

Chester County Planning Commission Minutes

December 19, 2023

1. **Call to Order** – Vice Chairman Hill called meeting to order.
2. **Quorum Established:** Vice Chairman Azzie Hill, Commissioners Shawn Hough, Marvin Grant, Nancy Walley, Carolyn Williams, and Douglas Josey. Chairman Raines was absent with prior notification.
Staff: Mike Levister, Jaime Chappell, and Kristen Davis
3. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 6-0 to approve.
4. **Approval of Minutes from November 21, 2023, Meeting** Vice Chairman Hill motioned to approve, second by Commissioner Grant. Vote 4-0 to approve.
5. **Approval of Minutes from August 15, 2023, Meeting** Vice Chairman Hill motioned to approve, second by Commissioner Hough. Vote 4-0 to approve.
6. **New Business**

- a. **CCLDV23-15 Brad DeBlieck requests a Street Access Easement for Tax Map #019-00-00-038-000 located at 5700 Woods Ferry Road, Carlisle, SC 29031.**

Planning Director Mike Levister stated basically he owns a parcel and he's cutting out. He's proposing to cut out a three-acre parcel. When he cuts a three-acre parcel the existing easement doesn't touch that three-acre parcel, so he's got to do extension to the current easement. It already existing.

Vice Chairman Hill stated yeah, I saw the muddy road. I did go and check and see it.

Planning Director Mike Levister stated so he just got to make an extension to the three-acre parcel.

Vice Chairman Hill asked Is there anyone in the audience who wishes to speak on behalf of Mr. DeBlieck request? Anyone wishing to speak against his request? There were none.

Commissioner Grant motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.

- b. **CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC).**

Vice Chairman Hill stated you have approached the podium and asked him to state his name and address for the record.

Kabelo Ramatapa stated my address is 5029 Milton Bend Road, Charlotte, North Carolina. I do intend on becoming a permanent resident here because I do have real estate here and I do own houses here in Chester.

Vice Chairman Hill stated you want this to become from single family residential to general commercial?

Mr. Ramatapa said yes.

Vice Chairman Hill stated Is there anyone in the audience who wishes to speak in favor of the request?

Brittany Grant stated she lives at 2098 Marshall Buyers Road, Chester, SC 29706.

Vice Chairman Hill stated you may continue, and you are speaking in favor.

Ms. Grant stated I'm speaking in favor. I'm the property owner. I'm in a contract with Mr. Kabelo to purchase the property. There's two parcels of property. The front parcel is 2051 J. A. Cochran Bypass, and that property is GC. There's multiple properties surrounding it, that's also GC. And there's a second parcel behind 2051, the 79-01-10-011 is 1.584 acres and we would wish to have that rezoned. Mr. Kabelo has plans for that property. I'll let him speak to that.

Mr. Ramatapa stated okay, so on the property, ah sorry, my hearing is quite a little bit and if I have an accent, please forgive me. The property sits on a very strategic like, residential. It's on the main road coming to Chester. When I first came to Chester, looking for real estate, that property really got my attention and the way it's located. I looked at the property and I got in touch with the realtor, and they told me that behind it, it's a residential zoning. So, I thought that if we can rezone it into GC, which is general commercial, I want to the long-term vision for it for now. We want to use it for a parking to have a place there. Probably have a firm, a place that accommodates family where people can come and enjoy, watch sports in the main building. But what we plan on doing with the land is to develop a strip mall with much smaller spaces. Because what ends up happening is that most strip malls have a larger square footage. So, an average person who wants to do business, they cannot afford the rent. So, I want to develop a much smaller space for a normal person who wants to start a business so that they can afford to pay rent in my strip mall that we are about to build, to empower small businesses. Because if you look at all the strip malls, they are about 1500 square feet, or 2000 square feet, so people are forced to pay huge amounts of rent. So, we want to comprise a space, have little spaces that are strip mall that an average person can afford. That will also help stimulate the economy of Chester.

Vice Chairman Hill asked if there were any questions from the commission members. There was none.

Vice Chairman Hill stated If no further comments from you, and you may be seated, we'll do the vote. Fellow commissioner members you heard the very thorough explanation of his intent to how he's going to use the property.

Commissioner Hough motioned to approve, second by Commissioner Josey. Vote 6-0 to approve.

Vice Chairman Hill stated now what happens now, we are just the advisory board to County Council. They make the final decision. Mr. Levister, who is the planning director, will tell you when the next time or times that County Council will meet, and your request comes up. You're welcome to come back here and listen to the discussion again among them. And as I said they will do the final decision.

7. Comments/Discussion

Commissioner Grant asked if there was a meeting next month.

Planning Director Mike Levister said yes sir.

Vice Chairman Hill stated okay, we the rest of the board, we're gonna go into, well we had the question about the next meeting. If you want to stay and hear our part, you can, or if not feel free to leave.

Vice Chairman Hill stated so we're gonna meet in January. And we've been given the schedule of our meetings for next year and they've been diligent.

Vice Chairman Hill asked if everyone get a letter about the Training in January, or they weren't supposed to get one.

Planning Staff Jaime Chappell stated everyone got one.

Commissioner Grant stated it's January 13th, right.

Commissioner Walley stated I don't know if I got one.

Planning Staff Jaime Chappell stated we put yours and Mr. Walley's in the same envelope.

Planning Director Mike Levister stated if you didn't let us know.

Commissioner Hough asked where the training going to be.

Planning Director Mike Levister stated at the Gateway.

8. Adjourn Commissioner Grant motioned to adjourn, seconded by Commissioner Walley. Vote 6-0 to adjourn. Time 6:47 PM.

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 **November 29, 2023,** The News and Reporter. All properties were also posted.