kanellos stated Mr. Chairman, members of the committee, thank you for the opportunity to speak is here me all right. Yes, very good. To address the first part of it is pros and cons. Sometimes it's unknown, because of the lack of knowledge of what will go there. It was and may ask you a question too. That's 9 below but where's Rodman Road on that map please?

Chairman Raines stated where the "R" is in vary.

Mr. Kanellos stated okay, I gotcha. Yeah. That's further up. I come on two capacities right here. One of them is that my mother in our family has property in Rodman, both sides of Rodman Road, both sides of Millen Road, across the railroad tracks. And um, and I also one of the board members for the Rodman Community Center. We've tried to get up and go in from the old church, you know, it's who wanted a place for not only the old people, but all the new people as well, to have a place to come and enjoy music or events. And I also realized that change, change is inevitable but to set the stage, I think it's if you don't consider it a boast, it's just the fact that, that all my maternal grandparents were here in this particular area. Before the American Revolutionary War, land grants, Scottish Presbyterians, I suppose it my mother's the last of the Rodman sisters. I've lost both Aunts within the last couple of years. They all moved away and then during the, I guess World War II and then they came back years later in the same neighbors were still not only there but same light fixtures with a single light burning from the wire in the ceiling. But there it was their grandfather, Sydney Alexander Rodman, that wanted to create a town. His brother was Lafayette Rodman was in Waxhaw and the two brothers connected the railroads and thought they would let their towns take off. Was it that time that the little Oak Grove Church was, was built and bought, I suppose, are paid for by my great grandfather. It was a depot you know; this is 1889. So, it's a long time ago, but this property, I believe, was inherited from the estate of James Henry perhaps, and his father Lamberth Henry. I remember, I wasn't there but remember reading it in the documents that he had donated the land on which the church was built in part, only to say that it's kind of a tide in place and you know, it's been the same for a very long time. My great grandfather had large fish and 5000 some acres of land, and of course, when he died, everything was mortgaged and during the Depression, all he got was 20 acres due back to him and then he died just shortly thereafter. Is one looks at communities too and impacts is a finger out. That we have to consider what the impacts are on them. Once again, remember I, I've said that changes inevitable so I can't say a complete negative. Nor does this be, nor is this too scary. I did want to know kind of where it ran out into Rodman Road but that one you look at a small center like that in historic space. It's an asset not on any scale that could ever compare to York's Brattonsville, but it is one of Chester's small, tiny treasures and when you consider that space, Catawba site of Native American Indian, African American house site, landowner house site. So, you have this village that's there. I work I still work in Washington on the historic preservation that's at the White House. And so, I still it's been there, I've been there 30 years. It's not boast. It's just the fact and so I tried to as we consider changes and in the complex new additions, buildings. My job is to review plans just like you would be submitting plans and submitting them for the authorities. And most you

think that the President might defer to me, it's never happened, but it's you give the input of what you can and I think that my biggest question before I sit down and I'm sure I've overstayed my time, but it is just the knowledge of as much knowledge as we have or that we can get from a potential developer, so that, that the visual aspect of the development is minimize setbacks, which it looks like it is, landscape, concerns or traffic but of course, it's a heck of a lot less than multifamily use. So I don't know whether I properly represent a landowner as well as a member of the community center but it's, it's my desire is that whenever this goes to City Council for approval that it's done with great care and with great caution, considering maintaining what really Chester is which I find, in my opinion is no different from my grandparents that loved it terribly, and my parents, my grand, my mother. They loved it very much that we maintain as much as we can in our rural spaces. Thanks very much. If you have questions, please.

Commissioner Grant stated we need to set a time limited Mr. Chairman.

Chairman Raines asked if anyone had any questions, and also stated okay, I hesitate to say three minutes because I let the first gentleman speak but try to keep your remarks as brief and concise as possible. I hate to beat on the gavel and say you have to stop talking but be reasonable if you will. Thank you. Robert Knox. Okay, state your name or address for the record, please.

