

Chester County Planning Commission

Minutes of January 22, 2018

The January 22, 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: Notice of time, date, place and Agenda for this meeting were posted in the County Office Government Complex, Chester County Court House Chester County Building and Zoning Department, and published in the January 3, 2018 issue of the Chester News & Reporter. All properties listed on the agenda were properly posted.

Meeting Agenda: Agenda proving requests to come before the Commission were posted County Office Government Complex, Chester County Court House Chester County Building and Zoning Department

Quorum Established: Chairman Robert Raines, Vice Chairman Jack Cabrey, Commissioners Azzie Lee Hill, Carolyn Williams, Nathan Smith and Marvin Grant

Absent: Commissioner Michael Tate

Staff: Director Mike Levister, Nicole Hutchins, Nancy Forlaw and Sally Hudson

Call to Order: Chairman Raines called the meeting to order.

Prior Minutes: Chairman Raines indicated he would entertain any corrections needed to the minutes of the November 21, 2017 meeting. Vice Chairman Jack Cabrey pointed out the last sentence under prior minutes should read commissioner instead of commission, as well as at the bottom of the page where its stated electing new planning commission members, should be officers. Commissioner Azzie Lee Hill pointed out the misspelling of Cabrey in a couple places. Vice Chairman Jack Cabrey made a motion to approve with all corrections made and Commissioner Azzie Lee Hill seconded the motion. Vote was 6 to 0 to approve.

New Business:

Reference: Request of road name change

Applicant/Owner: McKay Belk

Address: 1988 Adams Farm Road, Chester, S.C. 29706

Mr. McKay Belk requested the road name change of Adams Farm Road to Jubilee Farm Rd. No public discussion for this request. Commissioner Marvin Grant made the motion to approve with Vice Chairman Jack Cabrey second the motion. Vote was 6 to 0 to approve

Reference #: CCMA18-01

Tax Map #: 079-01-10-005-000

Applicant/Owner: Malinda Washington (J.F. Construction)

Address: 636 Saluda Rd, Chester, S.C. 29706

Malinda Washington (J.F. Construction), representing Marwan R Elnatshe requests 636 Saluda Rd, Chester, SC; be rezoned from RS-1 (Single Family Residential) to GC (General Commercial).

Ms. Malinda Washington was called to the podium by Chairman Robert Raines. She stated her name and the representation of Mr. Marwan Elnatshe. They are requesting to rezone to have a used car lot at this location. Chairman Robert Raines confirmed the current mobile home on this property would be demolished, and asked what type structure would be built in its place. Mr. Marwan Elnatshe stated a building, built to code. Chairman Robert Raines asked if there were any other questions or concerns for this request. With no public comment, Vice Chairman Jack Cabrey made the motion to approve this request as stated, and Commissioner Azzie Lee Hill seconded the motion. Vote was 6 to 0 to approve.

Reference #: CCMA18-02

Tax Map #: 161-04-02-008-000

Applicant/Owner: Tonya Vinson (Norman and Linda Trent)

Address: 5435 Old Winnsboro Rd, Great Falls, S.C. 29055

Tonya T Vinson, representing Norman and Linda Trent, request 5435 Old Winnsboro Road, Great Falls SC 29055, be rezoned from RG-1 (Multifamily Residential) to RG-2 (General Residential).

Ms. Tonya Vinson was called to the podium by Chairman Robert Raines. She stated her name and the representation of her parents Norman and Linda Trent. They are requesting a rezoning for a singlewide mobile home to be placed on their lot. They lost their home to a house fire, and had very little insurance on the home. The couple has owned the property since 1978, and the well and septic are already in place. Ms. Tonya Vinson had pictures of surrounding properties and the commissioners declined the need to view them. With no public comment, Commissioner Azzie Lee Hill made the motion to approve this request as stated, and Vice Chairman Jack Cabrey seconded the motion. Vote was 6 to 0 to approve.

