

Chester County Zoning Board of Appeals Minutes of July 13, 2021

The July 13, 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 June 23, 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 and Thomas were present.

Absent: Commissioners Hayes was absent without prior notification

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

Call to Order: Chairman Walley called the meeting to order

Unable to vote: Commissioner Thomas will attend final training class in October. Will not be able to vote until training class is completed.

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 Spann. Vote was 6-0 to approve.

Approval of Prior Minutes: Chairman Walley asked if there were any additions or amendments to the minutes of the February 09, 2021 meeting as presented by staff. There were none. Commissioner Mosley made the motion to approve the minutes as presented; seconded by Commissioner Jackson. Vote was 6 to 0 to approve.

Reference: CCSE21-05

Applicant: Ralph Albert Jr.

Request: Chapter 4 District Regulations § 4-103

R2 Rural Two District Regulations: Special Exception: Retail and Wholesale Establishments

Location: 1874 Wellridge Rd, Chester, SC 29706

Tax Map #: 101-00-00-142-000

Ralph Albert Jr. stepped to the podium. He stated they only buy about two cars a week. We don't have a big used car lot and don't want to rent uptown when I have plenty of land at home to sell cars off of. I have a building away from my house. Chairman Walley asked the building is already established? Mr. Albert said yes sir. Chairman Walley said I'm guessing you're using the internet and facebook to move your inventory. Mr. Albert said yes sir.

Chairman Walley asked Director Levister if he had looked at the building to make sure it had met all specifications. Mr. Levister said no sir. The special exception will have to be granted to the Alberts before he can apply for a certificate of occupancy permit with the county. Once he does that, we will go out and inspect the building.

Commissioner Mosley asked Director Levister if this was for a certain part of the property or the entire property. Mr. Levister said this is for the whole parcel. They are not rezoning anything; they're just asking for the special exception to be able to use it.

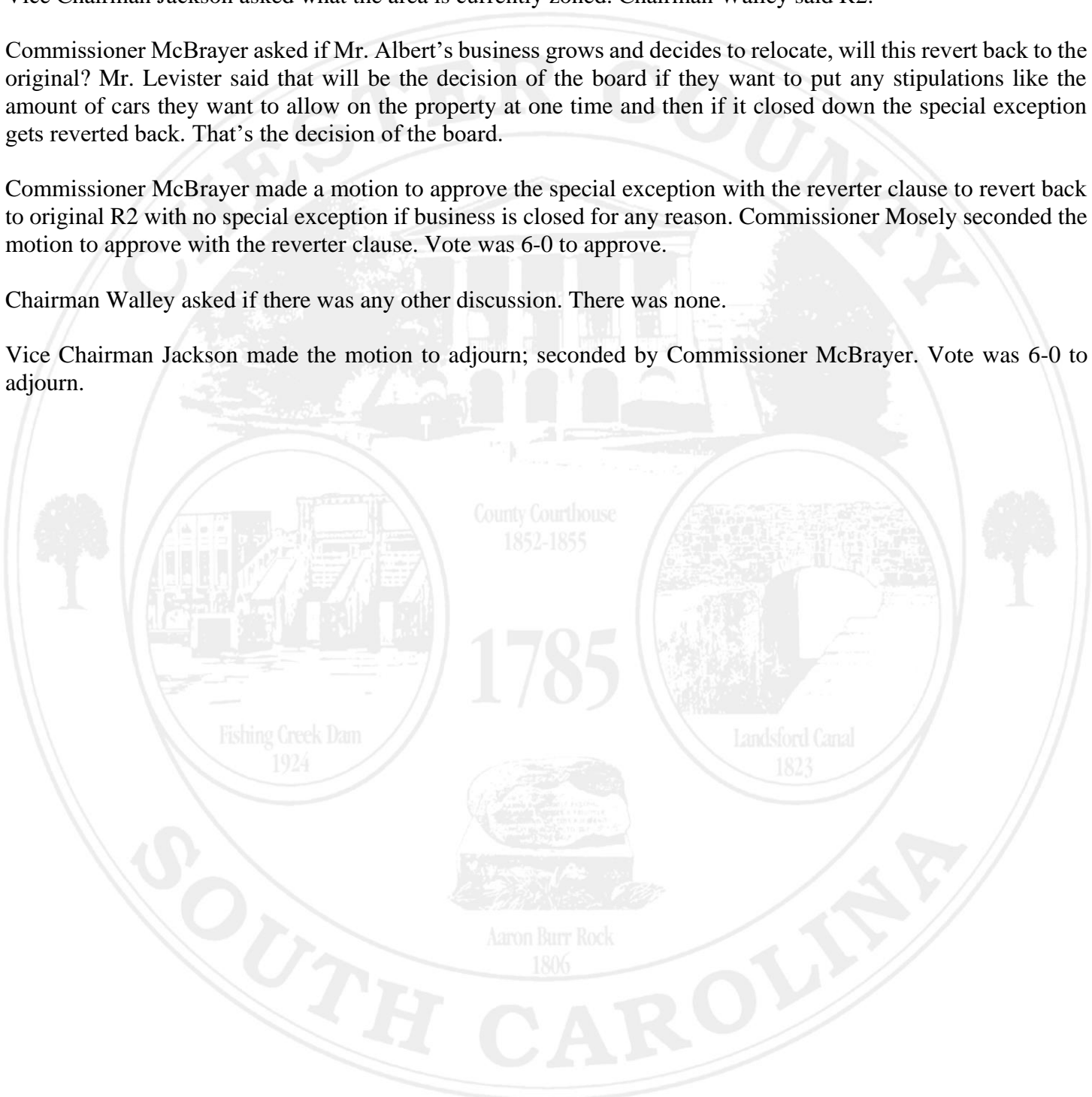
Vice Chairman Jackson asked what the area is currently zoned. Chairman Walley said R2.

Commissioner McBrayer asked if Mr. Albert's business grows and decides to relocate, will this revert back to the original? Mr. Levister said that will be the decision of the board if they want to put any stipulations like the amount of cars they want to allow on the property at one time and then if it closed down the special exception gets reverted back. That's the decision of the board.

Commissioner McBrayer made a motion to approve the special exception with the reverter clause to revert back to original R2 with no special exception if business is closed for any reason. Commissioner Mosely seconded the motion to approve with the reverter clause. Vote was 6-0 to approve.

Chairman Walley asked if there was any other discussion. There was none.

Vice Chairman Jackson made the motion to adjourn; seconded by Commissioner McBrayer. Vote was 6-0 to adjourn.



This is a summary of proceedings at the July 13, 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.