

Chester County Planning Commission Minutes of October 16, 2018

The October 16, 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 September 28, 2018 Chester News & Reporter. All properties were also posted.

Quorum Established: Chairman Raines, Vice Chairman Cabrey, Commissioners Hill, Williams, Smith, 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. Vice Chairman Cabrey made the motion to approve the agenda as presented; seconded by Commissioner Smith. Vote was 6-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the September 18, 2018 minutes as presented by staff. There were none. Commissioner Grant made the motion to approve the minutes as presented; seconded by Vice Chairman Cabrey. Vote was 6-0 to approve.

New Business:

CCMA18-27: Robert Hinson request Tax Map # 158-00-00-041-000 located on Footloose Rd in Fort Lawn SC, be rezoned from R1 (Rural One) to R2 (Rural Residential)

Chairman Raines called Robert Hinson to the podium. He stated his name as Robert Hinson of McConnell's, South Carolina, 337 Nature Woods Road, which is in York County. Mr. Hinson stated he's requesting this rezoning to place a manufactured home on the property for his older brother. Due to a hardship of poor health, he is unable to live in his current home. Well and Septic are already on the property. The home that is currently there is in pretty bad shape. No electricity will be provided to the current home, just the manufactured home.

Chairman Raines asked the commissioners if they had any questions. There were none. He asked if any member of the public wished to speak in favor or in opposition of the rezoning request. There were none. Vice Chairman Cabrey made a motion to accept the rezone request; seconded by Commissioner Hill. Chairman Raines stated this is well in keeping with the other properties in the area. As the gentleman stated it's an upgrade from what's there, and better living conditions for this individual that's having health problems. Vote was 6-0 to approve.

Chairman Raines stated the Planning Commissions opinion is advisory. The council has to vote three times to approve this. You're welcome to check with staff to see when the next county council meetings are. Final approval will be through them.

CCLDV18-7: Bobby Butler request approval of ingress/egress to Tax Map # 088-00-00-060-000 at Butler Lake Rd, Chester SC. Current zoning for this property is RS1 (Single Family Residential)

Chairman Raines called Bobby Butler to the podium. He stated his name as Bobby R. Butler Jr of 1826 Knight Road, Lancaster, South Carolina. This is a piece of property by the watershed from the 1970's that was landlocked other than by water. My father and Mr. Tom Sanders had an agreement between the two of them which granted access through Mr. Sanders Property to the lake. Mr. Sanders and my father both have passed away. Mr. Sanders property was purchased by Dave's Land Company and they never allowed access through their property. Mr. McFall's now owns the property and he agrees to grant me a 50' access in trade for a couple acres of land. Chairman Raines asked Mr. Butler if his intentions were to open it up for housing. Mr. Butler said he wants to sell the estate, and this has always been an issue. Everyone always asks how do I get over there. It's hard to tell them the only way you can get there is by boat. Chairman Raines ask so you just want the easement for access at this point. Mr. Butler said yes, that's it. Chairman Raines asked the board if they had any questions. There were none.

Chairman Raines said he has two individuals here to comment on this, is that correct. Charlotte Cockrell stepped to the podium and stated her name as Charlotte Cockrell of 1472 Minter Road. Part of the Butler Lake Community. She said she's confused about the easement. You come up Minter Road to get to Butler Lake, which is Cul-de-sacs. She's asking for the specific location of the easement and if it will be open to the public. Chairman Raines told her the way he understands easements is that it's just a legal method for him to have access to his property. Ms. Cockrell asked from where. Director Levister said when you turn right onto Butler Lake, all the way at the end at the cul-de-sac. Mr. Butler stepped to the podium with Ms. Cockrell to show her the copy of the plat showing the easement. Rina Walk of 1488 Minter Road, the other citizen that singed up to speak, stepped to the podium to see the plat along with Ms. Cockrell. Ms. Walk said one of the reasons they are concerned is because of people already coming into their yard and shooting deer or driving too fast and shooting peoples pets. They've even had shots fired through the house. Chairman Raines said it sounds like you need a wildlife officer. Ms. Walk said they'd like to know if this will be open to the public. Will people be coming in to fish, in to hunt, lots of vehicles and traffic. Chairman Raines said think of a piece of property that's physically landlocked and you can't get to it legally without this easement saying you can cross this piece of property to get to your property. This is nothing more than that. It doesn't have anything to do with development or anything. If he wanted to rezone that property that would be a totally different type situation. This is just an access issue to get to this property. After seeing the physical location on the plat with Mr. Butler and understanding Chairman Raines legality terms, Ms. Cockrell and Ms. Walk understood the easement. Chairman Raines made the motion to approve the easement; seconded by Commissioner Grant. Vote was 6-0 to approve.

Chairman Raines said unlike earlier, this is a done deal. Check with staff to move forward.