Commissioner Azzie Lee Hill approached Chairman Robert Raines to explain the next step of the meeting and dismiss anyone that would like to leave. He explained County Council will have three readings for approval. They meet every 2 weeks, and directed applicants to reach out to the staff for any questions.

Reference #: CCMA18-03

Tax Map #: 124-00-00-048-000 and Tax Map #: 124-00-00-080-000

Applicant/Owner: Bobby MacNaughton (LGI Homes, Inc)

Address: Edgeland Rd, Richburg, S.C.

Bobby MacNaughton (LGI Homes, Inc.) representing St Katherine Properties, LLC request Tax Map # 124-00-00-048-000 and Tax Map # 124-00-00-080-000, located on Edgeland Rd in Richburg SC, be rezoned from RS-1 (Single Family Residential) to PD (Planned Development District)

Mr. Michael Theberge, with Bohler Engineering, who is contracted by LGI Homes, presented a presentation on behalf of Mr. Bobby MacNaughton, who was unable to attend. Presentation shows a single family residential development as part of the Gateway Master Plan which was recently adopted by the county. It's designed to create space of value, promote housing opportunities. Proximity to commercial and retail along Lancaster Highway, including the new Giti facilities. Also wanting to create ways to interact with nature in this area. Main entrance is just past the medical office on Edgeland road. 840 +/- lots. 6 neighborhoods that will be built in phases. Walking trails and nature trails throughout the home sites, with several ponds on the property. Just under 250 acres, 50 acres of open space for recreation.

Mr. Michael Theberge asked if commissioners had any questions so far, Vice Chairman Jack Cabrey asked to be shown phase one of the project. His reply was that phase one would be built up to the traffic circle shown on the map on the projector. This would include about 150 homes and a pump station. Key features will include sidewalks, nature trails, starter homes. Safe place for kids. Exceed state level environmental levels. The homes are for sale, not vacant lots for sale. Restricted HOA. Pump station will be upsized to include Victorian Hills in the future and provide a public water line in the future. Safety concerns – only accessible from Edgeland road frontage. A one-acre parcel is reserved for fire and rescue. Currently working with the local fire marshal in the event of an emergency. 100 ft. minimal buffer, using 20 ft. of existing vegetation left in place and undisturbed. New trees will fill in gaps to divide the two developments. Traffic concerns – Traffic study has been provided by SCDOT. Potential two signals warranted with this project as phased in, which could change throughout the version of scope. Whatever is desired from SCDOT is what LGI Homes will be required to do.

Commissioner Marvin Grant asked a question about two entryways to the subdivision. Mr. Michael Theberge replied the first will be north from Lancaster Highway, which will get a right turn lane and a signal. A left turn lane is believed to be there as well. The second entrance is for emergency secondary traffic only. And a separate way out to go North. Vice Chairman Jack Cabrey asked where the roundabout will be located. Mr. Michael Theberge replied it could possibly be at the main entrance. LGI Homes studied the intersection at Victorian Hills just north of this development and shows the impact would be ½ car length of additional traffic. Do not predict much traffic going north of development. Vice Chairman Jack Cabrey stated that could change if people from Rock Hill move here and then drive back to Rock Hill to work. A mix of one and two-story homes. Some siding and some brick. High quality material.

Vice Chairman Jack Cabrey confirms the 3.5 DUA, and asks about the development in Fort Mill. Mr. Judson Stringfellow, representor of Mr. Mulvaney, spoke from the audience, that the lots would be the same size as compared to Fort Mill with open space. Amenities – the desire is to make the neighborhood attractive to the area. Starter homes, and kids come with that. Quality playgrounds, Gazebo with a parking area. Walking trails around the lake. Friendly usable space for the community. Splash park will be inside the neighborhood and away from homes so that it does not cause too much noise, issues or a distraction for surrounding properties. Large amenity area up front with several smaller ones throughout the property which will be a couple acres each.

