

Chester County Planning Commission

March 16, 2021

The March 16, 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 February 24, 2021 Chester News & Reporter. All properties were also posted.

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

Absent: No Commissioners were absent

Staff: Mike Levister and Nicole Hutchins were present

County Attorney: Attorney Winters was 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. Chairman Raines made a motion to approve the agenda as presented; seconded by Commissioner Howell. Vote 7-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the February 23, 2021 minutes as presented by staff. There were none. Commissioner Grant made a motion to approve the minutes as presented; seconded by Vice Chairman Smith. Vote 7-0 to approve.

Attorney Winters stated that we would announce in the hallway after each case was presented so others would be allowed to come into the council chambers. We feel this is the best way to handle the situation under these circumstances. (limited number of citizens gathered due to COVID restrictions still in place)

New Business:

CCLDV21-01: Anne M. Zoelle request an ingress/egress for Tax Map # 145-00-00-069-000 located at 581 Britt Lane, Richburg SC, 29729.

Ms. Zoelle stepped to the podium and stated her name as Anne Zoelle of 581 Britt Lane, Richburg, SC, 29729. Chairman Raines asked if you thought you had road frontage there and then found you did not. Looks like there is a strip of land that comes across the front of your property that you do not own and that is why you want to come across your existing property to access the lot beside you. Ms. Zoelle said that is correct. My daughter is trying to build a house there and we did not know that we did not have road access for her house to be built.

Chairman Raines asked if any commissioners had any questions for the applicant. Commissioner Walley asked if the property was behind you or beside you? Ms. Zoelle said it is beside me. Commissioner Grant said so, your entrance is from Stringfellow Road, right? Ms. Zoelle said no, it is Britt Lane. Commissioner Hill asked, the place where your daughter wants to build, she cannot get access from the main road? Ms. Zoelle said no, my

neighbor owns twelve inches in front of that. The land is land locked and I have no other access. Commissioner Walley asked, Ligon Road is behind you, you have no access from Ligon Road either? Ms. Zoelle said I have no access from Ligon Road either. Commissioner Howell said, so you have no access to your house at all? Ms. Zoelle said I have access to my house. Chairman Raines stated this goes in front of the property to the left of where the easement is being asked for. The house where the easement is at, she owns the entire right of way. Commissioner Howell said so you are looking for about twelve inches of property is what you are saying? Ms. Zoelle said my neighbor owns the twelve inches. That is what is causing the problem. That goes all the way from my house to the stop sign. Chairman Raines said the entire front of that lot there is a twelve-inch strip of property between the road and her property. Ms. Zoelle said we are going above that twelve inches to have access. The only way is to come through my driveway and down the front of my property to access my daughter's acre to have her house built. Vice Chairman Smith asked if she had title insurance. Ms. Zoelle said I have title insurance. I have a call into them, and I am waiting for them to get back to me. Chairman Raines asked if anyone had any further questions.

Gene Bailey of 643 Britt Lane stepped to the podium. He said he was a neighbor. He asked Ms. Zoelle, you have the Duke Power pole, I was curious, can you go up in between, or move the power pole and just go up that way directly beside your property? Ms. Zoelle said we cannot because Mr. Moore owns the property. Mr. Bailey said I was not aware. I thought the strip stopped there at their property.

Chairman Raines made a motion to approve the easement as requested; seconded by Commissioner Grant. Vote was 7-0 to approve.

RNC21-02: Anne M. Zoelle request new easement for Tax Map # 145-00-00-069-000 located at 581 Britt Lane, Richburg be named Great Dane Lane

Chairman Raines made a motion to approve the road name for the easement of Great Dane Lane as requested; seconded by Vice Chairman Smith. Vote was 7-0 to approve.

CCLDV21-02: Judith S. Roof request an ingress/egress for Tax Map # 088-00-00-043-000 located at 1234 Stringfellow Road, Chester SC, 29706

Judith S. Roof nor a representative was present for this request.

Chairman Raines made a motion to approve the easement as requested; seconded by Vice Chairman Smith. Vote was 7-0 to approve.

CCMA21-01: Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Rd, Edgemoor SC, be rezoned from ID-1 (Restricted Industrial) to R1 (Rural One)

Ms. Guinn stepped to the podium and stated her name as Pamela Guinn of 2221 Fudge Guinn Road, Edgemoor, SC. Chairman Raines states it looks like you have some property that fronts the road and you are asking to rezone a back portion, just a portion of what you own. The remaining part of the parcel will stay ID-1. Ms. Gunn said no, all that's ID-1 we want to change, our son will probably build a house there. Chairman Raines asked if anyone had any questions for Ms. Guinn. There were none.

Chairman Raines made a motion to approve this rezone as requested; seconded by Commissioner Grant. Vote was 7-0 to approve.

CCMA21-05: Patricia A Howze, Paulette Howze and Rachel D. Howze request Tax Map # 134-00-00-199-000 located on Highway 223, Chester, be rezoned from R2 (Rural Two) to RS-1 (Single Family)

Ms. Howze stepped to the podium and stated her name as Patricia Howze of 1216 Hampshire Avenue, Rock Hill, SC. She stated they are requesting the rezoning because this was deeded to us back in 1998. It is three girls. It is 3.2 acres. The thought was that we would each get a portion to build on. Now that we are prepared to build, we have found out that the land could not be divided. We want to rezone so we can proceed with building. Chairman Raines says so you want to rezone to divide because of restriction on acreage in that zoning classification. Ms. Howze said that is correct. Chairman Raines said ultimately you will have three houses on the property. Ms. Howze said correct. Chairman Raines asked if anyone had any questions for the applicant. There were none.

Vice Chairman Smith made a motion to approve the rezoning request with a limitation of only three houses to be built, Chairman Raines asked staff is this all the zoning would allow? Ms. Hutchins said yes. Commissioner Hill seconded the request. Vote was 7-0 to approve.

Attorney Winters stated for the next several petitions you do not have the owner present so there will not be anyone to come up to the podium. We do have our Economic Development Director in the room. And I will also caution this commission, that no matter what you think you know, this is an Economic Development Project, and it is confidential. We will refer to it as the petition number and nothing more.