Robert W. Knox stated he lives at 1125 West Edgemont Drive, Lancaster, SC and came to plead with you all on this rezoning that we have this land that I own, my brother, myself, and my sister have been in our family for generations. The Knox Farm is on 56 and was established in 1767. So, this is going deep in the ground as far as roots are concerned. You know, I'd like to point out. We're talking about new industries and things, but I like, which y'all already know like to point out, in Fort Lawn we've got a winery down there. They can't find enough people to work there. As you, we got the Close plant it's a beautiful plant. You can't get it. You got Leroy plant, it's down. Can get, there's nobody coming here. And as you come on up the road to Richburg we got there, we got the tire company. Still can't get enough people to run the tire company like it should be. And so, as we come up on Number 9, we say a lot of things just as there's not being, we don't have enough people to work to keep these things going. And what we don't want, we don't want factories to come in, build, and then they don't have enough people to work them. First thing you know, then you got a vacant building. And there's you know, that's an eye sore. I know y'all know all these things that Chester's going through. Lancaster is going through the same thing. But, you know, I plead with you know, to really look at this again, but we don't, you know, Chester's a beautiful place. Number 9 is a beautiful road going all the way and like I said, we don't want you know, I'm not saying that what they build is gonna be bad places. And bad industries and say, well, we don't know which, you know, the workforce has got a lot to do with what's going to happen in the future for us plans are concerned. And I thank you very much.

Chairman Raines stated next speaker will be Roxann James.

Roxann James stated good evening, my name is Roxann James. I live at 3007 Steel Village Road in Rock Hill, South Carolina, Chester County. And you asked pro or con. Well, I don't know. Because we don't know what they got coming in. I know they don't have an end user at this time. My main concern is like George said the rural Rodman community is so precious to us. I would say setbacks, multiply by three,

leave the trees, don't clear cut. Leave Rodman Road alone. You think about all the people that come to Rodman ballfield and they're bringing their children of all ages and we're getting ready to build four more baseball fields. Wow. You've got your youth in the future of Chester County right there next door. What kind of industries are gonna come into here? I would also ask and then I'm gonna sit down, reverter clause. They want to change it too industrial. Okay, y'all decide how many years and what type of thing they gotta do. And two years to keep it industry or five years. I don't care, put a time limit on it. You know, I would just ask that as a citizen and thank you very much.

Chairman Raines stated William Clark.

William Clark stated yes, William Clark 1461 Ashington Drive, which is really just a driveway off Blaney Road in Chester. I know John Floyd pretty well. We've been on both sides of arguments like this. And he's a very compelling fellow and a very honest man. So, we're not on the same side this time. I'm against this. For some of the reasons that have been stated. This seems to me like a counterpart of land banking. This is zone banking. Is that what you want? How can we, how can we, I'm an adjacent landowner. I have more property in common with this probably than anyone in the room or anyone in the world. How can we possibly mount a, an intelligent defense or argument if we don't know what, what it is? This is a list of the things allowable on ID-2. Some would be absolutely fine. And we could be pro, some would be absolutely horrible. 100-foot-tall light towers, smelly smoke? Noise is the main thing that we worry about. So, I would I don't understand if this is a common thing that you get asked to do. But if it is, I would wonder if it's a smart thing to do. Because now that these, these drawings, as John said, are just ideas. If I had if I were king, I would have one building goes now each of these potential multiple buildings could be a polluter. If we had a one building to, one project to deal with. We could work with that. My family by the way they used to be a process where adjacent landowners were allowed to meet with the project under question. I don't know what happened to that. But when we met with Roseburg, I cannot tell you how cooperative they were. And they allowed us to make suggestions and they changed their plans based on our suggestions. You know, some, somewhat and then we could become a supporter rather than negative. So, I don't know what happened to that process. But if I don't know if you all make your rules or the County Council makes your rules, but that ought to be a rule in my opinion. When you share a property line with, with rezoning especially when it's an up zoning like this, which could be a mess. We're agricultural. I think the property owners ought to get a little head start on knowing what's going on. What else. That's, that's the main thing I can if I knew what was coming, I'd be more articulate and I'd be more you'd hear my voice cracking more, because it's some things that you can approve, and some things that are awful for this site. Okay, that's it for me. But can you answer is this a common thing where you have an unannounced project, and you're just rezone like land banking? That you're not going to let it nuclear dump? Come here, and stay over this? Yeah, I know. You probably wrote it. There's some nice things and some not nice things. That's all I'm saying. Thank you for your attention.

