

Chester County Zoning Board of Appeals

Minutes of February 1, 2018

The February 1, 2018 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 Chester County Building and Zoning Department, and published in the January 17, 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 Mike Wylie, Vice Chairman Mickey Walley, Commissioners Wallace Hayes, and Ella Spann

Absent: Commissioners James (Tim) Gilchrist, Melvin Jackson and Jerry Mozingo

Staff: Director Mike Levister, and Nicole Hutchins

Call to Order: Chairman Mike Wylie called the meeting to order.

Prior Minutes: Chairman Mike Wylie asked if there were changes or corrections needed to the minutes of the November 14, 2017 meeting. There being none, motion to approve as written by Vice Chairman Mickey Walley and a seconded by Commissioner Wallace Hayes. Vote was 4 to 0 to approve.

New Business:

Reference: CCV18-01

Applicant/Owner: Francis Moore, represented by Phil Price of Harvest Call

Address: 139 McClure Street, Chester, SC 29706

Tax Map #: 079-03-10-004-000

Request: Approval of Variance from Chester County's Zoning Ordinance §4-112, RG-1 Multi Family Residential District Regulations: Minimum Side Yard Setback

Chairman Mike Wylie thanks County Supervisor Shane Stuart for waiving the fee for Harvest call for this variance request.

Chairman Mike Wylie comments by reviewing the plat of the property, it is only fifty-four feet wide. With the new structure being twenty-six feet wide (which is small) there is no way to meet the current side set back of fifteen feet per side. Therefore, the applicant is here before us tonight, with this request.

Chairman Mike Wylie called Mr. Philip Price of Harvest Call, representing Francis Moore, to the podium. He asked Mr. Price if he would like to add anything. Mr. Prices states that everything basically, had been covered. The minimum side setback for a principal residential structure can't be met for the new structure being built for this homeowner. He requests side setback be reduced to five feet. Chairman Mike Wylie then asks if anyone had any questions or anyone here in opposition of this request. There being none, Vice Chairman Mickey Walley made the motion to approve this request with Commissioner Ella Spann seconded the motion. Vote to 4 to 0 to approve.

Reference: CCV18-02

Applicant/Owner: Gertrude Simpson, represented by Phil Price of Harvest Call

Address: 152 McClure Street, Chester, SC 29706

Tax Map #: 079-03-08-041-000

Request: Approval of Variance from Chester County's Zoning Ordinance §4-112, RG1 Multi-Family Residential District Regulations: Minimum Side Yard Setback

Chairman Mike Wylie reviews this plat as well and states with the minimum width of the lot, there is no way to meet the require side setbacks. He then asked Mr. Philip Price of Harvest Call, representing Gertrude Simpson, he if would like to add anything regarding this property. Mr. Price states the new structure is identical to the site mentioned above, and everything had already been addressed. He requests side setback be reduced to five feet. Chairman Mike Wylie then asks if anyone had any questions or anyone here in opposition of this request. Director Mike Levister approached Chairman Mike Wylie regarding section 302 of the IRC code book for the Fire Resistance setbacks. He wanted to make the applicant aware due to the proximity of the homes. Chairman Mike Wylie thanked Director Levister for brining that information to their attention, and thanked Mr. Philip Price for what they are doing for our community. With no other questions or comments, Commissioner Wallace Hayes made the motion to approve the variance as requested with Commissioner Ella Spann seconded the motion. Vote was 4 to 0 to approve.

Chairman Mike Wylie thanked everyone for coming. Vice Chairman Mickey Walley made the motion to adjourn with Commissioner Ella Spann seconded the motion. Vote was 4 to 0 to adjourn.