Chairman Raines called Robert Long to the podium to tell a little about the next project.

Mr. Long stated his name as Robert Long, Chester County Economic Development Director. He states with this project there are a lot of moving parts. Despite what you hear about in the paper and so forth, this is very much still an ongoing project and we appreciate y'all hearing this. This is one of the important pieces of the loose threads that we are trying to tie up with this particular project. The vast majority of the project site is already zoned ID-3. ID-3 is not your typical industrial zoning. Most of the industrial zoning is ID-1 or more commonly, ID-2. Most of the property is already zoned ID-3. In talking with the Planning Director, they typically like a project site to be all the same zoning. In going through those discussions about this project.... And of course, they may not know what they want to do, what their product might be in a number of years. They wanted lots of flexibility for the future development of this site. Most of the property is ID-3. Some of the property along Highway 9 is ID-2. There is a little strip of residential in between. They would like to bring all these under the ID-3 zoning so that all the zoning is the same. There is at least one of the potential products that they make, based on the NAICS code, that could fall under ID-3. That is the reason it makes since to go ahead and get the ID-3 zoning for the entire development.

Chairman Raines asked if anyone had any questions for Mr. Long. There were none. Chairman Raines asked staff as far as coded under ID-3, we are not restricting it to any of these, we are just giving blanket approval for ID-3. Director Levister said correct, basically the NAICS codes, all but one falls under ID-2. They do not want to limit their self to come before the County to do ID-2 in a certain district and the other district be ID-3 and then later on have to come back to the County. They made the agreement to go ahead and present to the county as ID-3 at one time. Chairman Raines said I just wanted to make sure we were not going to further subdivide. Director Levister said no that is not the plan. The plan is to keep it one huge parcel. Mr. Long said once they have it rezoned and they acquire the parcels, all will be basically brought back together as one large parcel.

CCMA21-06: J.M. Mullis, Inc request Tax Map # 165-00-00-079-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. Chairman Raines states on your map this is parcel number ten, 475 acres.

Vice Chairman Smith made the motion to approve this rezone request; seconded by Commissioner Walley. Chairman Raines ask for discussion. Commissioner Walley said she has one question. There is a cemetery over there, not sure what parcel it falls in, is it inside of this? Mr. Long said no. It is next door. So, there is an existing cemetery. I cannot remember the name. Elmwood Cemetery? That is not part of the parcel. That is going to remain as it is now. There will be a buffer all the way around the cemetery that will not be infringed upon by this development. It will come close but there will be a buffer in addition that's not part of the property. The other thing is that there currently is a gate at the back of that cemetery that you can access the property. Once the project has started construction, the entrance road will come off the front road off Highway 9. That gate will basically be shut off with the exception for potential maintenance. Thru traffic will go away once they are able to break ground on the project.

Chairman Raines ask for any other questions, clarification or comments. Vice Chairman Smith said I just have a question for the staff. With the COVID 19 situation, have you had any of the neighbors call with negative questions or comments or anything of that nature? Director Levister said no sir.

Chairman Raines asked all in favor of rezoning parcel ten from R2 to ID-3. Vote was 7-0 to approve.

CCMA21-07: J.M. Mullis, Inc request Tax Map # 165-00-00-055-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number two. 57 acres.

Commissioner Grant made the motion to approve this rezone request; seconded by Vice Chairman Smith. Vote was 7-0 to approve.

CCMA21-08: J.M. Mullis, Inc request Tax Map # 165-00-00-091-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number seven. 75 acres.

Commissioner Grant made a motion to approve this rezone request; second by commissioner Walley. Vote 7-0 to approve.

CCMA21-09: J.M. Mullis, Inc request Tax Map # 165-00-00-080-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number three. 83 acres.

Commissioner Grant made a motion to approve this rezone request; seconded by Commissioner Walley Vote 7-0 to approve.

CCMA21-10: J.M. Mullis, Inc request Tax Map # 165-00-00-066-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number four. 31 acres.

Commissioner Howell made a motion to approve this rezone request; seconded by Vice Chairman Smith. Vote was 7-0 to approve.

CCMA21-11: J.M. Mullis, Inc request Tax Map # 165-00-00-065-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request.

Commissioner Grant made a motion to approve this rezone request; seconded by Vice Chairman Smith. Vote was 7-0 to approve.

CCMA21-02: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development)

Sara Shirley with America Engineering stepped to the podium and stated she is here to represent Chester Land Holdings. Ms. Shirley thanked the commissioners for letting her be here and said they are very excited about this project. I will give you just a little bit of context. I am sure you are very familiar with the site. We are very conveniently located between Chester, Rock Hill and Lancaster. Very easy drives from Hernandez Road and Edgeland Road. It is 336 acres for the one property and the balance 90 some to create 426 acres total.

This is our master plan. This master plan was submitted along with a conceptual rezoning plan. It also provides levels of commitment for the site. In regard to storm water, density controls, community controls, architectural controls, things like that. I wanted to give you a little bit of the vision of the plan first and foremost.

This is very well located along the intersection like I said. The southern half of the property is a Limited Commercial zone currently. The northern half of the property is a R2 zone. In the district Gateway Plan, there is actually two different zones that is recommended for the property. There is a little bit of the PD district that overrides our property and then some of it is what is called a rural residential. You will see that the existing zoning actually already allows, limited commercial, already allows townhomes and apartments. And the residential R2 district already allows for single family detached homes. So, one of the things we wanted to stress about the rezoning is that we are not actually asking for a change in use in any of these zones. But just for the flexibility in lot sizes. We understand that there is a great need for housing in Chester County. And a great need of housing for people all across all age groups, all across all income sectors. We are trying to meet all the needs of people that we can on the site by providing a mix of apartments, townhomes and single family detached lots. Even within the single family detached we will have different lot sizes, depending on the desires of the people. All of these will be for sale units except for the apartments which will be, of course, for rent at market rate.

