

Chester County Planning Commission Minutes

July 18, 2023

1. **Call to Order** – Chairman Raines called meeting to order.
2. **Quorum Established:** Chairman Raines, Vice Chairman Azzie Hill, Commissioners Nancy Walley, Marvin Grant, Douglas Josey, Carolyn Williams, and Shawn Hough.
Staff: Mike Levister, Jaime Chappell, and Kristen Davis
3. **Approval of Agenda** – Chairman Raines motioned to approve, second by Commissioner Grant. Vote 7-0 to approve.
4. **Approval of Minutes from June 27, 2023, Meeting** Vice Chairman Hill motioned to approve, second by Chairman Raines. Vote 7-0 to approve.
5. **New Business**

CCLDV23-9 Justin and Alice Burgess requests a Street Access Easement for Tax Map #099-00-00-093-000 located at 1641 Peden Bridge Rd., Chester, SC 29706.

Chairman Raines stated that looks like he wants to subdivide property of a deeper lot and have two four and quarter, four and a half acre lots. Will say five plus or minus.

Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 7-0 to approve.

Chairman Raines stated okay, next order of business. And I'll say going in the next two items are joined. Contiguous property same sensible rezoning request. I don't think either one can stand alone. So, I'm going to ask for permission and a commission for discussion purposes, we're gonna be talking about both, both of the next two cases. And I'll read those off in just a minute. And then we can go from there. Does anyone have any issues with that.

CCMA23-09 Gaston Springs LLC/Benji Layman request a portion (20.04 acres) of Tax Map #114-00-00-059-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Benji Layman stated he is with the Isaacs Group and lives at 8720 Red Oak Boulevard, Charlotte, North Carolina. We're bringing back a project that started this process about a year ago. And the reason is we were advised to keep it clean. We've shifted to a new homebuilder. It's the same team members. I've been the engineer throughout, Tom Miller's here, he's been the property owner since the beginning, and Chris Robusto actually started this from the homebuilder side. He is with Fielding Homes, he switched

over to Dreamfinders Homebuilders. And as we progress through looking at the developer agreement and some of the things that council is looking for. We didn't want any confusion as far as the home builder or who that was under. So, we've come back applying under Tom as a property owner. But the entitlements remain the same. I did want to clean up one thing too to make sure there's no confusion. This is the latest plan. And in talking to Mike, so right at the deadline we were kind of going through about four things. One was he needed the HOA covenants, two was the SCDOT approval on our TIA, three was a plat, and four was to update our road cross section. We did all those and you should have those in your package. But as part of the change, we initially proposed a wider road right away or a more narrow right road right away because we are going to do a private street. But Mike said we still need to meet the criteria of the county ordinance. So, when we did that, we updated we've got wider right away and when as well. So, we've to get to our 400 Maximum units are lots that we're looking at. We do have a combination of 50- and 60-foot-wide lots, so just wanted to make sure I think there was an older version that maybe suggested just 60 foot. So, we do have 50 foot and 60-foot lots. Some of the big items and I know that everyone's been looking for throughout the process and some high points. We do have an approved TIA and it involves right turn lanes into the site on both entrances, some monitoring at the intersection of Gaston Farm and Lyle and then some road improvements by way of a right and left turn lane at Hwy 9 and Lyle. We do have, we have acquired capacity for sewer, Tom paid that back in August of last year. So, he purchased the sewer capacity for 400 Lots. The other big items we've got four parking spaces per lot. That's two garages, two driveways, and our driveways are actually 25 foot from the back of sidewalk to the garage. So, there's ample room to park and still have that pedestrian access. We have 50-foot landscape buffers around the entire site but on top of that just want to point out we've kept there's a large pond on site that we are keeping. There's a lot of natural areas along creeks that kind of meander through the site where we're proposing to stay off of those with at least a 35-foot buffer but we're also staying off that more with more green space. We've got at least 40 acres of open space with this project. We will have an amenity on site. It'll be kind of in that corner by the front entrance. And again, we'll have sidewalks that will meet the typical red cross section for Chester County which is sidewalks on both sides of the road throughout the entire subdivision. And just from an architectural standpoint, the what we proposed before even though it's a different homebuilder, those, those entitlements are what we were looking for. They have stayed the same. It's Hardie plank. So, it's not no vinyl siding on these on this product 30-year shingles and again, we're 25 foot from the public right away. Other than that, I'm here to answer any questions that you might have. Like I mentioned, the homebuilders here as well as the property owner.