Mr. Michael Theberge then opened the floor for questions and comments. Vice Chairman Cabrey asked if anyone had reached out to the school board. Mr. Michael Theberge confirmed a phone

conversation with Dr. Bain Her feedback was that the area middle and high schools are not at capacity now, however the elementary school is. There is the potential that this would be next on their agenda. Vice Chairman Jack Cabrey then asked from your experience, with 840 houses, how many kids do you predict in this development? Mr. Michael Theberge says less than it used to be, not the 3.2 kids per home. It could be 1.5, but some could be home schooled. Could be 800 kids. Development could be targeted towards teachers from the area that would move into larger homes when starting a family. Chairman Robert Raines asked if this was starter homes and what was the price range? Vice Chairman Jack Cabrey answered the questions with \$175,000 to \$280,000. Commissioner Marvin Grant asked the square footage and Vice Chairman Jack Cabrey replied 1400 square foot to 3200 square feet.

Vice Chairman Jack Cabrey talked of a nice development up past the Country Club in Rock Hill on Saluda Rd, and said he envisions the Chester development to look like this. Mr. Michael Theberge stated he was not aware of this location. Vice Chairman Jack Cabrey jokes about the golfers aiming for the construction workers when teeing off which brought up more concerns about buffers around the Edgeland development. Vice Chairman Jack Cabrey stated there are no trees going into Victorian Hills, but towards the back, they have nice beautiful tress.

Mr. Michael Theberge agrees with him having seen the tress himself. He assures the trees will be undisturbed, and the buffer will be increased. Commissioner Marvin Grant asks if they plan to have a construction entrance to the development, and Mr. Michael Theberge replies there would not be a construction entrance. All would enter through the main entrance as the residents. However, this would be one of the benefits of a second entrance for the trucks at some point for the residents to coexist with construction. They plan to work closely with the general contractor to get the large grading in and out of the way before homes are sold. Commissioner Nathan Smith asked for more details regarding the pump station. Mr. Michael Theberge said it's at the top left pond, with a small buffer around it. Its sized for the entire neighborhood for phase one. There is one existing force main on Edgeland road which was recently put in to pump back up into that. Verified the capacity there to receive the whole development. They also would figure a spot that would work for all the neighbors in the event a sewer main was put into Victorian Hills by the county that pump stations would be large enough for all the homes in Victorian Hills in the future.

Chairman Robert Raines asked who would maintain the pump station? Mr. Michael Theberge wasn't sure if it would be maintained by the county or public works. Chairman Robert Raines asked if the HOA would maintain the playground equipment. Mr. Michael Theberge replied that was the intent. Chairman Robert Raines asked what type building materials would be used, and Mr. Michael Theberge replied that decision had not been made yet. They are going with the best feel for the neighborhood. Vice Chairman Jack Cabrey then asked if this development was approved, what's the projected start date for Phase one? Mr. Michael Theberge said if approved, more than likely they would break ground this summer, pending all permits are in hand after the final board approval in March. Then Vice Chairman Jack Cabrey asked what year they would be leaving? Mr. Michael Theberge says realistically, the target date for completion is around 2023 or 2024. LGI has some developments that sell twenty to thirty homes a month. Hopefully desire to sell one hundred and fifty homes a year. The goal is to get homes sold a quickly as possible, but that will depend on the market and how quickly things move.

Chairman Robert Raines asked if they would have a model home up from for show? Mr. Dan Robertson, sales person for LGI Homes, stated there would be a model home up front that would be used as an office for the sales team. Once construction was completed, and all homes were sold, the model home would also be sold. Sample homes were shown on the projector from Pecan Ridge in Fort Mill. Mr. Michael Theberge also points out from the pictures on the projector the sidewalks and curbs with the trees and landscaping to show how the neighborhood would typically look. Mr. Michael Theberge then thanks everyone for their time.