So, our vision. Winchester offers a master plan residential community with high quality homes. We will have at least an HOA if not multiple HOA's. As part of the neighborhood, we have a tree lined boulevard that will go through the center of the site, through the center of the single family detached homes. Off of that boulevard we are going to have little neighborhood pockets. Little enclaves, so that you have got a smaller neighborhood within

the whole. So, it does not feel like one large.... It is one large community, but it is several sub communities within the whole. Each one of these little enclave neighborhoods will have their own pocket parks. We have worked with the land in order to protect all the natural features that are on site. We are looking to provide buffering along the creek. And we are looking to make sure that we take care of all the stormwater control. So, anything that will drain off of our site we will treat and protect before it goes back into the earth.

Some of the multiple family, multiple housing options, the apartments, and townhomes, we are even going to offer one- and two-story homes to help that market cover empty nesters looking for master downs. People that are looking for smaller homes, and people looking for larger homes for their big families. So, we have got all of our traditional design elements into this. The smaller enclaves, tree lined boulevards, pocket parks. We are going to have a club house and a pool to help serve the single family detached and the townhomes as part of that. And then the apartment community will have its own amenity package as well. There is an economy of scale that comes in, the more homes that you can have in a community means better amenities, more in the amenity package because it helps spread the HOA cost amongst more residents. It helps keep those HOA maintenance cost down. This is a long-time investment. We understand there... we are gearing for about two thousand homes over the span of ten to fifteen years. We are looking in providing an investment with the community. We are all Carolina born and raised and we are looking to make sure that we bring the best product that we can to Chester County. We are very excited about it because we know once we are here, we are going to be here for the long run. All of the infrastructure improvements that will be required as part of this plan, roadway improvements, water and sewer expansion, storm water improvements. All those would be responsibilities of the developer to finance, install and maintain.

One of the questions we had asked, we actually held a voluntary community meeting as part of this. You will hear some of the community members tonight. We wanted to do this as a way to reach out to the community before we came before the Planning Commission and the County Council to help hear, we want to listen and hear what the citizens have to say, and we want to make sure we are meeting the goals of the county. Four of the themes of the Gateway district that we feel we can support as part of this neighborhood are creating destination, connecting nature and advancing infrastructure. And most important, and probably the less obvious one is creating destination. Number one in the Gateway District Master Plan is the availability of additional housing and the quality of existing and future housing are important components of the continued growth and prosperity of the Gateway District. So, we feel we can meet that goal by proving variety of home choices for all of our age groups and incomes. High quality houses for all of those home choices, and meeting more market needs and housing demands through all those choices.

We are meeting the goal of connecting nature by providing all of our natural features, access to all of our nature features on site through pedestrian networks, walking trails, pocket parks, access down to the creek, sidewalk connections. We really want people to get out and about and really experience nature and have the opportunity to do so.

Lastly, advancing infrastructure. The existing infrastructure needs to be improved in order to continue the growth of the county. Our property is actually labeled as an undeveloped piece of property. And, as such is considered by the Gateway district an infield development. So, one of the goals is all of the infrastructure providers in the Gateway district support the growth and future development. The regulatory agencies are with them and working with them throughout the process to make sure all of the goals and regulations are met. We will be providing infield development for this undeveloped land. Providing access to water and sewer and the expansion of the existing system. And access to major roads, such as Edgeland Road and Interstate-77. And again, all of the infrastructure improvements that we are providing as part of this will be developer funded.

Lastly, I just want to reiterate, we are here to provide homes for families. Active adults. Young adults. We are here to help meet that housing need. Even driving down tonight I see all of the now hiring signs for all of the industry. And industry is a major sector of the county. And I know that people are looking for homes to live here so that they do not have to commute in from outside. So, some of the amenities, I just want to go through really quick. Just some traditional amenities we want to offer as part of this, seating areas, playgrounds for the kids, walking trails, swimming pool, dog parks, dogs are important to our residents as well. Some of the homes that we offer, this is just a very small sampling to give you guys an idea of the quality of the homes we are looking at committing for here. We have single family detached products. We work with a range of national and retail home builders. So, it is not limited to just one builder. We will have a couple different builders as this whole packet. And some of our townhomes and apartment communities.

So, for that, I am just here to answer questions. I am happy to answer anything the commission has, or neighbors, and I will be available.

Chairman Raines asked the commissioners if anyone had any questions. Commissioner Grant asked in your homeowner's association, I am suspecting you are going to have some restrictions for each style neighborhood, is that correct? Ms. Shirley said yes sir. So, we will probably have a main HOA and if we need to have any sub HOA's as part of that, like if there is an age targeted or an age restricted community as part of that, they will have their own separate HOA. But yes, the HOA would be in place to make sure that all of the maintenance is taken care of, all of the open spaces are taken care of and fees are collected. Commissioner Grant said so eventually the company is going to take care of all the entry ways when you first start and then turn it over to the HOA. Is that correct? Ms. Shirley said correct. Usually what happens is the developer will have a fund that will help start up the process until there is enough homes to start putting the fees back into the HOA. So yes, that will be taken care of from day one. Commissioner Grant said my next question is water and sewer are already located on Edgeland Road? Ms. Shirley said yes sir. We have confirmed with both Chester Wastewater Authority and Chester Metropolitan. There is a 24-inch force main that runs along Edgeland for sewer availability and there is a water main, I forget the size right now, but there is at least a 12-inch water main that runs along Edgeland. Commissioner Grant said so sewer and water are available, Ms. Shirley said yes.

Commissioner Howell asks, the sewer plant that is there, do you have an idea how much more you are going to add to that sewer plant or are y'all planning to help pay for additions to that sewer plant? Ms. Shirley said yes, currently there is capacity that is available at ultimate build out, if we do get to the 2,000 homes that we are goaling, that we are trying to get to, that would require some upgrades to the treatment plant. But we are in conversations with the Chester Wastewater Authority who is working with AECOM to put together the master plan for the whole project. They are very supportive, and they understand that this is part of the process. Any upgrades that would be required as part of putting our neighborhood on the system we would pay for. Commissioner Howell then ask what about the Fire Departments, the burden that you are going to add to them, have you been in any discussions with those about what they would need to accommodate you? Ms. Shirley said with the tax base increase and the revenue stream that would come as part of the neighborhood we would be putting taxes back into the system obviously to help pay for the fire and police improvement. Commissioner Howell said you are building almost a small city for a volunteer fire department. Ms. Shirley said understood.