Someone from the audience asked if they could speak in place of Jeff Sebo, and Chairman Raines asked them if they signed up to speak. They stated no, but Chairman Raines told them he will give them 2 minutes.

Robin Dobson stated I do live very close to this; well I live really actually the other side of the interstate 3631 Hernandez Road in Richburg. So, all around this property. I've looked today at Beacon all around this property from back behind it all the way across the Interstate is R2, is R2 except for one little exception is ID-1. It's 3.4 acres. So, this is all, this is all agricultural land. Mr. Clark has a huge cattle farm right there. All right. We have a lot of industrial two zoning. We have Luck Stone heavy ID once you go on to start with Carolina poly and the wood place all those places are ID-2 along east. So, once it starts at the end of all this R2 your industrial starts very, we are very worried about what Luck Stone is going to do. You go to the other end to Albemarle, you've got all that industrial, let's space out our industrial and keep it, don't put an ID-2 right in the middle of a R2 because we have need for Executive housing. We're gonna have some big people coming in for Albemarle and some of these other big companies, they're gonna, they're gonna want five or 10 acre lots. Why couldn't this be? Five or 10 acre lots. It's also adjacent to a ballpark. It's adjacent to the Rodman complex, we have no Greenway in Chester County. We have no designated land. That's for our recreation. So, I say let's do something different besides ID-2. Let's get some Greenway space. Let's I'm for, I'm for growth, I'm for smart growth, but there's no reason to put ID-2 right in the middle of 1000 acres of R2. When you got ID-2, you got it to plenty of ID-2 up this way. You've got ID-2 across the highway. Across from sharers property. So, let's keep some space where we can live happily. And so that's all I have to say. I'm just I'm very, very against an open-ended bank, zoning Bank, which is something Mr. Clark said I never knew that term but thank you. I'm not in favor of it. We need other places.

Chairman Raines stated thank you. Okay that'll end public comment for the meeting. I'll entertain a motion.

Commissioner Grants stated I got one question for staff. When was the last time the Comprehensive Plan was rewritten or revised? It's been what about five years.

Planning Director Mike Levister stated the Comprehensive Plan for Chester County was updated in 2023.

Commissioner Grant stated okay, okay. Well before, before that now my question is Highway 9 corridor all the way from the other side of the interstate all the way to Chester, like he showed has been the foreseeable future is for industrial. Am I correct.

Planning Director Mike Levister stated Chris may be able to talk more on the gateway masterplan.

Chairman Raines stated okay.

Commissioner Hough stated I have another question, forgive me I'm sorry. From what I can see here, you have two access on nine with a property in front of it that's going to block most of this or highway 9 away from being seen. And in this drawing, we have no access on Rodman Road. I think that's what would affect the residential part the most. And it's a question I was asking behind the scenes, is it possible to do an approval with a recourse clause like she was saying for five years and can't we restrict access on Rodman is that possible?

Planning Director Mike Levister stated you can put anything you want but when the county council has the authority to add or subtract which y'all's recommendation is, but you can make a recommendation whatever you feel comfortable with whatever your decision or your motion wants to be.

Chairman Raines stated but if that's approved, it goes with the property as it's on any conditions we put on it that are approved.

Planning Director Mike Levister said correct.

Commissioner Hough stated I understand what he's saying Hwy 9 is developed, there's gonna be developed out that way I'm sure commercially or industrial, do a lot of that corridor. But with Rodman Road in residential and you have two accesses is on 9 already. Anyway, that would be my suggestion.

Chairman Raines stated let's get a motion on the floor first.

Commissioner Grant stated I make a motion that we approve, Mr. Chairman.

Chairman Raines stated he seconds.

Planning Director Mike Levister stated if you're going to put, so you need to remove your second he got to remove his motion and then y'all got to make whatever stipulation you want to put in your motion. You got to state whatever you want to make your recommendation in your motion.

Chairman Raines removed his second.

Commissioner Grant removed his motion.

Commissioner Hough stated my recommendation would be not to have access on Rodman there because we have two accesses on 9. And then also the five-year reverter clause. That would be my recommendation. My opinion.