Chairman Raines asked if Mr. Layman can step back to the podium, please for some question, I think.

Commissioner Hough stated you're saying your lots are only 50 and 60 foot wide? That's for your average lot size or is that the lot size.

Mr. Layman stated correct and that is they'll there will be some that are more 50 will be the minimum there will be a mix of 60 There will be some throughout the site that are more than 60. Those are the minimums.

Commissioner Hough asked the average is going to be what?

Mr. Layman stated we don't have an exact makeup, but 55-60.

Commissioner Hough asked what's your setbacks going to be on the side lot lines.

Mr. Layman stated they will 10-foot side setbacks that per code. So, it just fits the bigger lots will be a bigger house.

Commissioner Hough stated so 40- 45-foot-wide housing maximum then. Yep, and you're gonna need a little room for budge there I guess.

Mr. Layman stated correct. Yeah. So usually, we make the lot 61 feet if it's a 60 foot and it's a 40-foot product. So, you've got 10, 10 feet on each side. So, you're, you're looking at about 20 to 21 foot of separation between homes.

Commissioner Hough stated square foot is wise what I've read, I've seen a few of the plans in here. What's your average square footage you're gonna be on that lot.

Chris Robusto answered from the audience 2200 on the smaller ones and 2500-2600 on the bigger ones.

Chairman Raines asked where on the property would you say the pool would be when you're coming in at first entrance on the left. Amenities if you want to call them that.

Mr. Layman stated that's correct. Yep, this this piece right here it's hard to tell based on the scale, but this is about three acres so it's yeah, we showed some parking.

Chairman Raines asked if that's the overflow parking in its description as well.

Mr. Layman stated correct, and we had we did have opportunity if needed to provide some other pocket parks or amenities throughout the site. They just haven't been nailed down for what and where.

Chairman Raines stated and then would just be a phase one, phase two, phase three type concept and building it.

Mr. Layman stated so my understand is I think contracts written as a potential two-phase deal. But the purchase would all be at one time. So, the agreement would be for the maximum we could fit.

Chairman Raines stated thank you. The letter here says build out of 2029.

Mr. Layman stated that's probably about right, yep.

Commissioner Hough asked question, your average lot size I seen on there. It's gonna be like 6000 square feet. Is that correct? Somewhere in that range.

Mr. Layman stated that's gonna be the minimum. I think on the lot size itself; the average is going to be closer to seven below 7000 square foot. That's an absolute minimum lot depth.

Commissioner Hough stated because if I'm not mistaken, 6000 square feet, is about 13th of an acre, maybe somewhere in that range.

Mr. Layman stated It's in that in that range. I think we'll be closer to 1500 to two tenths of an acre. Just what we show, the depth on all the lots we have drawn or at least five foot deeper than that minimum typical layout we have. We just kind of do that. To make sure we've got room as the project evolves and the design continues, but the lots will actually be slightly bigger than that.

Commissioner Grant asked what the average square footage of the home is?

Mr. Layman stated 2200 square feet to 2500 square feet.

Commissioner Grant asked and all of its gonna be hardiplank you said. No vinyl?

Mr. Layman stated correct, no vinyl.

Commissioner Hough stated and then from what I understand, you said you've already looked at you've got some DOT studies that say the traffic is not an issue.

Mr. Layman stated It's not saying that it's not an issue. It's so we did, we do have an approved traffic study that SCDOT has approved. What we're responsible for us to kind of mitigate issues based on our traffic counts to kind of the level or slightly better level than they are now. So essentially, we're making changes on Gaston Farm Road to take on the capacity of the subdivision. And then the other point of emphasis was at Hwy 9 and Lyle, which it's a right turn lane, right turn lane on Lyle on a left turn lane on the Hwy 9.

Commissioner Hough asked any plans for any stoplights. Maybe as far as Lyle and 9 or anything like that.

Mr. Layman stated we've asked and as we were going through the process, I think the question came up.

