**Chester County Planning Commission Public Hearing**

**R. Carlisle Roddey Government Complex**

**1476 J.A. Cochran Bypass**

**6:30 pm on Tuesday, February 26, 2019**

**Agenda**

**1. Call to Order**

**2. Quorum Established**

**3. Approval of Agenda**

**4. Approval of Minutes from January 15, 2019 Meeting**

**5.** **Chester County Zoning Ordinance – Rezoning Requests**

**CCMA19-05:** Jason Turner Request Tax Map # 154-00-00-074-000 located on Catawba River Rd, Edgemoor SC, be rezoned from AG (Agriculture) to R2 (Rural Two)

**CCMA19-06:** J.D. “Ray” Rinehart, authorized agent for Hessian Co., LTD., Request Tax Map # 125-00-00-055-000 locate at 2794 Old Richburg Rd, Richburg, SC, be rezoned from ID-1 (Restricted Industrial) to ID-2 (Limited Industrial)

**6**. **Chester County Zoning Ordinance – Text Amendments**

**CCTA19-01:**  Chapter 5 § 4-109

**RS-1 – Single Family Residential District Uses – SPECIAL EXCEPTIONS # 2**

Existing text:

**2. Clustered single-family development,**

provided the Board of Zoning Appeals determines:

a. detached single-family units on minimum of 2 acre

development parcel;

b. maximum density of three (3) dwellings per acre;

c. lot requirements per house may be waived;

d. zero interior lot line setback may be allowed;

e. Subdivision Regulations are met;

f. adequate provisions for access and traffic safety;

g. public water and sewer are available for the property;

h. the use is compatible with the district.

**New text:**

**2. Clustered single-family development,**

provided the Board of Zoning Appeals determines:

a. detached single-family units on minimum of 2 acre

development parcel;

b. minimum individual lot size of 14,520 square feet;

c. lot requirements per house may be waived;

d. zero interior lot line setback may be allowed;

e. Subdivision Regulations are met;

f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles;

g. public water and sewer are available for the property;

h. the use is compatible with the district.

**Changes**

1. Revised to clarify minimum lot size (2.b.)
2. Revised to provide guidance in access and traffic safety determination (2.f.)

**7.** **Chester County Land Development Regulations - Text Amendments**

**CCLDTA19-01: -** Article 5 § 5-2: Streets

Existing text:

**Streets -** All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:

The layout of the streets as to arrangement, character, width, grade, and location may be required to conform to the Chester County Comprehensive Plan and Official Map, to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems provided. Minor streets shall be so laid out so that their use by through traffic will be discouraged.

Where a subdivision abuts or contains an existing or proposed collector or through street, the Planning Commission may require marginal access streets, reverse frontage with screen planting, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless approved by the Planning Commission. The Planning Commission may require additional access if the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision.

**New text**:

**Streets -** All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:

The design and layout of the streets, including without limitation, arrangement, character, width, grade, and location may be required to conform to the current Chester County Comprehensive Plan, and Gateway Master Plan (where applicable), to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems required by the County. Minor streets shall be so laid out so that non-essential use by through traffic will be discouraged.

Where a subdivision abuts or contains an existing or proposed collector or through street, the Planning Commission may require marginal access streets, reverse frontage with screen planting, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless meeting all County standards and approved by the Planning Commission. The Planning Commission will require a minimum of one (1) access road for increments of 200 lots in a subdivision and may require additional access if the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision.

1. Revised to ensure adequate ingress/egress access to the development.

**8. Comments/Discussion**

**9. Adjourn**

Once the meeting has adjourned, documents related to these requests are available for public inspection in the Office of the Zoning Administrator at 1476 JA Cochran Bypass, Chester, SC