

**Chester County Planning Commission Public Hearing**  
**R. Carlisle Roddey Government Complex**  
**1476 J.A. Cochran Bypass**  
**6:30 pm on Tuesday, November 21, 2023**

**Agenda**

1. Call to Order
2. Quorum Established
3. Approval of Agenda
4. Approval of Minutes from October 17, 2023, Meeting
5. Approval of Minutes from August 15, 2023, Meeting
6. New Business
  - a. **CCTA23-04** GC – Chester County Zoning Ordinance – Text Amendments  
**General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117**  
**Recommendation to add New Text: GC General Commercial District Regulations**

<b>6. Meat Processing (Deer Meat Only),          provided all following conditions are met:</b> <ol style="list-style-type: none"> <li>a. structure in which processing takes place must be 100 feet from property lines;</li> <li>b. during processing deer carcasses, must not be visible from public view.</li> <li>c. all remains must be discarded in accordance with applicable DHEC regulations.</li> </ol>	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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- b. **CCTA23-05** Chapter 3§3-107 Accessory Structure Application- Text Amendment  
**Recommendation to add New Text: New text to be added is in Red.**

**Proposed New Text**

**§ 3-107 Accessory Structure  
Application**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor's Office)
  - b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations. **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
  - c. Manufactured or Mobile Homes cannot be used as accessory units.
  - d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.
- c. **CCLDV23-14 Wendy Jordan requests a Street Access Easement for Tax Map #154-00-00-079-000 located off Seegars Rd, Fort Lawn, SC 29714.**
  - d. **CCMA23-16 Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1).**
  - e. **CCPCLDP23-03 Mitchell Latham, PE request approval of Preliminary Plat for Land Development of Tax Map Numbers 124-00-00-027-000, 124-00-00-024-000, and 124-00-00-029-000.**
7. **Comments/Discussion**
  8. **Adjourn**