Chairman Robert Raines asked if any member of the public would like to speak on opposition of this request. Mr. John Agee, Fire Chief of Richburg, and resident of Victorian Hills, said he has two questions. Who is going to pay for the sewage? Chester Sewer District just asked for \$72 million. There is no sewage to amount to anything at Fishing Creek. The Gateway Master Plan calls for a certain amount of staff, who is going to pay for that? Is there going to be an impact fee like in Lancaster County? His request is that everyone will consider this before voting because it's a lot of money. \$72 million dollars to put sewage in Richburg. Commissioner Mr. Marvin Grant says this is up to county council, not this body and Chairman Robert Raines agrees. Mr. Michael Theberge states that he believes there is an impact fee per lot, per meter that's charged which will be paid for by the developer. They will be paying for their share of impact fees.

Mr. John Agee states the fire district is split and will not be as easy to fix as the last one. The fire district in the Gateway Master Plan calls for twenty-one paid firemen and twenty-five paid police officers. He then turns to Karlisa Parker Dean for confirmation. She states that is what's called for at buildout for the Richburg area. Mr. John Agee then says someone must come up with some cash because Billy Hipp isn't going to come off his pocket and John Agee isn't going to come off his pocket to fund your building that you're going to make money off of. Mr. John Agee says that he had paid a lot of attention to what is going on in Indian Land and the only way to fund this is for LGI to pay impact fees. It's not fair to the citizens of the county to have to pay for all the money you're going to make. He says Mrs. Dean has done a tremendous job of bringing industry to this place and got it all going like it should be, and he doesn't want to see it get messed up with the little bit of sewage we have at Fishing Creek. He says Mrs. Dean may not agree with him but he keeps up with it pretty close.

Mr. Michael Theberge says they heard about the fire and rescue concerns at the community meeting in November. They are offering one acer in the development to build a fire and rescue building. He understands this is not paying the salary of the workers, but it has to show some value that no one has to go out and buy that property for the coverage of the area.

Mr. T. Melton, a fireman in the Richburg district, and owner of property in Victorian Hills but does not live there, said part of the issue is when you go into the neighborhood, the first leg of it is in the Lando district. When you make the turn and it broadens out, it's in the Richburg area. Two different fire districts you're working with. It took Richburg twenty years to get their main station and then had to work another ten or fifteen years to get the substation, that they are trying to fund now and are capped out at what they can do. Not to mention people. We are already stretched out. He agrees we need housing, just hope to plan this to where we are not catching up like what's happening with some of the industrial stuff. Mr. T. Melton says they are left with how it will be protected and this is major with a lot of houses and people. He also states there are other

things to think about, like the second access. Hernandez road is not friendly to the fire equipment. It's a small rough road. If it could focus more to Lancaster Highway, that would be a lot easier to get in and out of. Another concern is parking on the street which will restrict access coming in. Will HOA restrict parking on the street?

Mr. Dan Robertson says he's not sure if this is stated in the HOA but is obviously something to review. Mr. T. Melton says we just need to make sure the safety side is taken care of. Chairman Robert Raines says he thinks this is too much of a side conversation and Mr. T. Melton then thanks everyone for their time. Chairman Robert Raines thanks Mr. T. Melton and asks if any other member of the public would like to speak in opposition of this rezoning request.

Mr. Billy Hipp approached the podium, he said he's not really opposed to the rezone. He built his home in Victorian Hills about twenty or thirty years ago. He was the second or third home built there, and has enjoyed the peace and quiet. Said he's all the way at the end of the development and not naïve enough to think that development wasn't coming at some time, and feels blessed to be there this long without it. He thinks they could achieve the same green areas and waking trails without six or even homes built on an acre or 6000 square foot lots. We could rezone to where one half or three-quarter acre. 6000 square foot is less than the Eureka Mill. Cars will be parked in the front yard. Why do we want to be Like Fort Mill or Baxter or Indian Land? Why can't we just be Richburg and do this thing just a little bit different? Then Mr. Billy Hipp thanks everyone for their time.

Chairman Robert Raines thanks Mr. Billy Hipp and asks if any other member of the public would like to speak in opposition of this rezoning request.