Commissioner Hough stated 400 to 800 cars dumping in there is gonna be a lot.

Mr. Layman stated they are not requiring a stoplight. And SCDOT, I think wrote back to us and said at this time it didn't weren't a stoplight. So, we aren't proposing that at this time. It just points out that the traffic study is actually done by a third-party engineer that's not by us. So, it's just I'm kind of passing that on is what the study found.

Chairman Raines stated in your, your application, you mentioned like 400 homes but some somewhere else 384-389 or something. Which numbers are more accurate.

Mr. Layman stated so well we have sewer capacity for 400 lots and so that would be the absolute maximum. And from a probably planning and engineering standpoint, we're probably looking at closer to 384. But the 400 is based on the maximum we could ask for a sewer and that's what was approved.

Chairman Raines stated so they can branch it.

Chairman Raines asked if anyone else had any more questions. There were none. He stated that we will hear from the citizens that are in favor and against. He asked who was in favor.

Tom Miller stated he was in favor.

Chairman Raines asked for him to step to the podium and state his opinion on this matter.

Tom Miller stated that he lives at 1862 Pleasant Grove Road here in Chester. South Carolina. The reason I'm the petitioner of rezoning and file for is because I'm retaining 125 acres of the remaining site. I have a vested interest in what goes on in the community and surrounding that property. When initially I looked at the development of the site, it is zoned ID-2. That would have been my preference to develop it as an industrial facility. However, in looking at the site, the best access for that application would be going through Crenshaw, going to Crenshaw Parkway. I met with Mr. Crenshaw and he's unwilling to grant access to that service road on 77. Looking back at the property again, reevaluating it felt like a residential development would be a better application as opposed to tractor trailers going on to Gaston Farm Road. So that's why we got here a year ago. If we were to develop an industrial site on the property, you could accommodate as much as two and a half million square feet of warehousing. The residential property I think it'd be a lesser impact on the area. We had extensive meetings, workshops, and discussions of development agreements. We had meetings with municipalities and providers of schools to discuss what the community were active, as many as 1500 homes now we're only looking at 400 homes. The other developer that had 1100 subdivisions is no longer moving forward. The school superintendent, actually enter during those workshops, stated that this Lewisville school system could handle the capacity of these students. Even so much as that. The school superintendent Dr. Sutton was at the November 1 workshop. Meeting with the county council stated that the school system could accommodate these students without reaching capacity. Further, he said that additional students would open up additional higher end classes. The current development plan, my current development partner is Dream Finders Homes like Chris, Chris Robusto initiated this project when he was with Fielding Homes and he's now wishing to pursue the same project. We want to produce a higher quality home, not a vinyl home, like some other developers have proposed, that are building in Chester. We want a non-disposable home, something that will enhance the community and would appreciate your support and support and any questions you might have.

Commissioner Walley asked Mr. Miller how long have you lived on Gaston Farm Road.

Mr. Miller stated he does not live on Gaston Farm Road. He lives on Pleasant Grove.

Commissioner Walley asked how long have you been in the community.

Mr. Miller stated that he has owned that property for 25 years.

Commissioner Hough stated I have a question for verification. I see all these plans that are presented tonight. But I see that we're looking at the zoning. We're approving the zoning and not the planning tonight. Is that correct? Was it all one package? We all present it but we're looking at the zoning. So that's the question.

Planning Director Mike Levister stated basically tonight we are doing the zoning. Once the zoning is approved and then we have a sketch plan. After he gets that and then he has to come back to y'all with preliminary plats, final plats, and all that has to meet the land development requirements.

Commissioner Hough stated that the zoning does not tie our hands to what we see here. That's what I'm asking.

Planning Director Mike Levister stated that now if you want to change something, you can make that recommendation when you make when whoever wants to make a motion. That way that recommendation is moved forward as y'all's recommendation to county council. Which y'all have the authority to make a recommendation.

Commissioner Hough stated I just want to make sure we can see all the plans. And we're talking a lot about the plans, but this is rezoning. Just wanted to clarify that.

Planning Director Mike Levister stated that a rezoning you are looking at what he's presenting and if you got any changes you would like to have for that authority to make that recommendation.

