**Chester County Planning Commission**

**6:30 pm on Tuesday, November 10, 2020**

**Minutes**

The November 10, 2020 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 October 21st, 2020 Chester News & Reporter. The property was posted on October 19th, 2020.

**Quorum Established:** Chairman Raines, Vice Chairman Smith, Commissioner Hill, Commissioner Grant, Commissioner Howell, Commissioner Williams were present. Commissioner Walley was present by Zoom.

*The rules of procedure section 2-60 had been suspended by Chester County Council thus allowing Commissioner Walley to participate by zoom.*

**Staff:** Mike Levister.

**County Attorney:** Attorney Winters was present.

**Clerk to Council:** Karen Lee was present to do the minutes.

**Call to Order:** Chairman Raines called the meeting to order.

**Approval of Agenda**

Commissioner Smith motioned to approve the agenda, second by Commissioner Hill. Vote 7-0 to approve.

**Approval of Minutes from October 20, 2020 Meeting.**

Chairman Raines motioned to approve, second by Commissioner Grant. Vote 5-0 to approve. Commissioner Williams and Walley was not present for the October 20th meeting and didn’t vote.

**Chester County Zoning Ordinance**

**CCMA20-11: Richard Colt Gregory request Tax Map # 104-00-00-119-000 located at 3036 Fishing Creek Church Rd., (Chester County) Rock Hill SC 29730, be rezoned from R2 (Rural Two) to LC (Limited Commercial)** Richard Colt Gregory, 3036 Fishing Creek Church Road said he wanted to get his federal firearms license but needed the property rezoned to limited commercial in order to get them. This would be the most basic license that he had trained for in order to be a gun smith. He told the Commission there would be no gun sales of any kind, if approved would use the current structure on the property. He has a full-time job but will work on firearms when he is off, he would like to keep his skills sharp. Commissioner Howell said your instructors that taught you gave you high recommendations and you need to be commended for that. He asked David Gregory, the owner and father if he would have problem putting a reverter clause on the zoning so if his son decided to stop being a gunsmith or moves to another location the property would revert back to R2 zoning. Mr. Gregory said no that would be fine with him. Attorney Arthur Gaston spoke in favor of the request, no one spoke against. Commissioner Smith motioned to approve with a reverter clause stating if the Gregory’s are not repairing or performing maintenance on firearms it reverts back to R2 Rural Two from LC Limited Commercial, second by Commissioner Howell. Vote 7-0 to approve.

**CCMA20-10: Beaver Creek LLC (Richard M. Gee) request Tax Map # 079-00-00-021-000, 193 acres located off Dawson Drive Chester, SC 29706, be rezoned from R-2 (Rural Two) to PD (Planned Development)** Susan Rosenblatt said Mr. Gee could not be here and she would be speaking on his behalf. Mrs. Rosenblatt said she was the land development manager for Beaver Creek and wants to make this property a Manufacture Home Park. Chairman Raines asked if they had developed properties like this before, Mrs. Rosenblatt said she usually does townhomes and single family, but this would be the first brand new mobile home park with new homes. It is a different project but with the same process. Beaver Creek does have publicly mobile home parks and she has representatives and engineers present if the commissioners have any questions for them. They purchased the old B & D Mobile Home park here in Chester, they have resurfaced the roads, added landscaping, put up new signs and bringing the park up to be a nicer place to live in.

Chairman Raines said was any of the other parks they have in the magnitude of 700 units they want to do on this property. Mrs. Rosenblatt stated no, the biggest one had a couple of hundred that they purchased that was already built. Commissioner Raines said a document sent to Planning Director Mike Levister from Allison Love, from DOT showed recommendations about the sketch plan intersection and traffic impacts. Mrs. Rosenblatt said they knew a traffic impact study would be required so they met with her to get her thoughts and to understand the traffic counts before school went out for the holidays and to get an idea of what they were looking for. Ms. Love gave them some general recommendations.

Commissioner Grant asked who their targeted audience for the manufactured home park will be. Mrs. Rosenblatt said people who may not be able to own a $250,000 dollar home but could own a $100,000 dollar home. Commissioner Grant said so the owner owns the manufactured home, or will they rent the home? Mrs. Rosenblatt said they will own the home but pay lot rent. Michael Enise, President of Manufacturing Properties said they own twenty mobile home communities across the Carolinas. The purpose is to provide affordable housing in this area since currently there isn’t any for the working class. Chairman Raines said so all these properties none of them are rental properties, they would own the home and pay lot rent. Mr. Enise said that was correct. Commissioner Grant asked if they would institute the restrictions that were in their packet. Mrs. Rosenblatt said they do institute covenant restrictions which are implemented in the lease agreement if it is lot rent only or if it is a home they own. If you don’t follow X, Y and Z they can be removed from the property, Commissioner Grant said he would want restrictions, three strikes and you’re out and would hold them to it.