Mr. Lyle Dickerson then approaches the podium, he says a 6000-square foot lot with homes 1400 to 3000 square feet does not leave very much room in-between homes. Fifteen to twenty feet between homes. Some homes are pasture land, have no trees, and will see all construction going on. You can see through a couple of trees. The property is zoned now for two homes per acre. Where I live one-acre lot, and he understands development is coming. Seven homes per acre, 6000 square foot elbows will hit – let alone cars parked. This is not compatible with the neighborhood like LGI said in the community meeting in November. Homes are one to two and acre. Timber is already being cut off the lot. Not as much green wood out there as they are talking about. The PD, the last one made was Lando ten years ago, with five years to develop with no development and it's still a PD. It's just not compatible with the neighborhood. Who's going to pay for the infrastructures, the swage. The line was put in mainly for Giti Tire and its six inches in diameter. Not sure how it will support 800 homes. And the traffic, this is a two-lane country road. Everybody will turn left but some will turn right, and that road will be crowded. 800 homes, two cars per home. That's a lot of traffic. Who pays for the upgrades? The county is going to get stuck with it again. We don't have a pay upfront fee for services. York County does, but we don't. If you do the development, we are going to be stuck with the infrastructure. People in the neighborhood don't think it's going to work but they feel it's going to happen no matter what we say and they've sort of given up because the gateway Master Plan calls for it to be this way. It's going to happen and we have no choice but I appreciate your time and thinking on this.

Chairman Robert Raines thanks Mr. Lyle Dickerson and asks if any other member of the public would like to speak in opposition of this rezoning request. No one spoke so Chairman Robert Raines asks if any other member of the public would like to speak in favor of this rezoning request.

Mr. Judson Stringfellow, representing St. Kathrine Properties owned by the Mulvaney's approached the podium. Mr. Mulvaney couldn't be here due to being tied up in D.C. and his father is in Florida with his wife that's suffering an illness. The Mulvaney's want to ensure that this property is used to help benefit the industry growth going on in the area and promote good homes in the area. People who work here, workers and managers can have different houses with their different price ranges indicating 1400 to 3000 square foot homes. The Mulvaney family talked with a lot of different people about potentiality developing this property and looking for resources to develop this property completely and not just empty lots left behind. LGI is a sufficient company to do that. They've made a commitment to the Mulvaney family that they will develop it all the way through. They will set aside areas that will be used for internal recreational so people don't have to leave there to go do everything. Kids can play onsite. Slides were shown on the presentation of the amenities that will be installed there. They want to make sure it's something that will benefit the whole community over a period. He is aware there is a traffic concern and the sewer department has confirmed they have ample capacity to process the sewer flow that will come from this, pumped out and another pump station will take it to the sewage house.

Another thing he wanted to assure was the strong set of covenants and restrictions that will be written for the community to make sure the residents take proper care of their property and paid sufficient dues to take care of the infrastructure on the play and nature areas. And there will be rules and regulations with the CCR's enforced to help make sure the people take care of the community and it doesn't go downhill and become somewhere that people don't maintain their property. Each of the homeowners will pay dues to help fund the maintenance of the amenities and overall community. One of the things they are also looking at, another piece of property on Highway 9, Lancaster Highway, that sits to the south of this property. They are following a rezone for potential opportunity in the future for more services, retail and maybe another grocery store that will help service the community. And are also in hopes that a road will be started from Lancaster Highway and subbed out to align with the community and eventually, hopefully to provide another access straight out to Lancaster highway. Again, this is something they can't control between there because they don't own all the property. Hopefully there will be a way this can occur in the future. Basically, just wanted to mention that they feel the Company can do the right thing. Growth always brings questions. Some people like it and some people don't. At the end of the day, with all the magnificent work going on here and the industry this is going to be the place to live and you don't want them living in Rock Hill, coming here to work then going back to home to Rock Hill to pay property taxes and shop. That's the whole intent of it.

