



Chester County Planning Commission

Meeting Minutes

October 15th, 2024

ADMINISTRATIVE

1. Approval of Agenda

- a. Motion: made by Chairman Raines, seconded by Commissioner Walley.
- b. Vote: 6-0 to approve.

2. Approval of Minutes from 9/17/2024 Meeting

- a. Motion: made by Vice Chairman Hill, seconded by Commissioner Hough.
- b. Vote: 5-0 to approve (Commissioner Bunting unable to vote).

NEW BUSINESS

3. CCTA24-05: AP Airport Overlay District Regulations

- a. Comment: Mr. Stephen Allen of the Catawba COG gave a report on the planning process and proposal. He noted that input was gathered from the public (on 1/30/2024) and the County Council (on 3/25/2024). He gave an overview of the airport's history and location, and reported that there were 760 parcels within the airport overlay, which was not inclusive of York County or the Town of Lowrys. The overlay will add the map to the Code of Ordinances, but will not override underlying base zoning. Mr. Allen talked through the zones and their expressed purpose – the safety of airport users and protection of the public investment that is the airport.
- b. Discussion: Chairman Raines stated that there was little growth occurring in that region now and that he does not foresee any issues moving forward. He asked about Lowrys' role in this. Mr. Allen responded that the map did not include York County or Lowrys and briefly discussed why. Chairman Raines asked if there were any existing poultry farms in that region that could cause an issue with bird activity, and none were mentioned.
- c. Motion: made by Commissioner Walley, seconded by Vice-Chairman Hill.
- d. Vote: 6-0 to approve.

4. CCLDV24-12: Kathryn Kosloski for Luck Companies requests a Street Access Easement for Tax Map #146-00-00-044-000 located off Morrison Road, Richburg, SC 29729.

- a. Comment: Ms. Kosloski explained the request for the easement and the relevant information regarding the parcel.
- b. Discussion: Chairman Raines noted examples of screening info from other Luck Companies' sites that had been provided to them.
- c. Motion: made by Commissioner Walley, seconded by Commissioner Josey.
- d. Vote: 6-0 to approve.

5. CCM24-12: Chester County requests Tax Map #078-00-00-233-000 located off Armory Road, Chester, SC 29706 to be rezoned from Limited Industrial (ID-2) to General Commercial District (GC).

- a. Comment: None.
- b. Discussion: Chairman Raines noted that the request was to downgrade the use of the site from industrial to commercial, and that it was intended for the County's new animal shelter.
- c. Motion: made by Chairman Raines, seconded by Commissioner Josey.
- d. Vote: 6-0 to approve.

6. Staff Report

- a. Mr. Ward handed out the schedule of public input sessions for the Comprehensive Plan Update, and requested that each of the Planning Commissioners attend at least one. He briefly explained the purpose of the sessions and the involvement of the Planning Commission.

7. Adjourn

- a. Motion: made by Chairman Raines, seconded by Commissioner Walley.
- b. Vote: 6-0 to approve.