

Chester County Planning Commission Minutes of November 20, 2018

The November 20, 2018 meeting of the Chester County Planning Commission was held at 6:30 pm in Council Chambers at the R. Carlisle Roddey Government Building in 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 November 2, 2018 Chester News & Reporter. All properties were also posted.

Quorum Established: Chairman Raines, Commissioners Hill, Smith, Howell and Grant were present.

Absent: Commissioner Williams was absent with prior notification and Commissioner Tate was absent.

Staff: Director Mike Levister and Nicole Hutchins were present

Call to Order: Chairman Raines called the meeting to order.

Approval of Agenda: Chairman Raines asked if there were any additions or amendments to the agenda as presented by staff. There were none. Commissioner Grant made the motion to approve the agenda as presented; seconded by Commissioner Smith. Vote was 5-0 to approve.

Welcome new commissioner Joe Howell: Chairman Raines welcomed our new commissioner Joe Howell to the Planning Commission.

Appoint new vice chairman: Commissioner Hill made the motion to nominate herself as the Vice Chairman, seconded by Commissioner Grant. Vote was 5-0 to elect Ms. Hill as Vice Chairman.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the October 16, 2018 minutes as presented by staff. There were none. Commissioner Grant made the motion to approve the minutes as presented; seconded by Commissioner Smith. Vote was 4-0 to approve. (Commissioner Howell didn't participate in the vote due to the fact he wasn't on the Planning Commission board at the last meeting)

New Business: **Chester County Land Development – Private Rural Community Drive
Named: Rustic Woods Dr.**

CCLDV18-8: Chris Crosby request A Private Rural Community Dr. for Tax Map # 048-00-00-124-000 located on Roberts Rd, in Chester, SC. This property is currently R-2 (Rural Residential)

Chairman Raines called Chris Crosby to the podium. Mr. Crosby stepped to the podium. He stated he is a local land surveyor/engineer of 2022 Grant Road. He is here representing Mr. and Mrs.

Robert L. Goss, owner of parcel #048-124. They are requesting to cut out two acres in the front where an existing older parcel is, and have a private community drive, fifty-foot-wide, to be surveyed after approval. Their intent is to give their daughter two acres to build a home and build them a new home across from her. Chairman Raines asked staff if the road name would go along with this approval. Ms. Hutchins said yes, he's completed both applications for tonight. Chairman Raines then asked if the road name had been verified with the 911 coordinator. Ms. Hutchins said yes. Commissioner Howell asked Mr. Crosby if there were any utility rights-of-way to go along with this property. Mr. Crosby said he wasn't aware of any. Commissioner Howell said it was his suggestion, however it is not required, that he add an additional ten foot for the utilities to keep them from digging up your road. Commissioner Smith stated from his personal experience, natural gas probably wouldn't come across the dam. Mr. Goss said he had already talked with Duke and had them out there and walked the property with their builder. They didn't see a problem providing service to the location. Chairman Raines said you're fine with Duke, what about the gas. Mr. Goss said he's already talked with Chester, they've looked at the map and said it would be no problem. Chairman Raines said this is nothing we have control over – just issues to consider.

Chairman Raines asked if there were any questions or comments from the commissioners. There were none. Mr. Grant made the motion to approve the private rural community drive, named Rustic Woods Drive; seconded by commissioner Hill. Vote was 5-0 to approve.

Chairman Raines advised Mr. Crosby to follow up with staff on the legal road name and easement.

Chairman Raines asked if staff had anything, Ms. Hutchins said no not at this time. Chairman Raines asked if next month looked busy, Ms. Hutchins said one item on the agenda again. Chairman Raines asked about the continuing education class, Ms. Hutchins said it will probably be in February. Chairman Raines told the commissioners to keep that in mind. Commissioner Smith asked with agendas having one item, is there a way to do a teleconference. Chairman Raines and Director Levister said Ms. Winters has never officially said but does not think the COG approves.

Chairman Raines made a motion to adjourn; seconded by commissioner Grant. Vote was 5-0 to adjourn.

This is a summary of proceedings at the November 20, 2018 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.