

Chester County Planning Commission Minutes

September 20, 2022

1. **Call to Order** – Chairman Raines called meeting to order.

Quorum Established: Chairman Raines, Commissioners, Nathan Smith, Carolyn Williams, Joe Howell, Azzie Hill, and Nancy Walley, with Commissioner Grant absent with previous notification.

Staff: Mike Levister and Jaime Chappell

2. **Approval of Agenda** – Chairman Raines stated that item B CCLDV22-12 had withdrawn their application, so, that will not be considered tonight. Commissioner Howell motioned to approve the agenda as present except for Case number CCMA22-11 being withdrawn, second by Commissioner Williams. Vote 6-0 to approve.

3. **Approval of Minutes from August 16, 2022, Meeting**
Commission Howell motioned to approve, second by Commissioner Smith. Vote 6-0 to Approve.

4. **New Business**

- A. **RNC22-09 Samuel J Hunter Jr. request naming a Street Access Easement on Tax Map # 087-00-00-032-000 off Henry Rd., Chester, SC 29706. The name requested is Samuel's Way and approved by the 911 Addressing Coordinator.** Chairman Raines motion to approve, second by Commissioner Smith. Vote 6-0 Approved.

- B. **WITHDREW CCLDV22-12 Zachary and Brandi Hipp request a Street Access Easement for Tax Map # 128-00-00-004-000 located on Boulter Hole Rd.**

- C. **CCLDV22-13 Land Development Corporation of Chester request a Utility Easement for Tax Map #079-00-00-021-000 located at 2339 Dawson Dr., Chester, SC 29706.**

Bill Marion stated his office address is 126 Gadsden Street, Chester South Carolina. I am here on behalf of Land Development Corporation of Chester, and I have the resolution allowing me to speak. This is actually a cleanup. If you look on the survey that we've shown there's a 50x60 existing pump station. Somehow there is no recorded easement to the pump station. And so, I've checked with Mr. Levister it needs to be 25 feet wide, there's an existing gravel drive. We're asking that the existing roadway which has been there for about 40 years be officially approved as the access easement to the property.

Chairman Raines asked if this access was put in by the water district.

Mr. Marion stated It was probably put in by the Sewer District back when they got the rights of ways as you see there, several sanitary sewers that go to the pump station. And that roadway has been servicing

that pump station for many, many years. But when we check the title, we said oops, there's no legal right of way.

Commissioner Hill asked if it was located near the Sloan business.

Mr. Marion stated the best I can tell you is there's a gravel driveway. It's known to us as the Mesco Pump Station. So, it's closer back to Dawson Drive than the Mesco building, but it's a driveway that leads down into it from there. Like I said you probably really don't know it's there because it's several feet back down from the highway to get to it. And so, it's about 2500 feet off Dawson Drive. C1 is 1793 and C2 is 1818.

Chairman Raines asked was there any other structure around it.

Mr. Marion stated no it's just a pump station with a fence around it. Right now, it's vacant land.

D. Chairman Raines asked was there any further questions. Chairman Raines motion to approve, second by Commissioner Walley. Vote 6-0 Approved.

5. Comments/Discussion Chairman Raines asked if the staff had anything. Then asked if everybody was current on their training.

Director Levister stated that it was at the end of the year and that it has not been scheduled yet.

6. Adjourn Chairman Raines motioned to adjourn, seconded by Commissioner Walley. Vote 6-0 to adjourn. Time 6:39 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 **September 7, 2022**, Chester News & Reporter. All properties were also posted.