Vice Chairman Smith had a question about the density on your stand-alone houses. What are the range we are looking at per acre? I am not talking about the flood plans, the buildable acres. Ms. Shirley said I have not calculated that but most of our single-family homes reside on the 336 acres. Right now, our goal is about 1,500 homes. So that works out to be about 5 units per acre. You can correct me if you have a calculator. One of the commitments that we have as part of this plan is that we are going to cap the density at 6 units to the acre. And that includes the apartments and the townhomes. So, the apartments and the townhomes help drive up that density sort of artificially. So, the single family, as another commitment we have as part of this, at least 50% of the total

homes will be single family detached homes. That is in the designing plan. Vice Chairman Smith says so the numbers you are giving me is for the entire parcels? Ms. Shirley said oh no I'm sorry, so for the entire parcel, 426 acres including the second parcel to the South of us, the density cap would be 6 units to the acre. Which at maximum if we could possibly build out, which we are not realistically being able to get to would be 2,400 homes. Vice Chairman Smith then asks is that a deal breaker as far as a limit on that? Ms. Shirley asks a limit on....Vice Chairman Smith says if we lower it? Ms. Shirley said no, because we understand that real site conditions will dictate what we can actually build on site. Things like the grading cost for what it would take to put a house on a steep slope for instance. Most of the time, we like to avoid walls, so, if that means dropping a lot or moving a road to adjust for that. Realistically we would make sure it works. The numbers work basically.

Commissioner Williams ask how many square footages would each house have? Ms. Shirley said we have not determined that but on average it is anywhere from 1,500 to 2,000. And it might go up depending on the size homes that get put... we are putting a lot of our larger lots along the perimeter of the property. Those homes could be anywhere from 2,500 to 3,000 and up.

Commissioner Howell asks the distance between your homes in your paperwork states the sides would be three feet. Ms. Shirley said that would be at very bare minimum. At minimum we would have six feet. Usually, we do about ten feet between the homes. Commissioner Howell asks can that be put on your PD that it would be a minimum of ten? Commissioner Howell asks staff if that is something we could do? Ms. Shirley ask to change the commitment? Director Levister said that would be something we would do at the preliminary plat procedure. Right now, all we are doing is trying to get the rezoning, once we present the plat then y'all can make the recommendations of what you would like from what they present to the county. Commissioner Howell said from what I understand, most of this property where she is putting the townhomes and the apartments is already zoned for that, correct? Ms. Shirley said it is the LC. Director Levister said it is Limited Commercial. No, Ms. Shirley corrects him. The larger parcel is zoned R2. Limited Commercial is 96 acres. Commissioner Howell ask the 96 acres is where you will be putting the apartments and townhomes. Ms. Shirley said yes sir. Commissioner Howell said that is already zoned for that, correct? Ms. Shirley said correct. Commissioner Grant said I assume that will be the first one to built out, right? Ms. Shirley said no, we actually are planning on possibly looking at the single family detached. Just because we have a lot of nice road frontage, and we know that is where the majority of the need is now. Multi family and townhomes would come later on. Our goal right now is to start with the single family detached. Commissioner Grant asked if any executive style homes would be there, 3,000 or more feet? Do you have plans for that? I know you are not prepared to speak about a plan right now, but is that the plans? Ms. Shirley said we have plans to put the larger lots, like the executive style houses on the site, yes sir.

Commissioner Walley asks up to six houses per acre? Ms. Shirley said at the very maximum. What that means is that we cannot build over that. And most likely the actual number will come down.

Commissioner Howell asks the majority of the property where the single homes are going to be built, is zoned R2 now. Ms. Shirley said yes sir. Commissioner Howell asks staff what can they build now with water and sewer on R2, it has to be two acres? Director Levister said correct. Ms. Shirley said in the R2 zoning it actually specifies that an R2 zoning is only applied to areas where water and sewer is not available. So, because water and sewer is available at the site it actually helps justify smaller and flexible lot sizes.

Chairman Raines states it looks like your drawing shows two entrances and exits. Is that correct? Ms. Shirley said we have got more. Actually, we will have two for the smaller little parts and the third is the main thoroughfare along Edgeland. And then there will be an entrance, at least one entrance for the apartments and townhomes. I apologize, the are actually two on Hernandez Road. Chairman Raines asked if that was discussed with the Fire Department about emergency access, more than one exit? Ms. Shirley said as part of this we will have to do a TIA. And in that TIA we will have to deal with Chester County Fire and Police and SCDOT. SCDOT has

preliminary seen this plan. They actually told me I could eliminate an entrance if I wanted to, but I kept it on for now. Chairman Raines said they estimate the road can handle the traffic. Ms. Shirley said yes, absolutely yes. What we will do as part of this is, most likely what will happen as part of the traffic impact analysis is, we will need to install left and right turn lanes. And it will take a look at all the intersections around that we are affecting as part of the neighborhood, and if there are any off-site improvements we would be required to install or pay for this as well. Chairman Raines says that would be paid for by you, the developer? Ms. Shirley said yes.

Commissioner Howell said, my other question, and it will be my last, the trash situation there. You are right there at the recycle center, it is pretty much maxed out at this time. Do y'all plan to contribute to the county to get improvements there for this many homes? Ms. Shirley said we have not had any discussions about it. Normally what we do with our neighborhoods is provide a private trash pickup. We would definitely work that out as part of the development. Commissioner Howell said so the homeowner association will have a trash service? Ms. Shirley said usually, yes sir.

Vice Chairman Smith asked a question about the roads. On 901, I actually drove down there today, there are two developments that have already broke ground. Of course, everybody knows how it has been raining every day, there is silt just going down the road. Who is responsible for fixing that and cleaning it up? Ms. Shirley said that would be part of the erosion and sediment control plan. That is responsibility of the contractor on site to make sure that all the measures are in place like the fencing to make sure the silt does not fall on the road. And then if there is a violation, an inspector would come out from DHEC to take care of that. They usually have inspectors so if there is something that is not working properly, it would be the contractor's responsibility to clean up. Vice Chairman Smith said that is good. It is just a concern for me because I see it a lot. I am not saying that some one is not doing their job. I hate to see silt going down the road. That road. Farm road. Ms. Shirley said well usually those things are very heavily regulated. They would get fines if they were not. Hopefully, someone will come out and check on that, and get it fixed soon.

