



**Chester County Planning Commission Public Hearing
R. Carlisle Roddey Government Complex
1476 J.A. Cochran Bypass
6:30 pm on Monday, January 22, 2018**

Agenda

- 1. Call to Order**
- 2. Quorum Established**
- 3. Approval of Minutes from November 21, 2017 Meeting**
- 4. Chester County Road Name Change**

Request: McKay Belk request the road name change of Adams Farm Road to Jubilee Farm Rd

- 5. Chester County Zoning Ordinance – Rezoning Requests**

CCMA18-01: Malinda Washington(J.F. Construction), representing Marwan R Elnatshe requests Tax Map # 079-01-10-005-000, located on 636 Saluda Rd, Chester, SC; be rezoned from RS-1 (Single Family Residential) to GC (General Commercial).

CCMA18-02: Tonya T Vinson, representing Norman and Linda Trent, request Tax Map # 161-04-02-008-000, located to 5435 Old Winnsboro Road, Great Falls SC 29055, be rezoned from RG-1 (Multifamily Residential) to RG-2 (General Residential).

CCMA18-03: Bobby MacNaughton (LGI Homes, Inc.) representing St Katherine Properties, LLC request Tax Map # 124-00-00-048-000 and Tax Map # 124-00-00-080-000, located on Edgeland Rd in Richburg SC, be rezoned from RS-1 (Single Family Residential) to PD (Planned Development District)

- 6. Chester County Land Development:**

CCLDTA18-01: Article 5 § 5-2.3: Cul-de-sacs

Add: [unless approved by County Council.](#)

Revised text will read:

Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet or other approved type of turnaround. Maximum length shall not exceed one thousand (1000) feet [unless approved by County Council.](#) See Exhibit

A

CCLDTA18-02: Article 5 § 5-2.6: Intersections

Delete: ~~sixty (60)~~ **Replace with:** seventy (70)

Delete: ~~Curved s~~ **Replace with:** S

Delete: ~~tangent~~ **Replace with:** throat length

Revised text will read:

The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than **seventy (70)** degrees (angles of intersection to be measured at the intersection of street centerline). Streets shall have a minimum **throat length** of one hundred (100) feet at intersections. See Exhibit D

CCLDTA18-03: Article 5 § 5-2.9: Reverse Curves

Delete: ~~the State Highway Department~~ **Replace with:** SCDOT

New text will read:

Where practical, a tangent of at least two hundred (200) feet on minor streets and three hundred (300) feet on collector streets shall be provided between reverse curves. On major thoroughfares, tangent distances shall be determined by **SCDOT**. See Exhibit B.

CCLDTA18-04: Article 5 § 5-5.17: Vertical Curves

Add: and SCDOT

New text will read:

Minimum stopping sight distance on major thoroughfares shall be determined by SCDOT. On collector streets minimum stopping sight distance shall be two hundred and seventy-five (275) feet (40 mph), and on minor streets one hundred and sixty (160) feet (25 mph). Stopping sight distances shall be measured from height of eye of three (3) feet nine (9) inches to an object with a height of six (6) inches. Both distances shall be measured above the centerline of the street. Stopping sight distance shall conform to the standards of the American Association of State Highway Officials and **SCDOT**.

CCLDTA18-05: Article 5 § 5-9: Cemeteries

Delete: ~~yard~~ (three deletions – each immediately after “buffer”)

New text will read:

If a tract being subdivided contains an active or an abandoned cemetery, or portion thereof, lot lines shall be drawn so as to exclude any portion of the cemetery. The land area containing any portion of the cemetery must be subdivided into a separate parcel. A fifty-foot (50') buffer shall be provided around the perimeter of the cemetery. This buffer shall be included in the parcel with the cemetery. No development shall be permitted within the buffer apart from the erection of historical markers and other like markers. A twenty-five (25) foot easement for ingress and egress to a public road must be provided.

CCLDTA18-06: Article 6 § 6-6: Curbs and Gutters

Add: Item 3: Curbs and gutters may be installed and may be roll-type or standard 90-degree curb.

New text will read:

6-6 **Curbs and Gutters** - Concrete curbs or paved valley-type gutters shall be installed and shall be in accordance with plans and specifications of SCDOT and the County Road Department; provided, however, subdivisions with lots having street frontage of 150 feet or more and total area of two acres or more may utilize valley gutter or setback ditches.

1. Valley gutters shall be a continuation of the roadway surface of at least four (4) feet with the outside edge turning up so as to provide a minimum depth of at least twelve (12) inches.

2. Setback ditches shall be located so as to provide a minimum shoulder width of four (4) feet. Ditches shall be approximately three (3) feet in width and maintain a minimum depression of eight (8) inches.

3. Curbs and gutters may be installed and may be roll-type or standard 90-degree curb.

CCLDTA18-07:

Add: [Article 14: Exhibits](#)

Existing Test: None

New text will read:

Article 14: Exhibits

[Exhibit A](#) Cul-de-sacs: Designs and Users

[Exhibit B](#) Curves

[Exhibit C](#) Grades

[Exhibit D](#) Intersections

[Exhibit E](#) Lot Design

[Exhibit F](#) Lot Layout Related to Stream Beds and Drainage Way

[Exhibit G](#) Methods of Subdividing Along Major Thoroughfares

[Exhibit H](#) Setback

7. Comments/Discussion

8. Adjourn

Documents related to these requests are available for public inspection in the Office of the Zoning Administrator at 1476 JA Cochran Bypass, Chester, SC