Chairman Raines stated I second that. Okay, so your motion is to approve rezoning to ID-2 with conditions that no access, street access Rodman Road and a five-year reverter clause is that correct?

Commissioner Hough said correct.

Commissioner Grant stated remember what when it does come back up again. We'll have to make sure that we restrict that access off of Rodman Road. Because he's got to come back to us whenever something comes in here.

Chairman Raines stated yeah, you got to have a site plan that's been done. But if we make that motion and it goes with the zoning at a property and that'll be a condition of that, I understand. Okay, so anybody have any thoughts about how we decide what it is and how we decide to move forward. I look



at it from this standpoint, is it perfectly in line with the comprehensive plan. I don't think that ID-1 and 2 is overly speculative for the area and you know, we had a couple of months ago proposed to put houses there. And that was too much traffic for and all the reasons it's been stated. I mean, we have a plan from the county that says this is how we'd like to grow and the property owner seeking to do that. I think it's well within reason to grant in my opinion. The gentleman made a point about one big building, but if you clearly look at the streams, I'm no site engineer anything but I don't think they're gonna let you divert all that natural drainage and that kind of stuff. I think if you start getting permits and things, you're gonna be too much like this plan has shown because of the layout of the property, and the general topography of it. I don't think it could be subdivided from this and one ID-2 and four ID-1 you know, just whatever happens to be. They could ask for rezoning and zone it down or just put a property in there that meets both classifications. But that's just my thoughts. Anyone else have any, anything they would like to state?

Commissioner Grant stated I think you hit the nail on the head.

Commissioner Hough motioned to approve with a 5-year reverter clause and no entry off Rodman Road, second by Chairman Raines. Vote 6-0 to approve.

- c. CCLDV23-13 Samuel Steele requests a Street Access Easement for Tax Map #081-00-00-110-000 located off Skyler Drive, Chester, SC 29706.**

Chairman Raines stated looks like they just need access to their property. Pretty standard for what we see for easements, being asked to be granted and everything. Does anyone have any thoughts about motions, discussion questions?

Commissioner Grant motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.

- d. RNC23-12 Samuel Steele request naming a Street Access Easement for Tax Map #081-00-00-110-000 off Skyler Drive, Chester, SC 29706. The name requested is Legacy Drive and approved by the 911 Address Coordinator.**

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

- e. CCMA23-13 Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2).**

Jeff Sanders stated my name is Jeff Sanders. My address is 376 Green Pond Road in Clover, South Carolina. Representing Thomas Concrete, I'm the general manager there. This plant site was acquired from Sutton Ready Mix in 1996 and the plant ran sporadically from 96 to 2012 and it's been idled since then. We're servicing a growing volume of work from a Rock Hill site to this area. And that along with conversations with the Economic Development Manager led to the feeling that this would be a good time to reopen the plant. Between the last time the plant ran and today Chester County implemented zoning, and this was zoned I1, and we need I2. We're hoping that this would be approved since the adjacent property, the racetrack, is currently zoned I2. The reopening of this site would actually reduce

traffic. We're servicing work here now it just puts us closer to the work that we're trying to get to. The site footprint would remain the same. The only change would be that we'll clean up the property and will repaint the plant. Our plan is to start with one plant manager with six drivers and grow the business as allowed. Excuse me. We currently have teammates who live in Chester and would like to be closer to work. Appreciate your consideration, we'll answer any questions.

Chairman Raines stated your service area for this location could be Lancaster, Fairfield County, Chester County.

Mr. Sanders stated probably not Fairfield County. We're a perishable product. So, we try to stay about 20-25 minutes. That in the fact that we're everybody's struggling to find drivers. So, we try to stay within probably 20 to 25 minutes of the site.

Chairman Raines stated so you'd be servicing the Chester side of the Rock Hill and that area.

Mr. Sanders stated yes sir and maybe the southern side of Rock Hill probably just Chester. That's the reason we would have a fewer number of drivers starting out.

Chairman Raines stated is the plant just out of curiosity, is it ready to start up or it requires a lot of.

Mr. Sanders stated it's going to require, it's gonna require a fair amount of work. We started the work because we didn't realize that the zoning had been implemented. So, we're doing what we can short of having the power hooked up because that's got to be done after zoning is redone. So, it's got a fair amount of work. A big part is just painting it. It's not a pretty piece of equipment right now.

