

Chester County Planning Commission October 19, 2021

The October 19, 2021 meeting of the Chester County Planning Commission was held at 6:30 pm at The Government Complex Center located at 1476 JA Cochran Bypass, Chester, SC

Notice of Meeting: Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the October 4, 2021 Chester News & Reporter. All properties were also posted.

Quorum Established: Chairman Raines, Vice Chairman Smith, Commissioners Howell, Grant and Walley were present.

Absent: Commissioner Williams and Hill were absent with prior notification.

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

Call to Order: Chairman Raines called the meeting to order.

Approval of Agenda: Chairman Raines asked if there were any additions or amendments to the agenda presented by staff. There were none. Vice Chairman Smith made a motion to approve the agenda as presented; seconded by Commissioner Howell. Vote 5-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the September 21, 2021 minutes as presented by staff. There were none. Chairman Grant made a motion to approve the minutes as presented; seconded by Vice Chairman Smith. Vote 5-0 to approve.

New Business:

RNC21-06: Earl & Phyllis Troutman request naming their shared driveway for Tax Map #: 048-00-00-046-000 located on Roberts Road, Chester SC. Name requested is Troutman's Trail, which has been approved by our addressing coordinator, Sally Hudson.

Earl and Phyllis Troutman of 1838 Roberts Road both were in attendance, however neither had comments pertaining to their case.

Commissioner Grant made a motion to approve naming the shared driveway; seconded by Vice Chairman Smith. Vote was 5-0 to approve.

Chairman Raines mentioned easements and road naming was approved tonight and didn't have to go before Council. Advised following up with staff for additional instructions for address and road signs.

CCLDV21-07: Jim Hicklin request a Private Rural Community Drive for Tax Map # 132-00-00-039-000 located on Starnes Rd, Edgemoor, SC

Jim Hicklin of 2514 Starnes Road, Edgemoor stepped to the podium. Mr. Hicklin stated he just wanted to Thank the council for their assistance in this matter and appreciated their help.

Vice Chairman Smith made a motion to approve the Private Rural Community Drive; seconded by Commissioner Howell. Vote 5 – 0 to approve.

RNC21-07: Jim Hicklin request naming the Private Rural Community Drive for Tax Map #: 132-00-00-039-000 located on Starnes Road, Edgemoor SC. Name requested is Patriot Lane, which has been approved by our addressing coordinator, Sally Hudson.

Chairman Raines made a motion to approve naming the Private Rural Community Drive; seconded by Commissioner Grant. Vote was 5 – 0.

CCLDV21-08: Randall Todd Jackson request street access easement for Tax Map # 157-00-00-029-000 located on Lancaster Highway, Fort Lawn, SC

Randall Todd Jackson of 5123 Sedge Field Drive, Lancaster stepped to the podium. Mr. Jackson also thanked everyone for their time.

Chairman Raines made a motion to approve the street access easement; seconded by Vice Chairman Smith. Vote was 5 – 0 to approve.

RNC21-08: Randall Todd Jackson request naming the street access easement for Tax Map #: 157-00-00-029-000 located on Lancaster Highway, Fort Lawn, SC. Name requested is Nevermore Road, which has been approved by our addressing coordinator, Sally Hudson.

Chairman Raines made a motion to approve naming the street access easement; seconded by Vice Chairman Smith. Vote was 5 – 0 to approve.

CCLDV21-09: Annalisa Blanton request a Private Rural Community Dive for Tax Map # 156-00-00-059-000 located on Poverty Hollow Road, Fort Lawn, SC

Annalisa Blanton of 5197 Poverty Hollow Road, Fort Lawn was in attendance, however she didn't have any comments pertaining to her case.

Chairman Raines made a motion to approve the Private Rural Community Drive; seconded by Vice Chairman Smith. Vote was 5 – 0 to approve.

RNC21-09: Annalisa Blanton request naming the Private Rural Community Dive for Tax Map # 156-00-00-059-000 located on Poverty Hollow Road, Fort Lawn, SC. Name requested is Blanton Drive, which has been approved by our addressing coordinator, Sally Hudson.

Chairman Raines made a motion to approve naming the Private Rural Community Drive; seconded by Vice Chairman Smith. Vote was 5 – 0 to approve.

Approval of Chester County Comprehensive Plan 2020-2030

Stephen Allen, Planning Director with Catawba Regional, stepped to the podium to give a brief overview of the 2020 – 2030 Chester County Comprehensive Plan with a PowerPoint presentation. (a printout of the presentation is provided in the meeting folder)

The presentation included subjects such as:

- Project Background
- Planning in South Carolina
- A Comprehensive Plan should.....
- A Comprehensive Plan is...
- A Comprehensive Plan is not....
- Comprehensive Plan Mandatory Elements
- Population
- Economic Development
- Housing
- Natural Resources
- Cultural Resources
- Community Facilities
- Priority Investment
- Land Use
- Transportation

Mr. Allen said he would be glad to answer any questions the commission may have.

