



**Chester County Planning Commission Public Hearing
R. Carlisle Roddey Government Complex
1476 J.A. Cochran Bypass
6:30 pm on Tuesday, March 27, 2018**

Agenda

- 1. Call to Order**
- 2. Quorum Established**
- 3. Approval of Agenda**
- 4. Approval of Minutes from February 27, 2018 Meeting**
- 5. 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).

- 6. 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

- 7. Text Amendments – Chester County Zoning Ordinance**

ZOTA18-01: amending the Chester County Zoning Ordinance 2000 to Include two NAICS codes to the Permitted Uses located at Chapter 4 § 4-11, section 2, RG-1 Multi Family Residential Uses.

531110	Apartment building rental or lease
531311	Apartment Managers Office

8. Text Amendment – Cheter County Land Development

CCLDTA18-08: Article 3 § 3-2.1 Sketch Plan

Add: Bound, and an electronic copy (disk or flash drive)

Revised text will read:

Be accompanied by a minimum of three (3) bound copies, and an electronic copy (disk or flash drive) of the Sketch Plan as described in these regulations and complying in all respects with these regulations.

CCLDTA18-09: Article 3 § 3-2.2 Preliminary Plat

Add: and an electronic copy (disk or flash drive)

Revised text will read:

Be accompanied by a minimum of ten (10) copies, and an electronic copy (disk or flash drive) of the Preliminary Plat as described in these regulations.

CCLDTA18-10: Article 3 § 3-2.2 Preliminary Plat

Delete: 3-~~Be accompanied by a minimum of six (6) copies of Construction Plans as described in these regulations.~~

Revised text will read:

Number three will be deleted from this section, and number four will change to number three.

CCLDTA18-11: Article 3 § 3-2.4 Final Plat

Add: f. Be accompanied by a minimum of six (6) copies of Construction Plans as described in these regulations.

Revised text will read:

Insert statement “f” which was removed from section 3-2.2 Preliminary Plat. No new text to the insert.

CCLDTA18-12: Article 4 § 4-2 Preliminary Plat

Remove: ~~Grades and invert elevations of sewers shall be shown.~~

Revised text will read:

Size and location of existing sewers, water mains, drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract.

CCLDTA18-13: Article 4 § 4-3 Construction Plans

~~**Remove:** Construction plans shall be prepared for all required improvements by a registered South Carolina Engineer at a convenient scale of not less than one inch equals 100 feet.~~

~~The Construction Plans shall include the following if such an improvement is proposed in the subdivision:~~

- ~~1. Profiles showing existing and proposed elevations along the centerline of all new roads. The elevation along the centerline of existing roads shall be shown within one hundred (100) feet of their intersection with new roads. Approximate radii of all curves, lengths of tangents, and central angles on all streets.~~
- ~~2. Where steep slopes exist, the County Road Department may require that cross-sections of all proposed streets at one hundred foot stations shall be shown at five (5) points as follows: On a line at right angles to the center line of the street, and said evaluation points shall be at the center of the street, each property line, and points twenty five (25) feet inside each property line.~~
- ~~3. Plans and profiles showing the locations and typical cross section of street pavements including curbs and gutters, sidewalks, drainage easements, rights-of-ways, manholes, and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to and exact location and size of all water, gas, or other underground utilities or structures.~~
- ~~4. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drain, water mains, easements, water bodies, streams, and other pertinent features such as swamps, wetlands, railroads, buildings, at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey and the approximate 100-year flood elevations of such lakes or streams. All elevations shall be referred to the Mean Sea Level Datum where public water and/or public sewers are to be installed.~~
- ~~5. The acreage of each drainage area affecting the proposed subdivision.~~
- ~~6. Topography at a contour interval of two (2) feet, referred to sea level datum when public water or public sewers are to be installed or portions of the subdivision would be inundated by a 100-year frequency flood.~~
- ~~7. All specifications and references required by the construction standards and specifications of Chester County and other entity providing a utility, and the Department of Health and Environmental Control.~~
- ~~8. A site grading plan showing proposed finished contours when any major contour changes or filling for flood protection is proposed in the subdivision~~

~~9. Title, name and address, telephone and signature of the South Carolina Registered Engineer and Surveyor responsible for the plans and date, including revision dates.~~

Revised text will read:

This section will be reserved for future use.

CCLDTA18-14: Article 4 § 4-5 Construction Plans

Add: 4-5 Construction Plans

Construction plans shall be prepared for all required improvements by a registered South Carolina Engineer at a convenient scale of not less than one inch equals 100 feet.

The Construction Plans shall include the following if such an improvement is proposed in the subdivision:

1. Profiles showing existing and proposed elevations along the centerline of all new roads. The elevation along the centerline of existing roads shall be shown within one hundred (100) feet of their intersection with new roads. Approximate radii of all curves, lengths of tangents, and central angles on all streets.
2. Where steep slopes exist, the County Road Department may require that cross-sections of all proposed streets at one-hundred foot stations shall be shown at five (5) points as follows: On a line at right angles to the center line of the street, and said evaluation points shall be at the center of the street, each property line, and points twenty-five (25) feet inside each property line.
3. Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, rights-of-ways, manholes, and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to and exact location and size of all water, gas, or other underground utilities or structures.
4. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drain, water mains, easements, water bodies, streams, and other pertinent features such as swamps, wetlands, railroads, buildings, at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey and the approximate 100-year flood elevations of such lakes or streams. All elevations shall be referred to the Mean Sea Level Datum where public water and/or public sewers are to be installed.
5. The acreage of each drainage area affecting the proposed subdivision.
6. Topography at a contour interval of two (2) feet, referred to sea level datum when public water or public sewers are to be installed or portions of the subdivision would be inundated by a 100-year frequency flood.
7. All specifications and references required by the construction standards and specifications of Chester County and other entity providing a utility, and the Department of Health and Environmental Control.

8. A site grading plan showing proposed finished contours when any major contour changes or filling for flood protection is proposed in the subdivision.
9. Title, name and address, telephone and signature of the South Carolina Registered Engineer and Surveyor responsible for the plans and date, including revision dates.

Revised Text:

Create Section 4.5 for Construction Plans. No new text, all copied from section 4-3.

9. Comments/Discussion

10. Adjourn