Mrs. Rosenblatt said the County zoning for a PD required two parking spaces and they are planning for three, street parking would not be allowed. Mr. Enise said the restrictions you have are for townhomes, but they could provide the rules and regulations for mobile home communities that are different. Chairman Raines asked who would maintain the property, if he was to put a manufactured home on the lot and lease the lot from you who maintains everything. Mr. Enise said his company would take care of it and would have an onsite manager from nine to five to enforce the rules and take care of any work orders or site issues just like a residential development. Anything after hours residents will have phone numbers to contact in case of emergencies after hours.

Commissioner Howell said the road they were proposing was not to SCDOT standards using a center drain so if they leave in the future the maintenance on the roads would be put on the County. Mrs. Rosenblatt said if they were to sell the property it would sell with the same conditions the County requires. Commissioner Howell pointed out there were not sidewalk or utilities listed on the drawings presented.

Al Walters with Campco Engineering said the plan identified a 50 foot right of way on the roadways, with all the utilities located within that zone. Your concern is having the right of ways for maintenance utilities they would all fall within that. Commissioner Howell asked what procedure was there when a tenant moved out and asked if it qualified for section eight housing. Mrs. Rosenblatt said the mobile home stays, if the owner decided they want to move they cannot take the mobile home with them they would have to sell it to someone else but the mobile home stays. Mr. Enise said as of now they were not planning to do section eight but that could change. Commissioner Howell asked if a firetruck could turnaround on the cul-de-sac, Mr. Walters said it met the subdivision standards with a forty-foot radius and fifty-foot radius right of way. Commissioner Howell said if you leave the frame from under the mobile home, it is taxed as a mobile home, but if you remove the frame it’s taxed as a manufactured home. Mrs. Rosenblatt said their plan was not to do a permanent foundation but would use Hardee board, they plan to cut the front chassis off so the home cannot be pulled off the lot.

Planning Director Mike Levister said he didn’t know how much taxes would be, he asked Mrs. Rosenblatt if he owned a mobile home and moved it to your park and then decided to move it out can he move it out.

Mr. Enise said no, for this development it has to be a brand-new mobile home that they are ordering and that is why they wouldn’t have that issue. Once they are on the lot they stay, the owner has the option to sell it to someone else just like selling a house. Chairman Raines said when you get through with phase one and you have a hundred mobile homes setting on the lot ready to be bought you are going to lease the property. Mr. Enise said that was correct, when you place your mobile home on their lot you cannot remove it, you would have to sell it. If someone owns their mobile home, they can move it, but he would have to replace with another mobile home.

County Attorney Winters asked what the relationship between the person would be living there and him. Mr. Enise said they’re just paying lot rent if they are buying the home therefore, they would be no relationship. Mr. Levister said the way he was understanding it was two different options they would provide a mobile home that would be rented threw there company or you could lease a lot and move your own mobile home there as long as it is brand new and meets there guidelines and requirements. They would repair the ones they own only and not the others that doesn’t belong to them.

Commissioner Grant said once the utilities are put in place there was a plug on the mobile home and breaker box and stays there so you would not have to go back to fix it unless there was a problem with it. Commissioner Howell said since they would not be moving the mobile homes in and out that wouldn’t be a problem, his other concern was the road with the center drain.

Commissioner Grant said the mobile home parks here now are not clean parks, he doesn’t want this to become another eyesore. Mrs. Rosenblatt said she agreed one hundred percent she wanted it to be a nice place to live where kids could ride their bikes and have playgrounds, walking paths in the woods, soccer fields and places they can throw a football. She said their goal was to provide homeownership, that is there goal to give people that sense of home ownership. Mr. Enise said they have twenty other communities where they went in and paved the roads, painted the homes and kicked out the bad apples. They run background and credit checks to make sure they are bringing people in who will be contributing to society and not those trying to take advantage.

Mrs. Rosenblatt said they were maintaining fifty-foot buffer by leaving the trees around the community with the exception of the side next to the old Mesco building which is industrial. She said the name of the park would be Brainerd Place, Commissioner Hill asked how she came up with that name. Mrs. Rosenblatt said she was born and raised here and knows the history of Chester and how special the name is.

Jerry Robertson, 122 Sunset Drive spoke in favor of the rezoning, he said the last forty years he was a businessman in Chester and in the last ten years he has been a real estate agent here. From his standpoint the number one issue here is the lack of housing, the primary commerce is provided by people that make less than $20 an hour and doesn’t allow them to buy stick-built homes. What this program does is give people very adequate housing in a very nice community at a price they can afford. He thinks the only way to grow the population in this county is to bring more affordable housing in and this project would be beneficial to Chester County. No one spoke against the request. Commissioner Grant motioned to approve, second by Commissioner Hill. Vote 6-0 to approve. Commissioner Howell opposed.

**Comments/Discussion**

Chairman Raines stated to staff Commissioner Williams would not be at December or January meetings, this would be her official notification.

**Adjourn**

Chairman Raines motioned to adjourn, second by Commissioner Grant. Vote 7-0 to adjourn.

**Time:** 7:40 PM