

Chester County Zoning Board of Appeals

Minutes of May 8, 2018

The May 8, 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 April 25, 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 Wylie, Vice Chairman Walley, Commissioners Spann, and Gilchrist

Absent: Commissioners Hayes, Jackson and 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 February 1, 2018 meeting. There being none, motion to approve as written by Commissioner Spann and seconded by Vice Chairman Walley. Vote was 4 to 0 to approve.

New Business:

Reference: CCSE18-01

Applicant: Kevin Dirk

Request: Request for special exception from Chester County's Zoning Ordinance §4-128, River Preservation District Regulations: Rebuild in River Buffer

Location: 1077 Jackson Rd, Fort Lawn, SC

Tax Map #: 166-01-07-005-000

Chairman Wylie called Mr. Dirk to the podium to state the reason for his special exception request. Mr. Dirk explains the structure, as shown in the pictures provided, is not salvageable. The eye beams are three feet short of the building. He requested to demolish the forty by forty original building, rebuild a forty by thirty building contributing ten feet to the river buffer, making the structure less non-conforming. Commissioner Walley asked Director Levister if he was aware of

anything that should be addressed before deciding. Director Levister replied No sir. Chairman Wylie stated he would like to entertain a motion. Commissioner Gilchrist made a motion to approve seconded by Commissioner Spann. Vote was 4-0 to approve.

Reference: CCV18-03

Applicant: Baxter Simpson

Request: Request for variance from Chester County's Zoning Ordinance §5-402, Parking Space Requirements; Lighting Regulations, concerning width of proposed parking lot.

Location: 4134 Edgeland Rd

Tax Map #: 133-00-00-027-000

Chairman Wylie called Mr. Simpson to the podium to state the reason for his variance request. Mr. Simpson request to reduce the isle width of the parking lots, one on each side of the church, from twenty-five feet to twenty-two feet. The church was built in 1925. It's too close to a cemetery on one side and the other side has grading issues. Issuing this variance will allow an additional handicap ramp on one side, with five to seven additional parking spaces on the cemetery side. Chairman Wylie asked Mr. Baxter if the variance was granted, would he make sure the handicap ramp would be installed. Mr. Baxter stated it would be. Vice Chairman Walley made a motion to approve the variance with the handicap ramp installed, seconded by commissioner Spann. Vote was 4 – 0 to approve.

Chairman Wylie asked if there were any new business to discuss. Mrs. Hutchins from the staff wanted to confirm that everyone received the memo of the meeting date change for June from Tuesday the 12th to Thursday the 14th. Everyone confirmed they did receive the memo.

Vice Chairman Walley made the motion to adjourn, seconded by commissioner Gilchrist. Vote was 4 – 0 to adjourn.

This is a summary of proceedings at the May 8, 2018 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.