Chairman Raines stated okay, so we have three individuals who've also asked to speak tonight, and I will ask the first one to come up these being in opposition to, Shawn Saris. If you would state your name and address for the record, please.

Shawn Saras stated that he lives at 2738 Lyle Road. Good evening. I am the community that Mr. Miller speaks of. Myself and many of the members sitting with me. Gaston Farm Road is exactly that, a farm road. My wife's family is from that area. Grew up on that road. The Helms and the Keys. She grew up raising cattle, hogs, and chickens. And being married to my wife now, we have more property on Lyle Road, named after Mr. Bud Lyles' family. Who is also here in opposition. We continue to raise cattle, chickens, and hogs. And to be quite frank, we do not want a subdivision on our farm road and the surrounding areas. That property is zoned for industrial, and it needs to remain zoned for industrial we are okay with the being zoned for industrial. Sun Fiber is in an area which is industrial. We are okay with that. Well, we are not okay with is a subdivision in our rural farming community. So, that is it. We would like that property to remain industrial.

Bud Lyle stated that hello I'm Bud Lyle grew up on that property. I live at 6072 Lyle Road. And I've lived on that property since I was three years old. The traffic from industrial because Sun Fibers across the street is at shift change and trucks every now and again. So that's not a real bother. But traffic from housing with 400 houses is going to be constant 24 hours a day with at least two houses. Everybody has two

houses, two cars rather per home nowadays. And with teenagers or something you might have more. So, you're talking about 800 new cars and they all like to wreck to the head and block their lane. All those people come the back way down Lyle Road, Gaston Farm Road, Fishing Creek Road, Humpback Bridge coming back way to Rock Hill. And in the mornings from 6:30 to 8:30, all the construction workers come that way. And every afternoon they go home that way because local people know that road. That's the only access you have if 77 block because the county council has already let four of these matchbook house developments get one 901, which will soon be so you can't get on it. A plan, a real plan development say like Baxter or Ballantine always has commercial and is far from industrial as possible. Gaston Farm as industrial is needed to get something nice like Gallo, something in there that is clean industrial. You know, and that's the only sewer outlet besides Mr. Crenko's on the Chester side of I-77. So, that sewer needs to follow the creek so everybody can tap it. They're planning on running up Gaston Farm Road, so I hear. So that's just like Nine where it runs up the highest place around. Nobody can tap it unless you use pressure sewer or you need gravity sewer, so everybody can tap in. These changes that these developers are all to make the developers more money and the gateway district was set up I thought years ago to be the way it is. Already have the developments on Nine. Where exactly is the sewer that they plan to run? They told me on the road, which I assumed to be Gaston Farm Road which would be Highway nine is the highest place. Gaston Farm is the next highest. So, anybody trying to tap it would have to run pressure sewer, very expensive. So, by letting them change the zoning, from an industrial to a commercial you're overloading the last road in and out of here if there's an accident because ambulances and fire trucks are using Lyle Road and I'm sure Gaston Farm and Fishing Creek to get around and when that wreck was on 77, SHUT DOWN 77. And they do every time there's a big problem on 77. I just ask you to look at real plan developments. Baxter, the Ballantine area and what used to be Indian land, whatever it's called now. They don't have any industrial and commercial next door and those 125 acres he's saving touches Sun Fiber. What's he gonna do with that? Because if he puts industrial in there, nobody's gonna live there, it will be like Bowater's. Everybody wants to move away from Bowater's after it's been there 50 years. This is a sad thing to change stuff at the last minute for somebody that just has the money, that's my opinion. Lyle Road, Gaston Farm cannot handle the traffic. They just can't. I don't care what kind; I saw them put the things up for studies or you're on a Wednesday take them down Thursday morning to get a little bit of time.

Chairman Raines stated I misspoke there was only two. There were two in favor, two opposed. Mr. Layman was the one that signed and already presented the case. So that concludes the public input people have signed up to speak tonight. We've heard a proposal for changing the zoning as Mr. Hough pointed out. It's just that to change the zoning to planned development.

A member from the audience asked am I able to speak because the sheet was gone?