Chairman Raines stated you said it shut down in what year.

Mr. Sanders stated I think around 2012. I've been here nine years and it was not running when I was here so I'm thinking around 2012 was the last time the plant ran.

Chairman Raines stated Mike we had zoning before then right, it just happened to be.

Planning Director Mike Levister stated you didn't have zoning once operation was started up. You had zoning when the building was closed but now to reopen it, since it's been vacant.

Chairman Raines stated but it was ID-1 by grandfathered in.

Planning Director Mike Levister stated correct when Chester County came in that's what it was currently zoned.

Chairman Raines stated when we adopted zoning they requested ID-1.

Planning Director Mike Levister stated I think the people that was hired through the county that went around. They picked the zoning, and the landowner had the opportunity to request it to be a different zoning if you felt that you weren't in the current, correct zoning.

Chairman Raines stated I was just curious. I know we've had zoning longer than that. So, I suspect that that's what the situation was. Okay. Anyone else have any questions for them?

Commissioner Hough asked what's your tentative start date on that?

Mr. Sanders stated I actually have a job that as soon as we could. We've got a job that's about eight minutes from that site. We're going to service it out of our Rock Hill plant for now so ASAP for us.

Chairman Raines asked would you be selling to the general public as well.

Mr. Sanders stated we'd be selling to homeowner's, home builders, general contractor, and the general public. We expect the majority of the work here would be residential right now.

Commissioner Hough stated it's needed that's for sure.

Mr. Sanders said good.

Chairman Raines stated any further questions? Would any member of the public present tonight wish to speak in favor of this rezoning request. Any member of public present wish to speak in opposition to this rezoning request?

A member of the audience stated from their seat that they just want to say, I'm wanting to be no air pollution, no mixing all your sand and your dust. How do you keep all that.

Planning Director Mike Levister and Chairman Raines stated at the same time, she would have to come to the podium.

Chairman Raines stated state your name and address for the record.

Robin Dobson stated I love concrete. I love concrete. Don't get me wrong. Don't ever call cement. Don't ever call it cement. Robin Dodson 3631 Hernandez Road, Richburg, South Carolina. I'm just, I'm just very concerned that we make sure that the things we're allowing, and I know that concrete plant is very much needed. But let's just make sure that we have, I don't know you put scrubbers on it. I don't know how you keep all that from floating in the air. But we've already got Luck Stone and we already know that they are going to be putting a lot of silica dust in the air. We don't need more. We don't need more dust in the air. So Okay. All right.

Chairman Raines stated thank you. Yes, you right, you applied for permits. I was gonna, I was gonna add that for you.

Mr. Sanders stated we have to apply for air permits, we have to apply for quality or water quality permits. I don't say this just because I work there but Thomas is very committed to being environmentally friendly. We do things to recycle concrete to where we're not landfilling it. We will be within the compliance that the state requires and will and will be above that. Okay. Thank you.

Chairman Raines stated already been a concrete plant.

Commissioner Grant stated Miss Azzie Lee Hill who is not her tonight, unfortunately. Her and Lawrence Shuler went around and looked at all the zoning.

Chairman Raines stated they are the ones that did the initial zoning.

Commissioner Grant stated they are the ones that made it ID-1 because it was already there.

Chairman Raines stated okay I didn't know that. Okay, any discussion about the question at hand was already a plan, right? Just good access to the road. And I think like you said, of course, I poured some concrete a while back and I think it had to come from somewhere in Rock Hill. I had sort of asked them politely to go ahead and bring it right at the edge of the timeframe. I guess it was pretty dry when he got there. Had to put a bunch of water in it.

Commissioner Grant motioned to approve, second by Commissioner Hough. Vote 6-0 to approve.

## **6. Comments/Discussion**

Chairman Raines stated Mike do you have anything.

Planning Director Mike Levister stated we have a meeting next month.

Chairman Raines stated we will have a meeting next month.

## **7. Adjourn Commissioner Grant motioned to adjourn, seconded by Commissioner Williams. Vote 6-0 to adjourn. Time 7:22 PM.**

**Notice of Meeting:** Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the **August 30, 2023**, The News and Reporter. All properties were also posted.