Chairman Raines asked if anyone had any further questions. There were none.

Chairman Raines asked if any member of the public wished to speak in favor of this request. There were none.

Chairman Raines said I have a list of ten or twelve people or so that are all opposed to it. I'm going to exercise the authority to not let everyone speak because we will be here all night typically hearing the same thing, so. I'm going to give you fifteen minutes and appointment five speakers and I am going to give you three minutes each to present your issues and everything. If you could get a spokesperson.

A member of the audience spoke up and said you just gave her twenty-five minutes to thirty and we can't all speak. You are not going to let us all speak. Chairman Raines said as far as I am concerned, that was input of what is going on. She was just presenting the case. This is public comment. I am allowing public comment. My bylaws allow me to restrict it in a case like this and that is what I intend to do. That is almost one speaker for every two that applied.

Off record – giving citizens time to gather speakers for fifteen minutes.

Chairman Raines asked for the first speaker to step to the podium and state your name and address for the record.

Jeff Harris of 4354 Simpson Road, Edgemoor stepped to the podium. My wife and I own Puddle Moon Farm. Our farm is directly across Fishing Creek from the proposed development. We understand Chester County is growing. That is a good thing provided the growth is fair, just and equitable for all stakeholders concerned. We want to ensure the community retains the beauty and quality of life that has made it attractive to so many of us.

We strongly oppose the rezoning of the development for three good reasons. Number one, Chester County is already addressing the need for more affordable housing. We all know that. There are 225 apartments at LGI and Lando is going to do another 305. So, that is already being taken care of. Services for wastewater treatment, police, fire and emergency medical service, water and schools would be mitigated. These two developments alone will mean an additional 1,000 to 1,200 vehicles congesting our road. This project once built out would add 5,500 estimated more vehicles. According to Mr. Phillip Thompson King, the director of Chester's Wastewater Recovery on Fishing Creek, he had not heard of the 2,000 homes fourteen days ago. This was new. Mr. King told me that if this development is built out, it will use up all the capacity he has. He also told me they have expanded for the last twenty years three times and has no more capacity for expansion. He said he is landlocked. So, this would take up all the sewage capacity available on that line. The zoning ordinance code 4-131 requires a descriptive statement. That descriptive statement has thirteen requirements. Number eleven says the design standards, procedures and methods demonstrating that this development result in an integrated use district, functional and compatible with the area. We do not believe this project is compatible with our community. Maybe her vision. It is our nightmare. In light of these specific issues, the need for further discussion and study, we respectfully request this property not be rezoned at this time until each item is carefully considered in a mutually agreeable path forward can be determined. Thank you.

Robert Dodson of 3631 Hernandez Road stepped to the podium. My family's property is about 500 feet removed from one corner of the proposed development at the intersection of Hernandez and 901. I grew up in four homes all within two miles of this proposed development. The area in question, I grew up on Wyllie's Mill, on Highway 9. 901, and on Hernandez Road. I am a deacon at Union ARP Church. I am proud to say I have been a member of this community for thirty one of my thirty-three years. God willing, I would like to be a part of this community for the next fifty. I am standing in opposition to this rezoning request. I think others are going to cover some other points on negative impacts, traffic environment and what not. I would like to talk a bit about an agreement with the community. This commission unanimously recommended, and the Chester County Council approved in 2017 the Gateway District Master Plan. It is not gospel. I have got some problems with it. No one gets all that they want. But it is a compromise and agreement with the community for how this area should be developed, how it should grow. Both plots in question for this proposed development are largely designated as rural living. There is a small top corner, the top North corner of that is designated as mixed use. But almost all of this is shown as rural living. No reasonable person would count this as rural living. The tightest any rural living allows is one-acre minimum lot size. Even if this space were all mixed use, this proposal does not match the intent of mixed use in the Master Plan. It is just high density residential. Mixed use is supposed to have some commercial, retail spaces blended together into a plan. This is just packing people in as high density residential. And even then, if this were all designated as mixed use, and that was met, it does not as Jeff mentioned, match and blend in with surrounding rural areas. That is something that is also brought up in the Gateway Master Plan as one of the design standards and requirements for mixed use developments. Its that they are supposed to blend into the surrounding communities. A tree hedge around the edge of a property does not count as blending in with the farmland around us. Approval of this rezoning and development would be a breach of an agreement, and a breach of trust with the community as expressed in the Gateway Master Plan on several points. I please request the planning commission reject this proposal on the strongest possible terms to county council with recommendations to hold off on further development outside of the master plan unless there is an additional detailed investigation that happens over months with all sorts of community stake holders come up with this plan. Thank you.

Chase Catledge of 1047 Four Boys Alley stepped to the podium. I am a pastor of Trinity Baptist Church in Great Falls. I live off Hernandez Road where the development is planning on being. I am opposed to it. I want y'all to understand, I am not opposed to growth. I think a lot of us are not opposed to growth. For me as a pastor, growth is a good thing because I can reach people with the gospel and that is the goal. For two reasons that I am opposed to this is one, the schools. Right now, our schools are overcrowded. My son goes to the middle school in

Lewisville, and they have some of the elementary school kids there. Fifth graders, because it is so overcrowded. Another reason is safety. I believe it is a big safety issue. I know as a parent to a middle schooler, when we go to pick up our kids, the line is so long we are out in the main road. The reason for that you know, it goes back again to overcrowding of the schools. What the school has done to adjust that, is they allowed the younger kids from the elementary schools to dismiss early. Because it is a huge safety issue there. Also, when you look at Hernandez Road, there is no way that it is able to hold the traffic that is coming. There is absolutely no way. There was a Fire Fighter that was going to speak that is not able to tonight. He was going to, I am sure, stress the importance in how this is going to affect them, volunteers. So that is a safety concern. I talk to a lot of old timers and they told me years ago before my time there was Lando Landfill that is near where the development is, if not right on it. It is close, but it goes way back in there and y'all may be familiar with this. They dumped everything back there. Batteries, transformers, oil, cars. It was massive. Talking to several of the folks, they only thing that they know has been removed from there was a couple transformers. Everything else is still there. So, I am not sure how that would be a safe thing to build around. For those two reasons is the reasons I am opposed to this. The schools and safety. So, I just do not think it is a wise decision. I hope y'all would use some wisdom on this and make the right decisions. I would recommend moving it somewhere else at a later date when we are able to support this kind of growth. Thank y'all.

