

Chester County Planning Commission Minutes of March 27, 2018

The March 27, 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, Chester County Building and Zoning Dept.; and published in the March 09, 2018 Chester News & Reporter. All properties were also posted.

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

Absent: No Commissioners were absent.

Staff: Director Mike Levister and Nicole Hutchins were present.

Call to Order: Chairman Raines called the meeting to order and asked Commissioner Hill to open the meeting with prayer.

Approval of Agenda: Chairman Raines asked if there were any additions or amendments to the Agenda as published. There were none.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the February 27, 2018 minutes. Chairman Raines indicated hearing no corrections needed, made the motion to approve the minutes as written; seconded by Commissioner Grant. Vote was 7-0 to approve.

Chester County Zoning Ordinance – Rezoning Requests

CCMA18-07: Malinda Washington (J.F. Construction), representing Kenneth Frederick requests Tax Map # 078-03-07-039-000, located on 745 Darby Rd, Chester, SC; be rezoned from RG-1 (Multi Family Residential) to GC (General Commercial).

Chairman Raines called Ms. Washington to the podium. She stated her name as Malinda Washington with J & F Construction. She's requesting the rezoning of 745 Darby Road for a funeral home. She would like to build a 3500-square foot metal building on a concrete slab, and a paved parking area. All of which will be built to code. Chairman Raines ask if this will be funeral sessions with embalming but no cremation, and Ms. Washington stated that was correct. Commissioner Grant asked if the home that's already on the property would be torn down. She stated that was still up in the air. The home belongs to the funeral directors Grandfather and he has lived there for many years. Chairman Raines asked the commissioners if they had any other questions. There were none. He then asked if any member of the public would like to speak in opposition or in favor of this request. With no public input, Commissioner Cabrey made to motion to approve, seconded by Commissioner Grant. Vote was 7-0 to approve.

Chester County Land Development

CCLDV18-01: Pete Diamaduros, representing Helen Poulos Diamaduros requests approval of ingress/egress to a two-acre portion of track Tax Map # 007-00-00-029-000, located at 4011 Parkins Rd, Sharon, SC.

Chairman Raines called Mr. Diamaduros to the podium. He stated his name as Pete Diamaduros of 444 Old Iron Works Road Spartanburg. He's requesting legal access to a two-acre tract of land on Parkins Rd, Sharon, SC. His mother inherited a 400-acre tree farm, and he has had a mobile home set up on a two-acre tract cut out of that property. There is a dirt road leading to this part of the property and he's requesting legal access on behalf of his mother. He stated that the 400 acres does have plenty of road frontage, but it's not leading to this area. Rather than taking more than the minimal lot required to have road frontage, he's asking for this access. Chairman Raines asked the commissioners if they had any other questions. There were none. He then asked if any member of the public would like to speak in opposition or in favor of this request. With no public input, Chairman Raines made the motion to approve, seconded by Commissioner Grant. Vote was 7-0 to approve.

Text Amendments – Chester County Zoning Ordinance and Land Development

Chairman Raines stated the next order of business is text amendments. He stated that he wasn't going to read each text amendment individually. It looked like we were moving into the next Century with the electronic copies and so forth. Commissioner Cabrey asked Chairman Raines if he could make a motion to handle all the text amendments as one unit as far as the voting. Chairman Raines agreed. He stated that he trusted each commissioner had read over the amendments, and said it was open for discussion if they had any questions. Chairman Raines asked the staff if this was just part of their review going through things that needed changing. Director Levister stated that was correct. Chairman Raines then asked if this would be an ongoing process, and Director Levister again said that was correct. Chairman Raines made the motion to approve the amendments as presented, seconded by Commissioner Cabrey. Vote was 7-0 to approve.

New Business

Chairman Raines asked if there was any new business to discuss. Commissioner Grant wanted to ask the staff if that firm (LGI Homes) was going to come back and put another entrance in? Director Levister said that he had gotten an email from them saying they were still working on things, but had not spoken with them yet. Director Levister made the comment that they could put 500 + homes in the way that it is currently zoned. Commissioner Cabrey added with no approval at all. Chairman Raines asked of the PD (Planning Development) would just allow a higher density. Director Levister says that is correct. Commissioner Cabrey stated, let the record show for the second time in thirteen years, the County Council went against the recommendation of the Planning Commission.

Director Levister addressed the commissioners about the minutes and how they are written. He stated that the wording can't change. Sometimes it will be bad english, or even not complete sentences.

Chairman Raines asked if there were any further business. He then asked if the meeting would not be on their normal scheduled time. Staff answered that they would be on schedule going forward.

Commissioner Cabrey made the motion to adjourn, seconded by Chairman Raines. Vote was 7-0 to approve.

This is a summary of proceedings at the March 27, 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.