RNC18-03: Katherine Belk request WHF Road for the Private Drive located at 2620 Blaney Rd

Chairman Raines called Katherine Belk to the podium. She stated her name as Katherine Belk. She said her Dad and his brother originally bought what was Adams Farm together and split up the property maybe ten years ago. We put another resident on the property for our co-farmer and we need to rename our driveway, so he can get mail there. We weren't approved for Wild Hope Farm Road so we've gone with WHF Road. Chairman Raines said to staff that he's a little confused here. There's three names, is WHF what we want to go with? We can't call it Wild Hope Farm Road? Director Levister said is a conflict with other roads that have Wild. The 911 County Coordinator, by the county ordinance, looks at what they adopt by what they put on their application, the list of three. The one with the least amount of complications with already existing named roads was WHF. And the requirement, the reason why she is requesting a road name is because the code of ordinance requires when you have two or more residence on a private drive, it has to be named. Ms. Belk said she's kicking herself for putting an acronym on there now, but I guess you get your third pick. Chairman Raines said anything with Wild in it we can't do basically? Director Levister said the 911 Coordinator makes that decision. Commissioner Grant said so it's going to be named WHF Road? Director Levister said yes sir. Chairman Raines asked if it could be WH Farm road? Ms. Belk said she didn't think that it was going to get picked. She said she was told to put three down and that's what she did without being creative. Chairman Raines asked if she could come back and change it later. Director Levister said yes, come back to y'all with a \$150 fee. Ms. Belk said you can't win them all. Commissioner Hill asked about WH Farm Road again. Ms. Hutchins from staff said the 911 Coordinator is not here to let us know if that is acceptable or not. Chairman Raines asked Ms. Belk if she wanted to go with WHF. She agreed. Chairman Raines said we have a request to name this road WHF road from the applicant. She is semi happy with it. He made the motion to approve the name WHF Road; seconded by Commissioner Smith. Vote was 5-1 with Commissioner Hill opposed.

RNC18-04: McKay Belk request Valentine Trail for the Private Drive located at 1988 Jubilee Farms

McKay Belk was not present. Chairman Raines said that was fine. We can do it in his absence. Chairman Raines asked if the three choices on the application would be accepted. Ms. Hutchins replied Valentine Trail. Chairman Raines said is that the number one pick. Ms. Hutchins said that's the pick from the 911 coordinator. Director Levister said it is also the number one pick on the list. Commissioner Grant ask if these are choices from the applicant. Director Levister said correct. Chairman Raines asked, and the 911 coordinator has to approve or disapprove before you can move forward. Director Levister and Ms. Hutchins said correct. Commissioner Grant ask if we approve this, the 911 coordinator tells them what it will be or the applicant tells them what they want? Chairman Raines said we approve the actual name, right? Director Levister said correct. Whatever y'all approve is what the name will be. Commissioner Grant said so the first one listed is the first choice from the applicant. Director Levister said correct. Vice Chairman Cabrey made the motion to approve the name Valentine Trail; seconded by Commissioner Smith. Vote was 5-1 with Commissioner Hill opposed.

CCPCLD18-01: Keck & Wood request approval of Preliminary Plat for Land Development of Tax Map Numbers 124-00-00-060-000, 124-00-00-061-000 and 124-00-00-009-000

Chairman Raines called the applicant to the podium. He stated his name as Tripp Barrineau with Keck & Wood, Inc. an engineering firm representing Mr. Jay Rhinehart. We're here to seek approval of the preliminary plat submitted to you in your packet. Chairman Raines said everything is in here detailed and spelled out. Mr. Barrineau said they intended to follow all SCDOT and county regulations. All roads are curb and gutter. Chairman Raines asked this is all future planning for mixed use development. Mr. Barrineau said yes. Commissioner Smith asked, just out of curiosity, what is the time frame? Mr. Rhinehart said they are working through financing right now. Just this week we got feedback from HUDD. Looking at first, maybe second quarter 2019. Vice Chairman Cabrey asked if this is right across from the thing the ZBA just approved, right across or backed in? Director Levister said it will be back off of it. They'll have a drive that's actually going to have to line up with the new development that just got passed by the ZBA. It's in your application, and also comments from SCDOT from David Gamble and Allison Love. Mr. Barrineau said they have a minimum requirement of distance for an offset road or they have to line up. That's SCDOT standards. Chairman Raines asked if anyone had any other questions. Vice Chairman Cabrey asked about the checklist. Mr. Barrineau said everything had been done for the county. Director Levister said correct. Chairman Raines said a few things were not checked off like road names. Mr. Barrineau said correct. We have to follow up and do those items. Chairman Raines asked if water, sewer, and electricity were already on site. Mr. Barrineau said those services will have to be extended up into the property. Chairman Raines asked about Edgeland road being a four lane. Mr. Barrineau said that will not be approved until rooftops are already in place. Chairman Raines asked if anyone has any other questions. Vice Chairman Cabrey made the motion to accept the preliminary plat; seconded by commissioner Grant. Vote was 6-0 to approve.

Comments/Discussion:

Chairman Raines stated for the record that this would be the last meeting for Vice Chairman Cabrey. He has decided to resign and move to Beaufort. The commissioners tell him that they will miss him and that he's done a good job over the years. Vice Chairman Cabrey said he served on the board for fifteen years and enjoyed it.

Chairman Raines made the motion to adjourn; seconded by Commissioner Williams.

This is a summary of proceedings at the October 16, 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.