Joss Moss of 3559 Hernandez road stepped to the podium. My family, we own the property directly to the east side of the project. We have three houses on about 230 acres. My wife and I live in one, my brother and his family in one and my Mom in the third. It is a cattle and hay farm. So, I want to say my family and I are not in favor of this proposal. Little background, before moving to Richburg about eleven or twelve years ago we lived in Mecklenburg County in Steel Creek near Carowinds on the old family farm there. My family had been there for about 150 years. When we got married back in 1989, we fully expected to stay there, forever. Soon though, development started coming into the community. Ironically, it was development very similar to what we see proposed here tonight. Apartments, townhomes, houses on very small lots. Very dense subdivisions. From there it did not take long to see where the community was heading. What had once been a very pleasant suburban rural community, a whole lot like Richburg is now, was turning into an environment that we did not want to raise our children in. Our house was broken into a couple times. Cars vandalized. Traffic became overwhelming, so we eventually made a difficult decision to leave. In that relocation process, we looked at property all over. We looked at Chester county, Lancaster, Union, York. Even down at Fairfield county. Finally, we found what we were looking for in Richburg. Now it is true that Winchester would be a substantial financial investment in Chester county. But I think there are investments to have value other than financial. When we decided to make Richburg home, we were also making a big investment. As with a lot of other people you see here tonight have done the same thing. We have made investments of time, family, community, stewardship of the land, our mental quality lifestyle on and on. I believe that intangible investments like these add a lot of value to Chester county as well. These are the kind of investments that create the environment that make people want to be a part of it, not just pass through it. So, I hope you all do not overlook that type of value tonight. So, I understand like some other folks have said, I understand that growth is coming. And I will even agree that growth can be beneficial. But I urge you to consider the quality of the development. The decision you make here tonight could set the time for Richburg, Lando, Edgemoor for the next twenty, thirty years. Think about not just the immediate impact, but what this area will be like in the future. Make the decision tonight that you will be proud of when you drive down 901 twenty years from now will you be able to say that you are proud to have had an influence of what you see down there. To summarize, I believe the proposed is too dense. Too much. Too quick. If you want to see how this type of development plays out, I will be glad to take you on a tour of Steel Creek where we use to live. Or you can go up on 160 and drive down that about 4:30 one afternoon at Fort Mill. So, I am an engineer by profession, I did not have time to talk about other serious concerns I have about infrastructure, environmental impact, and the failure of the project to adhere to the Gateway Master Plan. I think other folks have spoke to that. But I do appreciate your time and attention. Thank you.

Barry Dodson of 3631 Hernandez Road stepped to the podium. We love Hernandez Road. It was always a dream of my wife to have a farm out there, where we go from rental homes. We are a diverse community. We have a family farm. I actually bought my piece of land from John Reid who has the limited commercial track up on 901. The deer population on our track is huge. It is being driven to us by Lennar and the development down toward Highway 9. Those sights have been around for two years, and not the first two by four has been erected. You have a lot of homes there that are planned but nothing has been done. Yes, we have COVID. We have had rain. People are building all over the county but not there. Is there demand? We have been hearing about it for twenty years. One of the Graham brothers bought that land on 901 South. Was going to be another Sun City. It is a waste land. Let's let Lennar build out. And let the development on 901 build out and see if the demand is actually there. There is not a demand for 2,500 homes on Hernandez Road. And besides that, Hernandez Road is dangerous. You come out on 901 from Hernandez there is a five second blind spot there. You cannot get out. They are not going to put a traffic signal there. There is not one at Highway 9 and 901. Try to exit on 223, it is a logging road. Blind curves both directions. And the logging trucks, Adeline Shephard, a member of our church got killed by a logging truck and she is Shepherd Will. The traffic is horrendous. It can not be fixed with this plan. So, what do you want to do? Let me send 2,000 cars by your house every morning at 7:00. They are going to be coming down Hernandez Road. And trying to get to Lewisville schools on 223. This is a nightmare, and it is going to end up killing a kid. So, what can I say? We love this area. We have invested thirty years of our life in our little family farm. We are so happy to have the Moss'. We are so happy to be around the Reids'. We are happy to go by and see David Love and his extended family. These are not rich people. We are not rich people. But we can not handle 2,500 homes on Hernandez Road. It is just now getting improved after twenty years of begging and that has not started yet either. Guys, I have been engineering the Carolinas, registered, for forty years. I know Bailey Patrick. I know Jim Mierfield. I have had dealings with them. This sounds great. But it is not the right place. It is not the right time. Please take your time. Please do not approve this. It is horrendous. Look at it. It is horrendous. Thank you.

Chairman Raines said that closes the public comment portion of the meeting. We have heard a lot of passion on the con side. I think we had a good presentation of what the overall plan is and the timeframe and everything. He asked if anyone had any comments or a motion.

Commissioner Grant had a question for staff. What was the last development that we approved that County Council turned down? Director Levister said the last PD that got turned down was the development behind Victorian Hills. But now it is a special exception for a cluster development.

Chairman Raines said the portions that is already Limited Commercial, they can build on it as it is, correct? Director Levister said Tax Map number 123-00-00-052-00 is already current zoning of Limited Commercial and it will allow residential living on that zoning. Chairman Raines asked including their plans? Director Levister said I would have to check and make sure everything that is in that plan meets that requirements. Chairman Raines said pending approval of the plat. Director Levister said correct. Chairman Raines said I just wanted to make that clear that part of it already meets the requirements.

Commissioner Howell said the way I understand it, the part that meets it is the apartments and the townhomes. Correct? Chairman Raines said yes. Commissioner Howell said so basically once you meet the obligations that the county set before you could build.

