**Chester County Planning Commission**

**August 18, 2020**

The August 18, 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 July 29, 2020 Chester News & Reporter. All properties were also posted.

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

**Absent:** Chairman Raines and Commissioner Walley were absent with prior notification

**Staff:** Mike Levister, Nicole Hutchins and Sally Hudson were present

**Call to Order:** Vice Chairman Smith called the meeting to order

**Approval of Agenda:** Vice Chairman Smith asked if there were any additions or amendments to the agenda presented by staff. Commissioner Grant commented CCMA20-07 had withdrawn his application. Vice Chairman Smith stated that was correct. Vice Chairman Smith made a motion to approve the agenda with CCMA20-07 withdrawn, seconded by Commissioner Howell. Vote 5-0 to approve

**Approval of Minutes:** Vice Chairman Smith asked if there were any additions or amendments to the June 16, 2020 minutes as presented by staff. There were none. Vice Chairman Smith made a motion to approve the minutes as presented; seconded by Commissioner Grant. Vote 5-0 to approve

**New Business:**

**Chester County Land Development**

**CCLDV20-07:** Michael R. Mills Sr. request Street Access Easement for a 109.48-acre portion of Tax Map # 162-00-00-001-000 located off Landsford Road, Catawba, SC

The applicant, Mr. Michael R. Mills Sr. wasn’t present for the meeting.

Vice Chairman Smith asked if any of the commissioners had any questions or comments. Commissioner Howell commented on the size of the easement and the current “logging roads” on the property.

Commissioner Howell made a motion to approve the easement as requested; seconded by Vice Chairman Smith. Vote was 5-0 to approve.

**CCLDV20-09:**  Michael R. Mills Sr. request Street Access Easement for a 2 acre track for a cemetery on Tax Map # 021-00-00-007-000 located off of Cranks Dr. Carlisle, SC

The applicant, Mr. Michael R. Mills Sr. wasn’t present for the meeting.

Vice Chairman Smith asked if any of the commissioners had any questions or comments. There were none.

Commissioner Hill made a motion to approve the easement as requested; seconded by Commissioner Howell.

**CCLDV20-08:** Peyton Coles and Katherine Belk request Street Access Easement as well as a Utility Easement for a 28.506-acre portion of Tax Map # 105-00-00-061-000 located off Adams Farm Road, Chester, SC

Mr. Peyton Coles stepped to the microphone and stated this was for Adams Farm Road, Wild Hope Farm. Vice Chairman Smith asked him to tell us a little about his request. Mr. Coles stated this is his parents -in – laws parcel. He and his wife live on the farm now and hope to build a little house in the corner of their property and stay down here. This is a road easement and a utility easement so we can put a little cabin there.

Vice Chairman Smith asked the commissioners if they had any questions for Mr. Cole. There were none.

Vice Chairman Smith asked if anyone was outside wishing to speak for or against this applicant. There were none.

Vice Chairman Smith made a motion to approve the easements as requested; seconded by Commissioner Grant. Vote was 5-0 to approve

**Chester County Zoning Ordinance:**

**~~CCMA20-07:~~** ~~Matthew Lawson request a 2.994 portion of Tax Map # 133-00-00-023-000 located off Edgeland Road, Edgemoor, SC be rezoned from R2 (Rural Two) to ID-1 (Restricted Industrial)~~

Vice Chairman Smith announced the applicant, Matthew Lawson, withdrew his application today.

**CCMA20-08:** Daisy Rollings request Tax Map # 159-01-01-044-000 located off Looper Road, Great Falls, SC be rezoned from RG-1 (Multi Family) to R2 (Rural Two)

Daisy Rollings stepped to the microphone and stated her name as Daisy Rollings of 2030 Looper Road, Great Falls, SC. Vice Chairman Smith asked Mr. Rollings to tell us a little about her request. Ms. Rollings stated she wishes to put a 2020 Clayton Home doublewide on this parcel beside her. The property is zoned for a stick built and wants to get it changed because stick-built homes are very expensive.

Vice Chairman Smith asked the commissioners if there were any questions for the applicant.

Commissioner Grant asked if anyone was able to ride by and check the location. He wasn’t able to do so. Commissioner Howell stated he rode by, Commissioner Grant said it looks pretty straight forward to him.

Commissioner Howell made a motion to approve the rezone request as presented; seconded by Commissioner Williams. Vote was 5-0 to approve.

Vice Chairman Smith reminded Ms. Rollings the Planning Commission is advisory. The County Council would have three readings for the results and instructed her to contact staff for that information.

**Discussion:**

Vice Chairman Smith asked if anyone had any questions or comments.

Commissioner Grant asked if we had a meeting next month. Ms. Hutchins from staff stated we do.

**Adjourn:**

Vice Chairman Smith made a motion to adjourn; seconded by Commissioner Howell. Vote was 5-0 to adjourn.

This is a summary of proceedings at the August 18, 2020 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.