Mr. Judson Stringfellow then asked the commissioners if they had any questions. Commissioner Nathan Smith then asked if Highway 160 in Fort Mill if that section was still a two-lane road? Mr. Judson Stringfellow was not able to answer that question. Commissioner Nathan Smith said this is a huge traffic issue. Mr. Judson Stringfellow says one of the differences now is that SCDOT has different rules than what was in place when that was developed. And, that property wasn't completely developed by the Mulvaney family. They ended up selling out and another company completed the project. The difference here is that the traffic study has already been done and this

will fall under the SCDOT not the county. Chairman Robert Raines asked how long the SCDOT standards had been in effect? Again, Mr. Judson Stringfellow couldn't answer that question. Mr. Michael Theberge said anything under 100 lots does not require a traffic study from SCDOT, and the studies are based on the lot count and homes on the ground. Mr. Judson Stringfellow then thanks everyone for their time. Chairman Robert Raines asks if any other member of the public would like to speak in favor of this rezoning request.

Mr. Michael Theberge comments about traffic improvements being in place. He said he wasn't familiar with the Lando PD, but he does know their PD is written that the only use allowed is residential as it is adopted with no potential for commercial. In the future, if this were to be a request, they would have to come back for that approval. In the terms of the density, he understands due to the lot size what the gentleman are saying as far as the density but part of the goal for the neighborhood again providing larger open spaces for people to enjoy versus just the home sites being larger. If you do those kinds of spread out parcels, lands, you don't get to save as many trees, more roads and more clearance is involved to do that. Part of the goal is to leave more natural area and that's why the lots are smaller. The density as a whole is still 3.5 an acre across the entire development. Questions about the buffer, we can certainly work with staff in terms of the planting of the buffer trying to keep the one area undisturbed and try to plant back areas that are currently for the first twenty feet. Sooner rather than later. Construction process, we can try to work on that time and work on timing for the rest of improvements on that buffer such as berms and other planting. So, there is less time that construction is less visible to the neighbors. Chairman Robert Raines asked when is that determination made? Who says you can plant what trees when? When does that occur in the process? Mr. Michael Theberge says, if its ok with everyone, we can start working with staff in-between now and the council meeting to see what that section will look like in more detail to come up with a visual and talk about when that buffer will be planted.

Chairman Robert Raines asked how much it would cost to decrease the density cross the board? Mr. Michael Theberge said it would certainly be a concern to decrease it. Maybe a specific lot was to close for something specifically we could talk about it but in general this is the density we want to put forward for approval and take feedback based on that.

To comment on the parking, which is a fair concern, all homes will have a two-car garage. On top of that room in the driveway for two cars. So that's four cars per home if needed. Visitors and friends will be over but 1/2 of the homes will not be parked on the street every day. Chairman Robert Raines then asked with your experience in these neighborhoods, do you have to go back and pass an ordinance like Richland and Lexington County about parking in the yard? Mr. Michael Theberge replies that the HOA will not allow parking in the yard. It will have to be in the drive way. The street – if you keep a twenty-foot clearance for emergency access, its acceptable and we will work with the fire marshal on that. So, we could restrict parking to one side of the street or the other if we don't have that twenty feet plus room for a car. This would be done with signs to enforce. Or make the street wide enough for parking on each side, with a twenty-foot clearance. Usually, it's just on one side. Chairman Robert Raines then ask about impact fees, what does that add up to per unit per house? Mr. Michael Theberge said he can't answer, but will certainly do his homework on that issue.

