

Chester County Zoning Board of Appeals Minutes of February 9, 2021

The February 9, 2021 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 January 20, 2021 issue of the Chester News & Reporter. All properties listed on the agenda were properly posted.

Quorum Established: Chairman Walley, Vice Chairman Jackson, Commissioners Mosley, Spann, and McBrayer were present

Absent: Commissioners Thomas and Hayes were absent without prior notification

Staff: Director Mike Levister and Nicole Hutchins 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. Commissioner Mosley made the motion to approve the agenda as presented; seconded by Commissioner McBrayer. Vote was 5-0 to approve.

Election of New Chairman: Commissioner McBrayer made the motion to elect the current Chairman, Mickey Walley as Chairman for 2021. Vice Chairman Jackson seconded the motion. With no other nominations, Mickey Walley accepted the position of Chairman for 2021. Vote was 4-0 to approve the new Chairman. (Mr. Walley did not vote)

Election of New Vice Chairman: Commissioner McBrayer made the motion to elect the current Vice Chairman, Melvin Jackson as Vice Chairman for 2021. Commissioner Mosley seconded the motion. With no other nominations, Melvin Jackson accepted the position of Vice Chairman for 2021. Vote was 4-0 to approve the new Vice Chairman. (Mr. Jackson did not vote)

Approval of Prior Minutes: Chairman Walley asked if there were any additions or amendments to the minutes of the January 12, 2021 meeting as presented by staff. There were none. Commissioner Mosley made the motion to approve the minutes as presented; seconded by Commissioner Spann. Vote was 5 to 0 to approve.

New Business – Applicant's Request:

Reference: CCSE21-04

Applicant: Jay Williams, Assist Chief, Lewis Fire Department

Request: Chapter 4 District Regulations § 4-101

R-1 Rural One District Regulations: Special Exception: Fire Station

Location: 2498 South Fork Road, Rock Hill, SC 29730

Tax Map #: 104-00-00-152-000

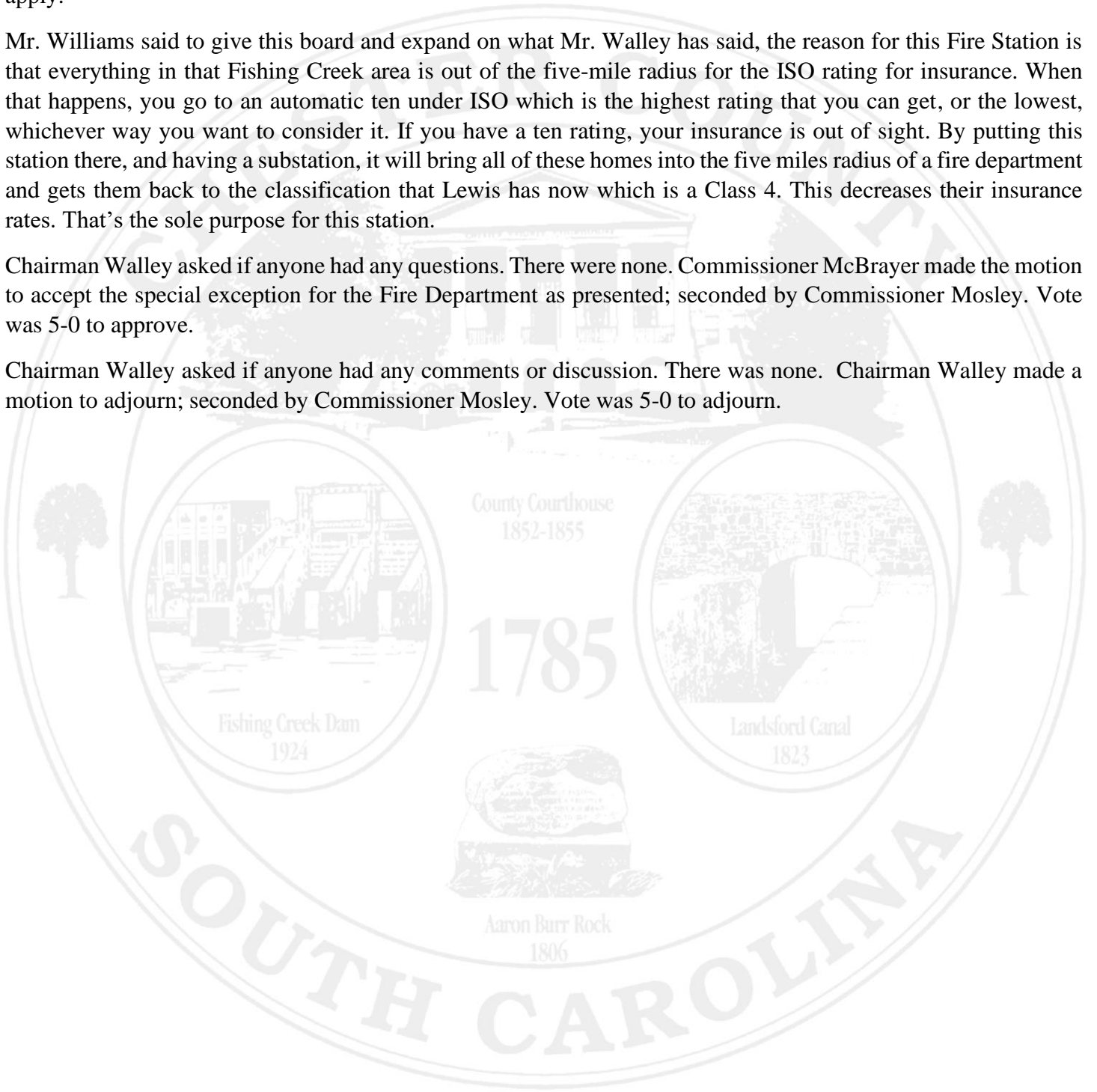
Mr. Williams stepped to the podium and stated his name as Jay Williams, the Assistant Chief of Lewis Fire Department. He is here to speak on this matter. If anyone has any questions, he would be glad to answer them.

Chairman Walley stated he was in a Planning Commission meeting a while back when Jay had presented a change of zoning for that specific piece of property. He stated he spoke at the meeting as a positive thing because the lot they were talking about improving and putting a Fire Department on, which is needed over there, was an eye sore to the community as it sits. The zoning was approved and now this special exception for the Fire Department can apply.

Mr. Williams said to give this board and expand on what Mr. Walley has said, the reason for this Fire Station is that everything in that Fishing Creek area is out of the five-mile radius for the ISO rating for insurance. When that happens, you go to an automatic ten under ISO which is the highest rating that you can get, or the lowest, whichever way you want to consider it. If you have a ten rating, your insurance is out of sight. By putting this station there, and having a substation, it will bring all of these homes into the five miles radius of a fire department and gets them back to the classification that Lewis has now which is a Class 4. This decreases their insurance rates. That's the sole purpose for this station.

Chairman Walley asked if anyone had any questions. There were none. Commissioner McBrayer made the motion to accept the special exception for the Fire Department as presented; seconded by Commissioner Mosley. Vote was 5-0 to approve.

Chairman Walley asked if anyone had any comments or discussion. There was none. Chairman Walley made a motion to adjourn; seconded by Commissioner Mosley. Vote was 5-0 to adjourn.



This is a summary of proceedings at the February 9, 2021 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.