Commissioner Grant asked how do people know when they come into the county, what their property is zoned? Does the real estate agent tell them that? Mr. Allen informed him the zoning information is available online to the public on the GIS website. He stated he understands this is not always a one size fits all, and a rezoning process is required. The Land Use Map could be adjusted also through council.

Chairman Raines asked if the Comprehensive Plan carries any legal weight, like if we've identified Highway 9 as an industrial corridor and we don't let a business go in there? Mr. Allen said good example. That would be another small area plan. How that is implemented is through ordinances. Through an overlay district perhaps. These plans are not regulatory. They do not restrict people from developing. They are guides. Use them with your zoning for rezoning or developing.

Vice Chairman Smith stated he had reviewed several other Comprehensive Plans from other states that were very detailed, a lot of information and a lot of material. I'm not trying to insult anyone, but it's not much to this one. Was that done intentionally so that we can add to it later? Mr. Allen said that's a good question. I've been with the COG for about a year and a half, and this was done well before I came to Chester County. I'm sort of finishing the project out. Honestly, I do not have a history of this. I do not know what discussions were made in the past. We were asked to move this forward and present what you have today. This is a fluid document. It can be added to and beefed up for sure, and we've talked to staff about that. Vice Chairman Smith said he was wondering if there was a legal reason why it wasn't beefed up. Mr. Allen said honestly, I don't have an answer for you.

Chairman Raines asked, other Comprehensive Plans, other places that have experienced more growth, should it be more goal oriented and more specific about widening roads and improvements, facilities added as far as water and sewer, instead of we'd like to see that happen or we want to be more progressive? Mr. Allen said what you're saying, typically that's addressed in your CIP. (Capital Improvement Plan) Historically, Chester has not had a Capital Improvement Plan. A lot of those questions will be in that when that's developed. You may want to revisit the plan and evaluate your goals and strategies.

Chairman Raines asked what drives coordination between the county and the economic entity, and the water and sewer entities, and the things that have to be there for growth? This is one of the things we have always struggled with. We can't have this because we don't have water and sewer. Or we don't put in water in sewer until we have this. Well, obviously none of that is ever going to meet up in line. Mr. Allen said it's tough when you've got special districts, water districts that's not part of you. The best thing you can do when you are doing your Comprehensive Plan is to bring them to the table. Have a steering committee. Bring in your utility providers. Try to come up with an understanding. Have that conversation and regular conversations with them. They have a long-term plan where they believe they can serve. They need to share their plan with you, and you need to share your plan with them. It should always be an open process, not just during the comp plan process or when a development comes in.

Commissioner Howell asked to go back to the first page with the dates, Project Background. What you're asking for our approval is something that was initiated in 2016. It was bumped by the Gateway Plan in 2017 and 2018. You had a public meeting in 2017 and 2018. Then the final draft was submitted to the county in 2019. It's almost 2022. This information is out of date, is it not? Mr. Allen said we updated a lot of the statistical data. Commissioner Howell stated as far as the amount of growth in this area, in the time that this planning has been going on... Mr. Allen said there has been some growth. We've updated with the latest population, housing data that we have that the census bureau releases on a yearly basis. Commissioner Howell said I understand what you said about the census thing, but Mike how many developments have been approved up in the Edgemoor and Chester area in the last year and half? Director Levister replied four. Commissioner Howell said so we have four major developments going on right now. Vice Chairman Smith said and it's basically in the same spot. Commissioner Howell asked, does your plan address that? Does your map (Land Use) address that? Mr. Allen said there has to be a point where you have to have a base line. Then you show that on your next update. The main questions for these developments would be their buildout time.

Vice Chairman Smith asked if the Council could amend this document at any time? Mr. Allen said the county has the right to amend this document at their will. This is the counties document. It's a policy document. It's a lot easier to amend the comp plan, even with the thirty-day notice and administrative stuff, than it is to amend an ordinance. Ordinances are tricky, that have legal ramifications. Council can certainly amend this.

Commissioner Howell said from what I understand from you, it's better to have less in our Comprehensive Plan so it can be through council to better suit the situation that we are in at that time, is that correct? Mr. Allen said not over burdening your long-term goals as far as your strategies with things that you can't achieve. Having achievable long-term goal is always good. Then go from there. Add from there. Like I said, this thing is an amendable document.

Chairman Raines thanked Mr. Allen for coming and speaking with the commissioners.

Commissioner Grant made a motion to approve the Chester County 2020-2030 Comprehensive Plan; seconded by Commissioner Walley. Vote 5 – 0 approve.

Chairman Raines asked staff if they had anything to discuss. Ms. Hutchins said no. Commissioner Grant asked if we had a meeting next month. Ms. Hutchins said yes. Chairman Raines asked if anyone had any further business. there was none.

Commissioner Grant made a motion to adjourn; seconded by Chairman Raines. Vote 5 – 0 to adjourn.



This is a summary of proceedings at the October 19, 2021 meeting of the Planning Commission: 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.