

## **Chester County Planning Commission Minutes of December 18, 2018**

The December 18, 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 30, 2018 Chester News & Reporter. All properties were also posted.

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

**Absent:** 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 Howell made the motion to approve the agenda as presented; seconded by Vice Chairman Hill. Vote was 6-0 to approve.

**Approval of Minutes:** Chairman Raines asked if there were any additions or amendments to the November 20, 2018 minutes as presented by staff. There were none. Commissioner Howell made the motion to approve the minutes as presented; seconded by Commissioner Smith. Vote was 6-0 to approve.

### **New Business**

#### **Chester County Land Development – Preliminary Plan Application**

**CCPCLD18-02 & CCPCLD18-03:** Lennar Carolinas, LLC request approval of Preliminary Plan Application for Land Development Article 4 § 4-2 for Tax Map Numbers 123-00-00-003-000 and 133-00-00-033-000.

Chairman Raines called the applicant to the podium. David Nelson, the director of land acquisition for The Lennar Corporation in Charlotte, stepped to the podium. His reason for being here was to discuss a project called Walker's Mill, which is on some property in Lando which was zoned for this intended land use back in 2010. The sketch plan for this project was reviewed by staff and approved July 27<sup>th</sup>. We advertised a public meeting which was held at the Gateway Conference Center on October 11<sup>th</sup> from 6:00 to 7:00 and answered question for folks that attended that. The subdivision requires this preliminary plat be submitted for review to endure that it complies with the subdivision ordinance and the zoning ordinance, and that's why we are here tonight. We have a two-hundred-acre site. The Walker's Mill Community will consist of about three hundred and five homes, which is about one and a half units to the acre. The homes are clustered to be environmentally sensitive to the streams and wetlands. There are fifty-five and sixty-five-foot homes sites with average being about sixty by one hundred and forty. The open space is about twenty three percent, which is about forty-seven acres. We intend to have community amenities which will include a swimming pool along with some walking trails. There is an old rail corridor that runs through the property that we intend to use as part of the walking trails in the community. We will have sidewalks on both sides of the streets and throughout the community. We've met with the utility departments. We are the builder and the developer so it's a one stop shop. We intend to extend the water line

down Edgeland Road. The sewer line will have to go under Fishing Creek, and we may have to utilize a pump station on our site which would be dedicated to the county. We're hoping to have natural gas and have been talking with the providers about that. We've done a traffic impact analysis that's been reviewed by the county staff and by SCDOT. There were some recommendations for some turn lane improvements along Edgeland Road, and also to potentially do a warrant analysis for a traffic light at 901 in Edgeland. We're here tonight asking for the proposed preliminary plat for Walkers Mill which is within the Lando Village PDD, be approved as being consistent with all the rules and requirements of the county subdivision zoning and land development ordinances. And more specifically, consistent with the underlying PDD zoning for the Lando Village. Mr. Nelson said he would be happy to answer any questions.

Chairman Raines asked is this all residential structure, no commercial. Mr. Nelson said No sir, this is three hundred and five, single family with two different entrances.

Commissioner Howell asked which entrance would the traffic light be? Mr. Nelson said it's not at the community, it's for the traffic at 901 and Edgeland. There will be turn lanes added which was the recommendation from SCDOT.

Commissioner Grant asked the average square footage per home? Mr. Nelson said the average is about twenty-four hundred square feet. Smallest ranch home would be sixteen hundred to thirty-four hundred at the top spot. Prices would be mid two-hundreds. Commissioner Grant then asked, once started, what's the long-range forecast for how many years it will take you to build this completely out? Mr. Nelson said for these three hundred units, it's about a four to five year build out. This will be done in phases, and that detail hasn't been worked out as of yet.

Chairman Raines asked with your developments, do you typically provide amenities as you've discussed in here. Mr. Nelson said absolutely. Chairman Raines asked what point do they enter the picture. Mr. Nelson said early. Generally, around the end of the first phase is when this is rolled in. It will be owned by the HOA and you want enough in the HOA to maintain it.

Chairman Raines asked the footage you discussed, is that minimum and maximum. I'm sure you have an array of plans to choose from. Mr. Nelson said correct. Chairman Raines asked how many houses plans do you have? Mr. Nelson said generally eight, maybe ten. We're very self-policing on monotony. We're very sensitive to uniform and try to have a lot of variety.

Commissioner Howell asked how much of that is heated and not garage space. Mr. Nelson said it's all heated. Some homes will have a single garage, but most are double.

Chairman Raines asked if the front of the building materials would be stone, or all vinyl. Mr. Nelson said it's a mix. Generally, the three sides will be vinyl, the front are generally mix materials of vinyl, stone and brick.

Commissioner Smith said he wanted to bring up impact fees. As it relates to other communities and other counties, is there a similar neighborhood that you can compare this to and what type impact fees have gone into other counties? Mr. Nelson said wow – that's a pretty broad question. He said they build in eight counties in the Charlotte market and each one has individual municipalities with different fee structures. Obviously, you're probably familiar with York County and the school fee that they enacted recently which is at the high end of the range. There are others that are much lower than that. Mr. Nelson said I'm not sure I answered your question though. Commissioner Smith said I was just trying to get the basic wage if you had an impact fee. Chairman Raines said like a dollar figure. Mr. Nelson said it's all over the board. In some places it's \$2,500. A lot of places don't have impact fees. Depending on the state, North and South Carolina are different. The underlying legislation is different from one state to the next. Because we operate in both states that again is different. Usually its utility connection fees. Very few places have impact fees these days. Its packaged differently. Its effectively the same thing, but its packaged differently.

Commissioner Howell asked the set back from the curb for the homes. Mr. Nelson said it's from the right of way, not from the curb. The minimal is ten.

Chairman Raines asked if anyone had any other questions for Mr. Nelson. There were none.

Commissioner Grant made the motion to approve the Preliminary Plat application; seconded by Commissioner Williams. Vote was 6-0 to approve.

Chairman Raines advised Mr. Nelson to follow up with staff to see what the next course of action would be and dismissed them from the meeting.

**Chester County Land Development – Private Rural Community Drive  
Named: Nick Wentz Rd**

**CCLDV18-8:** Lewis & Susan Turner request A Private Rural Community Dr. Article 5 § 2.7 for Tax Map # 144-00-00-110-000 located on Mel Nunnery Rd, in Fort Lawn, SC. This property is currently zoned R-2 (Rural Residential)

Chairman Raines called Lewis Turner to the podium. He stated his name as Lewis Turner of 4725 Mel Nunnery Road. Mr. Turner said he was told he would have to name his driveway in order for his son to build a home on a parcel in the front of his property. They would have to share a driveway to keep from forming a flag lot.

Chairman Raines said so you have a house at the rear of the property now? Mr. Turner said yes, we have a house at the back five acres. We're going to cut 4.7 acres off the front for him to build a house, and we need the access to the back property in case of future sale.

Chairman Raines asked if anyone had any questions. There were none.

Commissioner Grant made the motion to approve the private rural community drive named Nick Wentz Rd; seconded by Commissioner Smith. Vote was 6-0 to approve.

Chairman Raines instructed Mr. Turner to follow up with staff to determine where to go from here.

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

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