Vice Chairman Smith said one of the comments mentioned, Highway 160 in Fort Mill, Indian Land and I am trying to think long term development. When you look at somewhere like Indian Land, SC where you go further north to Indian Trail NC, there is a lot of developments and plan developments of this size and this density. Yeah, they bring short term revenue to the county, which we need. And we do need homes. But the long-term negative side effects that do not add physical value. And also, they do have physical value, but when it comes to things

down the road the county is going to have to deal with. The state is going to have to deal with it. There is a price tag involved with that too.

Chairman Raines said I agree it is a lot bigger than you would maybe want to see. But you know, in my opinion, I do not think the government entities and Highway Department and all of those people are going to go and build enough sewer capacity to take care of something like that. They are not going to four lane the road in anticipation of that happening. Then there are always schools. They are always behind the curve. We can't even agree to replace a sixty-year-old school. Money has got to be spent at some point. Impact fees, I do not know what will happen with that discussion, you know as a method of paying for some of this. It could fill some of that gap. But overall, it is just a huge growing pain because you are taking an area and converting it into something that it has never been set up to be. Yes, it is going to look much like the areas you talked about, Indian Trail, Indian Land, if that happens but you know it is by and large, not in my yard, but the people most effective are the people most in that area. The rest of Chester County could get a good bit out of this, potentially. At some point you have to do some things like this if you are going to have places to eat and movie theaters and things of that nature. If people are not here, you do not get the rest of it. So, in my mind, the light of it is at what point does Chester County stop prohibiting stuff like this and start down that road of growing. And by and large the question here is how much is too big to start with. Otherwise, if you are going to grow any, you have got to start down this road. You got to take the first step.

Vice Chairman Smith said I agree with some of what you said but for example in Fort Mill off of 160, all that growth and development, the long term after effect. If you look at the school service. They are in the red big time. The county is paying for that. I mean, everyone is paying for it. Chairman Raines said we have the statistics from some of our training sessions that your money comes from industry and things of that nature, and houses. But you have got to have people. It is a double edge sword.

Commissioner Howell said the impact that this will cause on the road there, 901 right now is in bad shape and needs to be reworked. I drive it. To handle the magnitude of the vehicles that are going to come out of here going to the interstate or going north toward Rock Hill, the bridge is basically a white line to white line bridge up to Fishing Creek, you have a major traffic impact that this would cause even at half the density. Chairman Raines said keep in mind you are talking a longer term build out. Commissioner Howell said this is true and we already have two developments on 901 that have potential for being this big or bigger than this.

Commissioner Walley said if you go back and count the Lando purposed originally years ago for it, that would be three developments. Commissioner Howell said correct. Commissioner Walley then said and then if you count the apartments that are supposed to be on Edgeland Road in the old Ms. Jennings house, there are supposed to be apartments there. That would be four developments off of 901 already before this one. Commissioner Howell said and the houses behind the Gateway. Commissioner Walley said that is not counting Highway 9 development. Cherry Hills, or any of those others. Vice Chairman Smith said they are out there building all over the county, without the rezoning from R2. Houses are springing up. Commissioner Howell said there have been nine built above my house in the past year.

Commissioner Grant said I have one question for Winchester. Have y'all done any developments anywhere else close by? Ms. Shirley said I have a list actually. We have done developments all through Lancaster, York, Union County, so all surrounding. Some of our existing communities that we gave as examples actually for people to go see. We have got Prestwick in Fort Mill. Pikeview which is also in Fort Mill. Edgewater which is in Lancaster. Austen Lakes in York. Roddey Park in Rock Hill. And then over in Monroe we have got Creeks Landing, Greenbrier. Wyntree in Midland. Huntley Glen in Pineville. And Stonebridge in Mineral Springs.

Chairman Raines ask what is the minimum density you can economically stand? Ms. Shirley said it is really an economy of scale. The more homes, especially in terms of what offsite improvements get built and added on to. When you think about the smaller communities, they do not have as much as a financial impact on things like roadway improvements. But with a development of this size, we would actually be required to provide off site roadway improvements. So, improving Edgeland Road, improving Ernandez Road those would be our responsibility to take care of. Chairman Raines said your responsibility, not the state. Ms. Shirley said correct. Chairman Raines asked at what point? Ms. Shirley said the traffic impact analysis is a report that gets generated. SCDOT who owns the roads, they take a look at both of the roads and the intersection and they said you are going to impact it to this certain point so you will need to improve the roads. Providing left and right turn lanes, which will automatically come with an overlay or rebuild of the road. So, there are improvements that, when you have a larger development, they can absorb those cost, and they can actually put more revenue back into the community. Chairman Raines said so you would actually widen the road all the way to Number 9? Ms. Shirley said if SCDOT comes back and said this is what you need to do, we would be required to do it as part of the development. Chairman Raines ask even five years after the fact? Ms. Shirley said yes, most of the time those improvements have to be bonded. And they have to be done before a certain number of building permits are issued for the site.

Chairman Raines then asked what is the density comparatively speaking to the other properties you compare? Ms. Shirley said they are pretty comparable. Most single-family developments these days are about four units to the acre. I'll come prepared to the board to address what the single-family density is verses the apartments and townhomes. Chairman Raines said that makes a difference. Ms. Shirley said townhomes and multi family are always going to be higher than single family just for virtue of more units to the acre.

Chairman Raines asked if anyone had any further questions or comments. We need a motion to work from. Commissioner Grant make a motion to approve the rezoning request as presented; seconded by Commissioner Hill.

Chairman Raines asked staff when we come back and do a preliminary plat, we can limit that density? Director Levister said you can make the changes when it is presented to y'all. That's what they are presenting to the county for the planned development then the Planning Commission can ask to make the changes and then they will have to make the changes and re-present it. Chairman Raines ask then at that point we could meet the minimum requirements of the zoning classification or choose to go denser. Director Levister said whatever the Planning Commission's recommendation is to the applicant.

Commissioner Howell said so if it was approved, and got back to us again, we could limit them to two houses per acre? Director Levister said that is y'all's decision as a board. The only thing we are doing tonight is approving the rezoning. And then they have to present the county with a sketch plan to make sure all the requirements are on there and then they will have to pay to come to the board again to the Planning Commission to present their preliminary plat of the development. At that time, y'all can make whatever changes you want to recommend.