Chairman Robert Raines address Karlisa Parker Dean, Economic Developer for Chester County, in the audience and she comes to the podium. She states that Chester County does not have impact fees. There has been discussion about impact fees and it's still ongoing. Council has approached the COG about what an impact fee would look like. She states there is a method behind the madness and unless the method is done, we can't impose a fee because of the state law. Another thing that's very important, knowledge is power. When the Gateway District Plan was adopted, it was adopted so that we could plan for these types of developments. She says she's not opposed to what John Agee said or his strong feelings, but what she does have to say is the number of firemen and police officers was based on the number 20,667 people by the year 2050 in that area in the Gateway District Master Plan. They also project that we're going to have 6890 additional housing units in by 2050, and 3850 multifamily residential for that area. It's because of the location and that by 2050. She also said she had just done the numbers, the average household number of children per house is 2.4 with two parents is 3674 people at full buildout for this development. Just make sure we have an understanding what is being contributed and know when we need the firemen and when we need the police and when we need the stations. Mrs. Karlisa Parker Dean was also very appreciative of the fact that Mr. John Agee has mentioned this development falls between the two fire districts. This is an excellent thing for the council to talk about. Mrs. Karlisa Parker Dean thanks everyone.

Chairman Robert Raines asked if anyone had any questions. Commissioner Marvin Grant asked is it 3.5 houses per acre? Mr. Michael Theberge says yes. Commissioner Marvin Grant says so it's not seven houses per acre? Mr. Michael Theberge says he understands the math is off the size of the lot. It averages out because of the open space. You factor in the total area and the number of the houses. It could be seven houses per acre in some places throughout the development. Then Mr. John Agee speaks out that you should ride to Springfield. The houses there sell for \$450,000. You're trying to put a five-pound bag of sugar in a two-pound sack. And you're doing it at the cost of the people that have lived here all their life and it's ridiculous. I understand it's the Gateway Master Plan and all this, but my men are going to put an air pack on and have to go in there, and drive in a little spot and it's not right. Chairman Robert Raines says he understands. Mr. John Agee said that he doesn't care what Nick Mulvaney has, or what his Daddy has, I just know what I have to put up with and I'm asking y'all make sure it's done correctly. Chairman Robert Raines told him that's what we're here for.

Vice Chairman Jack Cabrey then said back to what Mr. Billy Hipp said, we all begged, pleaded and cried for development here. It happens. You want it to happen. It's painful. Change is never, ever comfortable in anything we do, if it's this - or something else. This is only the first step. This is just to change the area to a PD. There is a mountain of paperwork and approvals and all kinds of stuff that must be checked by the staff. Now, if the staff will allow, I would like a reversion clause for the year of 2030. If this is not done by the year 2030 the land reverts to its original zoning. 2/3 done, fine. Come to us, ask us not to change it back because you're running late and going to keep building. Been through this before and nothing happened. Don't want that again. Remember change is never easy. We can't bring development and not have a place for them to live. We can't have all the companies without schools for kids and homes to get home and get supper before 9:00pm. We've got to have infrastructure around and this is just the first step. If you have objections like Mr. Agee does, that is great. It needs to be spoken before the body that makes the final approval. Its change. It's painful and it happens. Commissioner Marvin Grant tells

Chairman Robert Raines that he thinks Chester County finally has growing pains and Chairman Robert Raines agrees.

Vice Chairman Jack Cabrey makes the motion to approve the request to rezone to PD with the reversion clause in the document for the year end of 2030. Mr. Michael Theberge confirms the wording that as long as construction is ongoing, they are ok. Commissioners agree. Commissioner Azzie Lee Hill seconds the motion. Chairman Robert Raines asks staff about the street size and trees for the development. Director Mike Levister explains that's all in the land development which will be reviewed in the site plan. Vote is 5 to 0 to approve with Commissioner Nathan Smith opposed.

Chester County Land Development:

CCLDTA18-01: Article 5 § 5-2.3: Cul-de-sacs

Add: unless approved by County Council.