Chairman Raines stated signup period was earlier. I'm not going to take any more public comments. So, as I was saying, we've got just a proposal to change the zoning. The planned development would encompass the housing that's been presented tonight, as Mr. Levister pointed out that the plan would be subject to Planning Commission approval. Checks against whether or not it meets county ordinances and that sort of thing, and then moves forward with the actual development itself. It would have to have an approved

plot, plat for the whole development in entirety. So, having said that, we need a motion on the floor to discuss.

Commissioner Grant motioned to approve.

Chairman Raines stated I second. Okay, so now we discuss. And as Mr. Shawn Hough pointed out, we can amend this plan as far as lot size things like go. We can't do anything about traffic, can't do anything about water and sewer. Those people do their thing and they've said we can supply water we can supply sewer, and I'm no traffic engineer. I have no idea, but I have somebody that works in that line of the world, and they presented me with a document saying that the roads can accommodate that. I know convenience and all of that is an entirely different thing of being able to accommodate the roads, but I'm assuming that access for emergency vehicles and all those kinds of things have been included in that. We've also been told that there'll be turn lanes into these areas to alleviate actually blocking the road to get in and out.

Commissioner Hough stated a few things. One, the density I know and Fort Mill and Ballantine in such places, these names were throwing around. I know the density is like that but a 50 or 60 a lot seems very dense to me. Is there any movement there for lot size and because I know I know the battle you all fight because lots equal money and I know how expensive infrastructure is, but I'm asking is those lots being that tight? Is there any movement there as far as lot size goes because I know you're trying to get the maximum density I understand that but that is a 50-foot-wide lot. I mean that's this room's not much more than that. You know what I mean?

Chris Robusto stated yes. So, we originally started we're at a 60-foot-wide lot out there. And just so you all understand when we've been working with council over the last year. We were informed that the public road, they did not want public roads in our subdivision that they had to be private roads. So, we had drawn the plan when we resubmitted as private roads. Well, in other municipalities and Mecklenburg and the Union County and other counties when you do a private road, you're able to do them a little bit more narrow. So that's what we had submitted to Mike, and Mike came back and said now you have to build it to the public road standard. So, we have a huge, we have a very big pavement section within our subdivision. And now the homeowners that we have in there, they're going to be fully responsible for all of the maintenance and everything on that road. So, when we originally drew the plan, we had 60-foot lots, with a, with a, with a reasonable ride width road. Then we went to the bigger road, and everything got pinched and got in got tighter. And so that's where we were asking for the 50-foot lots. We would be willing to go to some percentage or maximum number or something like that. But we have, we I understand what you're saying we still have 10-foot side yards. So, this homes will still be the same distance apart. But we are requesting a 50 foot if we need to limit the amount or a percentage some way, we could, we could work through that.

Commissioner Hough stated question, and I know y'all got a lot of work into this but reality is, you know, we live in these areas. So, we kind of understand pretty well. Yeah, and I have a second question to this too. But with that being said, I look at some of the green space available and some of your plants and looks like you have some excess. I know you have got a lot of work into this already. But is there anywhere to trim any of that to get these lots of little bigger because that is tiny. You know what I mean?

Mr. Robusto stated we understand and so I live in Baxter Village up in Fort Mill. And so, I'm familiar with small lot and all of those things, and you're correct. We have probably more open space than we need. And we are at this point, it's not engineer, right. I mean, we have topography and we've got layouts for the roads and the lots that we just don't know how far we're going to be able to massage them to that's where, that's where we were asking for the ability to do some 50-foot lots.

Commissioner Hough stated and I say a second statement and I don't think I'll be alone in saying this. For the school superintendent to tell you that the 400 homes that in turn that our schools will accommodate that is just like she just said, laughable. Well, there's no way.

Mr. Robusto and Tom Miller from the audience stated that there was a workshop and if you get the minutes.

Commissioner Hough stated I don't doubt he said it, I'm just saying he's wrong.

Mr. Robusto stated we're just relaying the news. I hear your concerns.

Commissioner Hough stated only because we have children there. I mean, we know it's already like and we got a lot of developments coming. That's why, I just want to ask these questions and I'm not and I understand I know how it is to have this much work into something. So, I'm asking this question in front because it's gonna affect my decision because even though we're not approving this tonight, if there's no lateral movement, then it will affect what I'm going to or have gonna vote. So, my question is this, you know, with that density.