Vice Chairman Smith had one last comment, I know she mentioned some other communities we could visit that were similar and if you look at all those areas, they all have one thing in common. A lot of people would say that they were not planned well. It is not just them. There are a bunch of big developments on top of each other that have got negative long-term effects. Commissioner Howell said I will say that I have been in these developments. I have worked in them in my job. I will be honest with you, sometimes my truck and trailer were longer than the lot was wide. And sometimes it was longer than it was deep. Chairman Raines said from a density standpoint it is tight. Commissioner Howell then said there was a comment here about highway 160. If you ever go to Lowes over there, it takes you four and five lights to get out at the most. That is in the middle of the day. It is terrible in the afternoon. Nonpeak traffic time. Commissioner Walley said and that is a four-lane highway.

Commissioner Howell said I understand that we need houses. I don't know if we need this many at this time, in my opinion. Chairman Raines said the apartment portion of it potentially really increases your density, in that required as far as having enough or a whole lot more people in a whole lot smaller area. Even if you busted it up and made the houses on a lot bigger parcel. Commissioner Howell said you are looking at, just figure on 2,400 times three for kids going to school. Commissioner Walley said and that is not counting the other developments. Chairman Raines said the other developments already in the area. Commissioner Walley said on the same highway. Edgeland Road. Mountain Gap Road whatever you want to call it. Commissioner Howell said I mean it is going to be a burden for the county and the taxpayers to keep the support of the facilities they have. The elementary school is overcrowded. The junior high is overcrowded. The high school is overcrowded. And they are not even considering rebuilding at this time. Commissioner Walley then said one thing we have not touched on is the landfill. Is our county going to be able to hold all this building at the landfill? All the trash that will be coming from all these four housing developments being done on one highway. That is a lot. Chairman Raines said obviously the answer to that is we need good planning at the county level to foresee that kind of stuff and plan things, have things in place so that it can become a better situation to match growth as it goes along because you are never going to get ahead of the curve. You are not going to start ahead of the curve.

Commissioner Grant said I will say one thing. If it is approved, it is going to force the county to do something. Chairman Raines said yes. Commissioner Grant said they will have to do something. They talk about these impact fees and ain't done nothing yet that I know of.

Vice Chairman Smith said we have great examples of what not to do right beside us. I think there is a way we can all win in this situation. We can provide the houses, which the county really needs. We can provide the revenue for the county, the developer, the landowner. We do not have to be like Indian Land and Indian Trail. Chester can do something different and still win. Chairman Raines said to a certain extent. You are never going to go back to the days when houses were built here in the 60's and 70's and it was a fifty-neighborhood housing development on three acres of land. Everything is too pricy for that. The economy of scale is.... you are never going to get that. Other than very small, limited quantities. So, then you are reduced to buying an acre of property, or three acres here or there and building a house. Getting it rezoned. Having enough property to build a house in R2 restrictions. The question to me is can you start this big or do you need to come somewhere in the middle. Obviously, you have got to go somewhere to start down that road. This is pretty large for the first step. If we approve this, then when it comes back, we could say no. not six houses per acre. We could say two. If you thought that was more reasonable then you have a decision tonight to make to approve it and go down that road.

Commissioner Howell said there are some wetlands on the property here. Does that include that in the average, and you would still have dense housing is that correct? You have what, about 100 acres of wet land? Ms. Shirley said yes, how density is calculated is by the gross property acreage by the number of homes. So, yes. Chairman Raines said overall number of acres not usable acres, buildable acres. Ms. Shirley said yes because you start getting into very subjective definitions of what... that is called net density. And that is usually used to determine how much open space is then provided as part of that. So, usually what happens is the traditional way the density is calculated is with a gross acreage and then you provide open space commitments as part of that. Commissioner Howell said even though we would limit the number of houses per acre to say two, if you got one hundred acres it is unbuildable. How much does that put on the other two hundred acres that are buildable. That is the question that I cannot answer.

Vice Chairman Smith said are you asking about the density of the actual buildable minus the wetlands and places you can not build? Commissioner Howell said yes, we do not have that answer.

Commissioner Grant said call for the question Mr. Chairman. We are beating a dead horse to death here.

Chairman Raines said we have a motion on the table to approve the rezoning as it has been presented. We also have a second. No further discussion. Vote was 3-4 to approve. Motion fails. (Chairman Raines, Commissioner Grant and Commissioner Hill approved. Vice Chairman Smith, Commissioner Walley, Commissioner Williams and Commissioner Howell opposed)

Chairman Raines said we are just an advisory opinion in the first place. This all goes to the County Council. They have the legal authority to agree or disagree with what we say. They will have three meetings. They will talk about it. And they will agree or disagree with what we proposed or voted on tonight. If you are interested in following up with that follow up with staff, they can let you know when those meetings are.

Attorney Winters asked Chairman Raines to note for the record that this is the public hearing. Chairman Raines said that is correct. There will be no public comment at the council meetings. They will have their two-minute session, but this is the public hearing. There will be no open forum. Attorney Winters said y'all can sign up for what is called citizens comments. You have to sign up with the clerk in advance. You have three minutes to address council. They will not engage. They will not answer questions or anything like that. But you can sign up for citizens comments prior to the meeting beginning.

CCMA21-03: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-052-000 located along Edgeland and Hernandez Road, Edgemoor SC, be rezoned from LC (Limited Commercial) to PD (Planned Development)

Chairman Raines said with all the discussion we have had I am not going to call for any more questions or comments.

Chairman Raines made a motion to disapprove this also since PD has got to be all together so obviously it is one for none. Commissioner Walley seconded the motion. Vote was 7-0 deny.

CCMA21-04: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development)

Chairman Raines said this is the very small parcel that is like less than an acre.

Chairman Raines made the motion to also disapprove that; seconded by Vice Chairman Smith. Vote was 7-0 to deny.

Discussion:

Chairman Raines asked Director Levister if he had anything. Director Levister said no sir.

Chairman Raines made the motion to adjourn; seconded by Vice Chairman Smith. Vote was 7-0 to adjourn.

This is a summary of proceedings at the March 16, 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.