

Chester County Zoning Board of Appeals Minutes of August 10, 2021

The August 10, 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 July 21, 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, Hayes, McBrayer and Thomas were present.

Absent: Commissioner Spann was absent with prior notification

Staff: Director Mike Levister and Nicole Hutchins were present

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

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 Hayes. Vote was 5-0 to approve.

Approval of Prior Minutes: Chairman Walley asked if there were any additions or amendments to the minutes of the July 13, 2021 meeting as presented by staff. There were none. Commissioner Hayes made the motion to approve the minutes as presented; seconded by Vice Chairman Jackson. Vote was 5 to 0 to approve.

New Business:

Reference: **CCSE21-06**

Applicant: Duke Energy Carolinas

Request: Chapter 4 District Regulations § 4-117

GC – General Commercial District Regulations: Special Exception: Public Utility

Location: 3274 Lancaster Hwy, Richburg, SC 29729

Tax Map #: 124-00-00-139-000

Kevin Mason with Duke Energy stepped to the podium. Mr. Mason thanked everyone for meeting them to share this opportunity for Duke's Energy's substation to be located at 3274 Lancaster Highway. Duke Energy continuously monitors electrical load growth across its system and takes appropriate actions to meet its service obligation to its customers. And so, now we are here. The area is currently served out of the Lando retail which is just North of us. Due to the increased load growth Duke is taking a proactive approach to meet the growth of manufacturing and commercial development in the area. The station will be set back more than 700 feet off of Lancaster Highway. Our road frontage along Lancaster Highway is approximately 150 feet wide. Existing vegetation will be retained to the maximum extent possible for screening of the station and the parking that will

be located right outside of the station gates. This is very brief; I will be more than happy to answer any questions that you might have.

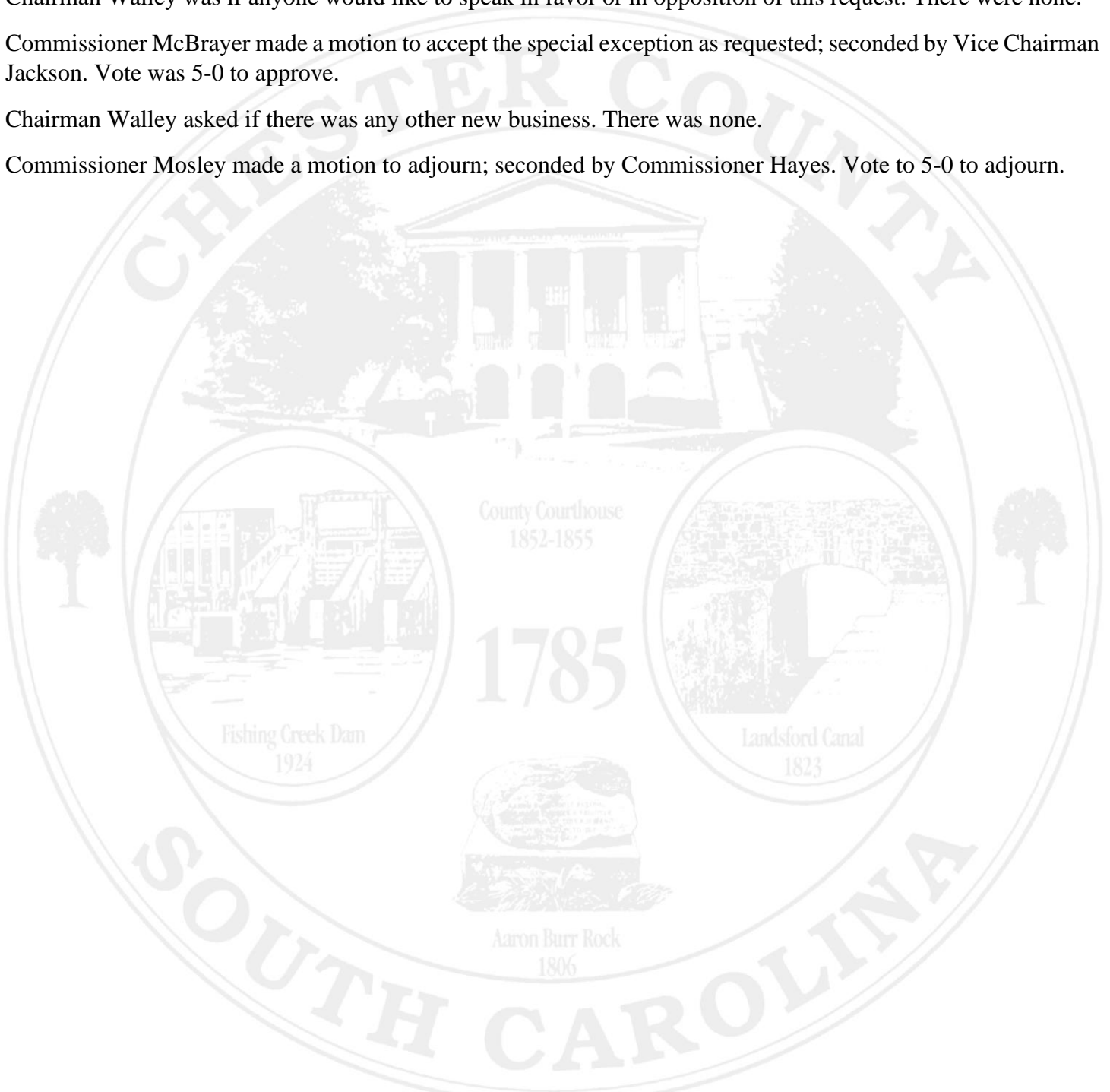
Chairman Walley asked if there were any questions. There were none.

Chairman Walley was if anyone would like to speak in favor or in opposition of this request. There were none.

Commissioner McBryer made a motion to accept the special exception as requested; seconded by Vice Chairman Jackson. Vote was 5-0 to approve.

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

Commissioner Mosley made a motion to adjourn; seconded by Commissioner Hayes. Vote to 5-0 to adjourn.



This is a summary of proceedings at the August 10, 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.