**Chester County Planning Commission**

**February 25,2020**

The February 25,2020 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 February 05, 2020 Chester News & Reporter. All properties were also posted.

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

**Absent:** Commissioner Williams was absent without prior notification.

**Staff:** Mike Levister, Nicole Hutchins and Katie Jordan 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 presented by staff. Commissioner Grant made motion to approve the minutes with correction of the approval minutes date be changed from November 19,2019 to January 28,2020, seconded by Vice Chairman Smith. Vote 6-0 to approve

**Approval of Minutes:** Chairman Raines asked if there were any additions or amendments to the January 28,2020 minutes as presented by staff. Chairman Raines made a motion to approve the minutes; seconded by Vice Chairman Smith. Vote 6-0 to approve

**New Business:**

**CCMA20-02:** Lewis Fire Protection Association, Jay Williams, President request 1.45 acres of Tax Map # 104-00-00-024-000, located approximately 1000 feet from Fishing Creek Rd be rezoned from R2 (Rural Two) to R1 (Rural One).

Jay Williams steps to the podium and stated his name as Jay Williams, 1652 Woods Rd. Requesting this rezoning so we can put a substation for Lewis Fire Department on this property which will serve the Fishing Creek and Steele Village Road to 72 back to 909, or wherever else that equipment is needed out of that station. This provides a five-mile coverage that ISO requires us to have to get the best insurance ratings for our homeowner. So, if you are out of the five-mile coverage area then your homeowner’s insurance goes to a class 9 automatically. Take it to a class 4 which we are right now, if you are within the five-mile distance. Chairman Raines states right now you would have to be within 5 miles of the Lewis station. Mr. Williams stated yes and the five-mile ends at the intersection of South Fork Road and Fishing Creek Road. Chairman Raines said that it sounds like this would be a big benefit for the members of that part of county. Mr. Williams stated that is the biggest reason plus to cuts the response time.

Chairman Raines asked if this would be a staffed facility. Mr. Williams stated that it would just be volunteer. Chairman Raines stated so it will just hold the equipment and Mr. Williams stated yes sir. Chairman Raines asked if it would still meet the class 4 classification and Mr. Williams stated yes sir. Mr. Williams said it could save you 700 to 800 dollars a year with your insurance company. We would start out with a pumper and a tanker and hopefully go to a faster response vehicle like a grass unit to use for grass and woods fires, but we also use it for EMS services such as Heat attacks, strokes to help the ambulances.

Commissioner Walley asked if the fire department had purchased the land. Mr. Williams stated that it is under contract right now and under the ordnances of the county we can’t purchase the property until the zoning is changed to meet the requirements of the county. It is currently zoned R2 and we can’t get enough land to meet that. We have enough land there to build a station and meet the requirements for R1.

Chairman Rains asked would there be a restroom facility or sewer, Mr. Williams stated that they would probably have one restroom and would have to install a septic system and a well. Chairman Raines asked if it would be funded by the Fire Protection type budgets and Mr. Williams stated yes and that hopefully they could get it covered under the one percent sales tax deal if not we will have to find another way to fund it. The biggest thing is we have to be able to purchase the property first. I have been looking for a piece a property that was in the right location. You can’t just build this thing anywhere it has to be in the right location.

Chairman Raines asked if there was plenty of access on those roads for the equipment, stated he just wanted to make sure there wasn’t any restrictions. Mr. Williams stated there was no restrictions on access and that there was plenty of road frontage for that.

Chairman Raines asked if any member of the public would like to speak in favor of this rezoning request. Micky Walley stated yes, he would. Chairman Raines and Commissioner Walley asked Mr. Walley to step to the podium. He stated his name as Micky Walley of 3207 Mountain Gap Rd, Richburg. Mr. Walley stated he has talked to Jay and he has told him what they are trying to do, and I went and looked at the piece of property. It isn’t being used for anything now, it is a wooded lot that is in very rough shape. It isn’t attractive at all. It would be a benefit to the neighbors to have a fire department come in and clean it up, and that it would be a benefit for the whole community for their response time and their ISO.

Chairman Raines then asked if any member of the public would like to speak in opposition of the rezoning. There were none.

Commissioner Smith made a motion to approve the rezoning, seconded by Commissioners Walley and Hill. Vote 6-0 to approve

Chairman Raines reminded Mr. Williams that this was advisory, and that County Council would have three continuous readings before it was finalized.

**CCMA20-02:**  Haley Laws request an easement be named for Tax Map # 083-00-00-016-000 located at 2320 Colvin Road, Chester, SC. Request road name to be ***Cattle Drive.***

Haley Laws stepped to podium and stated her name as Haley Laws 2320 Colvin Road, Chester, SC. My husband and I are planning on taking over his grandfathers’ cattle business. And we do go to the sale a lot, and poor Lonnie he gets things messed up a lot. When we do something with the cows, we would like it to go to the farm instead of his home address. Eventually maybe within the next year or two we plan on putting a house out there and we would like to go ahead and get the road name and address out there so that would be a little bit easier on us when we go to buy the house.

Chairman Raines stated that he saw that she had three options and that two of them had been shot down for what ever reason. So, Cattle drive was their choice and Mrs. Laws stated yes.

Chairman Raines asked if there were any other questions or clarifications. Commissioner Grant said simple

Commissioner Hill stated that she went out and looked and that she started back in there and they have a no trespassing sign. Mrs. Laws stated yes. Commissioner Hill asked so it is back behind there. Mrs. Laws stated yes, from the road to the actual barns it is a little over half a mile.

Commissioner Walley asked if you turn off of Colvin road to go down there. Mrs. Laws stated yes.

Chairman Raines asked staff if this would be a county road or a rural private drive. Commissioner Howell stated Rural Private drive staff agreed.

Chairman Raines asked for a motion. Commissioner Grant made the motion to approve the road be named ***Cattle Drive***, seconded by Commissioner Howell. Vote 6-0 to approve

Chairman Raines asked for any discussions or comments. Commissioner Grant stated he had a comment or rather a question. He asked the staff why they had to approve a road name. Director Mike Levister stated that Chester County Code of Ordinance requires the Planning commission approve any road name. All the staff does is verify that there is not a conflict with existing road names. Commissioner Grant stated that needed to be changed. Director Levister stated he could look into it if they wanted to make the motion for him to look into it for them.

**Adjourn:**

Chairman Raines made the motion to adjourn, seconded by Commissioner Grant. Vote 6-0 to adjourn

This is a summary of proceedings at the February 25,2020 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.