

## **Chester County Zoning Board of Appeals Minutes of January 11, 2022**

The January 11, 2022 meeting of the Chester County Zoning Board of Appeals was held at 6:00 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 and published in the December 22, 2021 issue of the Chester News & Reporter. All properties listed on the agenda were properly posted.

**Quorum Established:** Chairman Walley, Vice Chairman Jackson, Commissioners Hayes, McBrayer and Spann were present.

**Absent:** Commissioners Mosley and Thomas were absent with prior notification.

**Staff:** Director Mike Levister, Nicole Hutchins and Morgan Carelock were present

**Call to Order:** Chairman Walley called the meeting to order

**Approval of Agenda:** Chairman Walley asked if there were any additions or amendments to the agenda as presented by staff. There were none. Chairman Walley made the motion to approve the agenda as presented; seconded by Commissioner McBrayer. Vote was 5-0 to approve.

**Election of Chairman:** Commissioner McBrayer made a motion to election Mickey Walley as Chairman; seconded by Vice Chairman Jackson. Vote was 4-0 to approve.

**Election of Vice Chairman:** Commissioner McBrayer made a motion to election Melvin Jackson as Vice Chairman; seconded by Commissioner Hayes. Vote was 4-0 to approve.

**Approval of Prior Minutes:** Chairman Walley asked if there were any additions or amendments to the minutes of the November 09, 2021 meeting as presented by staff. There were none. Commissioner McBrayer made the motion to approve the minutes as presented; seconded by Commissioner Hayes. Vote was 5 to 0 to approve.

### **New Business:**

Reference: CCV22-01

Applicant: Priscilla A. Land

Request: Chapter 4 District Regulations § 4-104

R2 – Rural Two District Regulations: Variance: Minimum front yard depth:  
Twenty-five feet (25) from road right-of way

Tax Map #: 018-00-00-024-000

Priscilla A. Land stepped to the podium. Ms. Land stated she is requesting a variance to put a trailer on her property. On July 9, 2021 her parent's home, which is next door to her, burned down. The home they had was there fifty plus years. We were not aware of the new laws until requesting all the forms to move the trailer. I'm requesting a variance of thirty feet to set the trailer where the previous house was. The previous house was about twenty-eight feet back. The new laws require twenty-five feet, plus thirty-three feet, for a total of fifty-eight feet.

Commissioner McBrayer asked if the previous home was already removed. Ms. Land said yes, totally burned down. They lost everything they had. Commissioner McBrayer then asked if there was any reason why it couldn't be moved back further. Ms. Land said it couldn't be moved back further because of the well and septic already in place.

Vice Chairman Jackson asked Director Levister if he had been out to the property. Director Levister said no sir, but the zoning required twenty-five feet from the right-of-way and then the right-of-way from the state is thirty-three feet. That is a total of fifty-eight feet from the center of the road. She can't meet the setbacks, that's why she needs a variance to put it back in the same location.

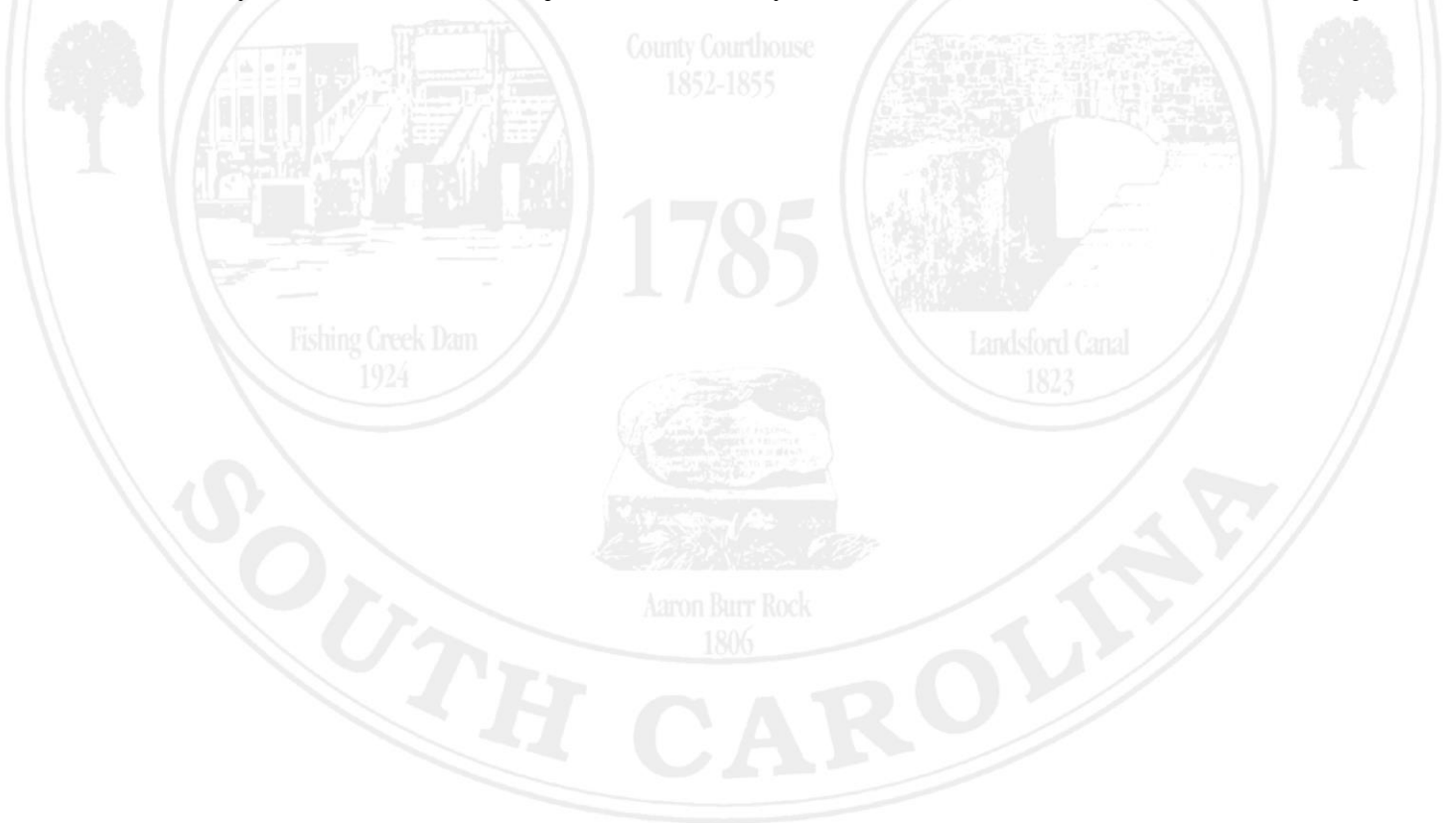
Commissioner Hayes asked does she not have the property to expand it to meet the fifty-eight feet total? Director Levister said with the structure that's already in the back, the garage the well and the septic tank would have to be relocated. The ideal location is to put it back in the same location where the existing house was at the time.

Chairman Walley asked if anyone had any other questions for Ms. Land. There were none.

Vice Chairman Jackson made a motion to approve the variance as requested; seconded by Commissioner Hayes. Vote was 5-0 to approve.

Chairman Walley asked if there were any other business. There was none.

Commissioner Hayes made a motion to adjourn; seconded by Vice Chairman Jackson. Vote was 5-0 to adjourn.



This is a summary of proceedings at the January 11, 2022, meeting of the Zoning Board of Appeals: 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.