Revised text will read:

Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet or other approved type of turnaround. Maximum length shall not exceed one thousand (1000) feet unless approved by County Council. See Exhibit A Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

CCLDTA18-02: Article 5 § 5-2.6: Intersections

Delete: ~~sixty (60)~~ **Replace with:** seventy (70)

Delete: ~~Curved s~~ **Replace with:** S

Delete: ~~tangent~~ **Replace with:** throat length

Revised text will read:

The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than seventy (70) degrees (angles of intersection to be measured at the intersection of street centerline). Streets shall have a minimum throat length of one hundred (100) feet at intersections. See Exhibit D Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

CCLDTA18-03: Article 5 § 5-2.9: Reverse Curves

Delete: ~~the State Highway Department~~

Replace with: SCDOT

New text will read:

Where practical, a tangent of at least two hundred (200) feet on minor streets and three hundred (300) feet on collector streets shall be provided between reverse curves. On major thoroughfares, tangent distances shall be determined by SCDOT. See Exhibit B. Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

CCLDTA18-04: Article 5 § 5-5.17: Vertical Curves

Add: and SCDOT

New text will read:

Minimum stopping sight distance on major thoroughfares shall be determined by SCDOT. On Collector streets minimum stopping sight distance shall be two hundred and seventy-five (275) feet (40 mph), and on minor streets one hundred and sixty (160) feet (25 mph). Stopping sight distances shall be measure from height of eye of three (3) feet nine (9) inches to an object with a height of six (6) inches. Both distances shall be measured above the centerline of the street. Stopping sight distance shall conform to the standards of the American Association Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

CCLDTA18-05: Article 5 § 5-9: Cemeteries

Delete: ~~yard~~ (three deletions – each immediately after “buffer”)

New text will read:

If a tract being subdivided contains an active or an abandoned cemetery, or portion thereof, lot lines shall be drawn so as to exclude any portion of the cemetery. The land area containing any portion of the cemetery must be subdivided into a separate parcel. A fifty-foot (50’) buffer shall be provided around the perimeter of the cemetery. This buffer shall be included in the parcel with the cemetery. No development shall be permitted within the buffer apart from the erection of historical markers and other like markers. A twenty-five (25) foot easement for ingress and egress to a public road must be provided. Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

CCLDTA18-06: Article 6 § 6-6: Curbs and Gutters

Add: Item 3: Curbs and gutters may be installed and may be roll-type or standard 90-degree

curb.

New text will read:

6-6 Curbs and Gutters - Concrete curbs or paved valley-type gutters shall be installed and shall be in accordance with plans and specifications of SCDOT and the County Road Department; provided, however, subdivisions with lots having street frontage of 150 feet or more and total area of two acres or more may utilize valley gutter or setback ditches.

1. Valley gutters shall be a continuation of the roadway surface of at least four (4) feet with the outside edge turning up so as to provide a minimum depth of at least twelve (12) inches.

2. Setback ditches shall be located so as to provide a minimum shoulder width of four (4) feet. Ditches shall be approximately three (3) feet in width and maintain a minimum depression of eight (8) inches.

3. [Curbs and gutters may be installed and may be roll-type or standard 90-degree curb.](#)

Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

CCLDTA18-07:

Add: [Article 14: Exhibits](#)

Existing Text: None

New text will read:

[Article 14: Exhibits](#)

[Exhibit A Cul-de-sacs: Designs and Users](#)

[Exhibit B Curves](#)

[Exhibit C Grades](#)

[Exhibit D Intersections](#)

[Exhibit E Lot Design](#)

[Exhibit F Lot Layout Related to Stream Beds and Drainage Way](#)

[Exhibit G Methods of Subdividing Along Major Thoroughfares](#)

[Exhibit H Setback](#)

Chairman Robert Raines made a motion to approve the text change and Commissioner Marvin Grant second the approval. Vote was 6 to 0 to approve.

Election of 2018 Officers

Commissioner Marvin Grant made a motion to keep the officers the same as year 2017. Vice Chairman Jack Cabrey second the motion. Robert Raines as Chairman, Jack Cabrey as vice chairman, and commissioners, Marvin Grant, Azzie Lee Hill, Nathan Smith, Michael Tate and Carolyn Williams. Vote was 6 to 0 to approve

Comments/Discussion

Adjourn

Vice Chairman Jack Cabrey made the motion to adjourn with Commissioner Marvin Grant second the motion. Vote to 6 to 0 to adjourn.