Mr. Robusto stated so we're not the density that we're at now was is the, is the same density we were at last year when we came through the process, but we had this the 60- foot lot and really we only went to the 50s because of the obligation now for the roads to be maintained by so what happens is, if I have to build excimer roads for 60- foot lots, well if I can put 10 more homes in there because I do some 50- foot lots at 10 more people that can help pay for that road. That subdivision has to be all on infrastructure. Yeah, it's all you know, I have to build this I have to build the road. And I think about 50-foot lot there and pick up two or three on the street and two or three on another street that helps pay for all of the asks of Council which is the private road system that we're having that we're proposing.

Commissioner Hough stated and I understand you keep saying this is the same as last year and understand that. But we've got about three or four planned developments that already are down there that we hadn't felt the full effects of yet that are coming and so it does change from last year a little bit to this year. But we've already got a lot going on down there and like I said we haven't even felt the full effects of yet when everything's built out and we've already got approved it's gonna be a lot already. That's why I'm asking about the density.

Mr. Robusto stated so Benji, where are we at? Two and a quarter. We're at two and a quarter units per acre is what our density is which is, I mean, from a residential subdivision perspective, I know that we're less than the LGI subdivision that's down there, Lenar, and those guys, so we were, we were asking for

two and a quarter to and it's a math equation. We all know that. I mean, it's how many houses and how many and how many roads.

Commissioner Hough stated is two and a quarter per acre, including the green space and the roads and everything. Is that correct? Or is that the actual acreage on sites because that's the case we'll make each a lot almost a half-acre. You know what I mean.

Mr. Robusto stated it's the total acreage of the site.

Commissioner Hough stated that I just want to clarify that.

Mr. Robusto stated that we have 150 in one track, 70 in another or excuse me, 20 in another. So, we have 170 ish acres.

Commissioner Hough stated that so total acreage is two.

Mr. Robusto stated yes, and our open space is really good open space. The pond is a great pond, the trail systems that we're going to be out in the open space is a ton of open space. So again, when you get that much open space like you have Baxter there's tons of outside that's usable, but they have smaller locks. That's kind of we're not doing this obviously the same thing as Baxter, but that's kind of the that's kind of the how the how it gets developed when we're when we're working on it. So, as Benji had initially said we're like 380 ish units or so that's numbers that that that make everything work with our sewer and everything we're gonna have to do there and turn lanes and it's a lot of infrastructure we're having to do so. So, yes, we'd be willing to limit but we still would like the ability to have some 50-foot lots.

Chairman Raines asked do we need to define that at this point? That would be preferable, right? We can't just leave it open ended.

Commissioner Hough stated this is still zoning only though.

Planning Director Mike Levister stated that if you want to make a motion to make changes to what they're presented as far as lot size or whatever, now's the time to make that recommendation. When you make your recommendation to the County Council. Then they would have to resubmit plans to me and then I'll give it to the clerk of the council to reference whatever y'all's recommendation is, but I'll have the authority to make recommendations and whatever they present it in their package.

Chairman Raines stated our opinion is strictly that a recommendation. Your issue is the 50- foot lots. How many 50-foot lots.

Mr. Robusto asked if can we do, is 30% reasonable. That would be 120 total of the 400, 30%.

Commissioner Hough state I mean if you are asking me.

Mr. Robusto stated that's what we are proposing.

Commissioner Hough stated if you're asking me, I don't know.

Mr. Robusto stated I know I know. I clearly hear you say zero.

Commissioner Hough stated I know you need them. I know how expensive it is.

Mr. Robusto stated we really do because in the roads are the big thing. So just so everybody understands how the county council basically said they're not going to accept the roads into the public system. So, it only leaves with the option to go with private and I only have the option to do a full 50 or 60 foot right away, so 50 foot. So, it's like 26 feet face to face of payments. I think they're pretty big lanes, I think that we have gone through there. So that's where that was where this all started. We started with a 60-foot lots and then we everything just has gotten massaged down where we're requesting some amount of 50s.

Chairman Raines asked so out of 384 lines how many are 50- foot.

Mr. Robusto stated not to exceed 120. That we, I would agree to that.

Chairman Raines asked how many total now. Is this proposed now.

Mr. Robusto stated we didn't have a limit. We just Benji's drawn a plan. We kind of massage things.

Chairman Raines stated so right now you couldn't tell me there was 150 lots that were 50-foot.

Mr. Layman stated from the audience that it's close to 50/50.

Mr. Robusto stated yeah, so 180 to 200 I think was the original if we're going to take 60 or 80 of them away. That would, we can probably still get things to work from our side. If we could get support 120/50 note not to exceed 120 50-foot lots, then we would. That's the minimum lot size and we would if that works, I guess if we're asking for that.

Chairman Raines stated ok, anything else? Then asked Mr. Robusto to state his name and address for the record.

Mr. Robusto stated my name is Chris Robusto and I'm at 517 Sutton Road North in Fort Mill.

Chairman Raines asked if anyone else had anything they would like to air.

Commissioner Grant stated the only thing I'd like to add Mr. Chairman is we are approving a zoning. He got to come back to us with lot sizes and all that kind of stuff, right.

Chairman Raines stated that is correct.

Commissioner Grant stated I just wanted to make that clear.

Chairman Raines stated but we have some ability to mold and shape because we do have a proposal. And we have some ability to amend that if you want to call it that. To make it a little more in the county's favor the residents in the area, you know, to mitigate a little bit of the impact if you want to call some of these houses. And it's this is strictly recommendation. I mean, our bearing has no wait with the council. They can, they can do what they believe. They've been in discussions apparently with the council already about from before and since then.

Commissioner Grant stated their workshops have addressed this situation.

Chairman Raines stated sounds like it. I haven't been a part of any of that. Everything must flow.

Planning Director Mike Levister stated I just want to clarify, are we going to make any changes we already got a motion in a second on the table. So, if anybody wants to make any suggestions like not to exceed 120 50-foot lots, then now would be the time we need to make sure somebody wants to change the motion and second, we need to remove the motion, the second and then the motion.

Chairman Raines stated as it stands now if we vote now, it's strictly to approve it just like it.

Planning Director Mike Levister stated, and I prefer to do each case separate we discussed both of them. But when we do the vote on each step correct. But if somebody wants to make anything, any changes, we need to remove the second and the motion.

Chairman Raines stated I'm willing to withdraw my second if we want to amend what we just talking about.

Commissioner Grant stated likewise for me on my motion as well. So, to speak up somebody. I'm ready to vote.

Commissioner Grant then stated I call a question of vote. Straight up. Like it is.

Chairman Raines stated you're making a motion. Straight up, not under 20 lots or anything. I second then.

Commissioner Grant motioned to approve, second by Chairman Raines. Vote 5-2 to approve.

CCMA23-10 Gaston Springs LLC/Benji Layman request a portion (150.76 acres) of Tax Map #114-00-00-015-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Chairman Raines motioned to approve, second by Commissioner Grant. Vote 5-2 to approve.

Chairman Raines stated as I said earlier, our opinion or our decision here tonight is advisory. County Council will have three readings and they'll actually make the decision of what to do with this. Thank everybody for coming out. You're welcome to hang around if you want to see if staff has anything for the planning commission and then we'll be adjourned.

6. Comments/Discussion

Chairman Raines asked do you have anything for us, Mike?

Planning Director Mike Levister stated no sir, Mr. Chairman.

Vice Chairman Hill asked do we have a meeting next month.

Planning Director Mike Levister stated we do have a meeting next month.

Chairman Raines stated Who's the vice chair, Miss Hill? Probably may not be here. I'm gonna leave on vacation at some point. I'll have to check the dates. But I'll let staff know or get in touch with you. The best way I can. Okay. Last year I came back from vacation and my wife wasn't too happy. He asked if anyone on the commission have any, anything they need to ask about, check on or anything.

Vice Chairman Hill said thank you for the reward.

7. **Adjourn** Chairman Raines motioned to adjourn, seconded by Vice Chairman Hill. Vote 7-0 to adjourn. Time 7:19 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 **June 28, 2023**, The News and Reporter. All properties were also posted.