



Chester County Planning Commission

Meeting Minutes

December 17th, 2024

ADMINISTRATIVE

1. Attendance

- a. Commission: Chairman Robert Raines, Vice-Chairman Azzie Lee Hill, Commissioner Douglas Josey, Commissioner Shawn Hough, Commissioner Nancy Walley.
- b. Staff: Jeremy Ward, Mike Levister.

2. Approval of Agenda

- a. Motion: made by Commissioner Hill, seconded by Commissioner Walley, to approve agenda.
- b. Vote: 5-0 to approve.

3. Approval of Minutes from 11/19/2024 Meeting

- a. Motion: made by Commissioner Walley, seconded by Commissioner Josey.
- b. Vote: 5-0 to approve.

NEW BUSINESS

4. CCLDV24-15: J. Croom Hunter, Attorney for Steven R. Smith, requesting a Street Access Easement/Utility Easement for a portion (6.138 acres) of Tax Map #042-00-00-004-000 located off Sandy River Road, Chester, SC 29706.

- a. Comment: Mr. Hunter explained that Mr. Smith was splitting off a portion of his property for a house
- b. Discussion: None.
- c. Motion: made by Chairman Raines, seconded by Commissioner Josey.
- d. Vote: 5-0 to approve.

5. CCMA24-16: Antwon Caldwell requests Tax Map #079-05-10-005-000 located at 590 Beltline Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Single Family Residential District (RS-1).

- a. Comment: Mr. Caldwell spoke and stated that he wished to have the property be rezoned in order to repair the house, which has been unoccupied for some years now. It was left to him by his grandmother.
 - b. Discussion: Chairman Raines stated that it had been empty for some time, to which Mr. Caldwell responded that it likely would be a lot of work to fix.
 - c. Motion: made by Commissioner Walley, seconded by Vice-Chairman Hill.
 - d. Vote: 5-0 to approve.
- 6. CCMA24-17: Vista Resources, LLC request Tax Map #079-01-17-018-000 (1.47 acres) located at 2228 JA Cochran Bypass, Chester SC 29706 to be rezoned from General Commercial District (GC) to Planned Development (PD).**
- a. Comment: Mr. Brady Sanford of York, SC, applicant, introduced the request. He stated that there were three consecutive applications for the same project, which is currently in three separate zones. The intent was for the front parcel adjacent to Dollar General to be used commercially, and to build homes on the remainder of the property. He cited Chester's need for new residential development.
 - b. Discussion: Chairman Raines asked about the commercial parcel adjacent to the Dollar General, to which Mr. Sanford said that there were no intended uses for that but he imagined it being a QSR, store, or offices. He also clarified that the access was shared with Dollar General, as the driveway to Dollar General is actually on the Vista Resources parcel. Chairman Raines asked if these would be stick-built houses, and Mr. Sanford said they would. Mr. Sanford also stated that his intention at this point was to have no vinyl siding, although that would be discussed in more detail with the County Council during development agreement negotiations. Mr. Raines further stated that he would be slightly concerned about traffic going onto Lodge Street, at which point Ms. Katelyn Love (traffic engineer) introduced herself, and stated that they performed an access study and didn't expect much traffic at that exit, as most people would use the JA Cochran Bypass as the primary exit. Their estimate was 11 cars at the peak hour using the Lodge Street exit.
 - c. Staff Comment: Chairman Raines asked Planning Director Ward to expound upon the staff report given to the Planning Commission. Mr. Ward stated that, in his professional opinion, this site was appropriately suited for higher-density residential development, given proximity to the City of Chester, utility availability, and the topography of the land. He stated that for higher impact rezonings moving forward, the Planning Commission could expect a staff report to help explain the situation and offer recommendations based on the Chester County codes. There were five recommendations for this particular site: reconfiguration of the park layout to be consolidated and other stipulations; streets be reconfigured to be more of a grid, deeded to the HOA for future maintenance, and having the second access point be on Old York Road instead of Lodge Street;

requiring sidewalks with street trees in a road verge on either side; installing low impact development for stormwater instead of detention ponds; and fixing a few erroneous setbacks on several back parcels. Mr. Ward discussed each of those.

- d. Citizen Comment: Mr. Max Nelson of Columbia, South Carolina, the property owner, had signed up to speak. He spoke in support of the project and stated that in prior developments in Richburg, the lack of development around Chester was often mentioned.
- e. Motion: made by Chairman Raines, seconded by Commissioner Josey, to approve the rezoning with the five stipulations put forth by the Planning and Development Department.
- f. Vote: 4-1 to approve (Vice-Chairman Hill voting in the negative).

7. CCMA24-18: Vista Resources, LLC request Tax Map #079-01-17-013-000 (32.24 acres) located at 2228 JA Cochran Bypass, Chester SC 29706 to be rezoned from Multi-Family Residential District/Rural Two District (RG-1 & R2) to Planned Development (PD).

- a. Comment: None.
- b. Discussion: None.
- c. Motion: made by Chairman Raines, seconded by Commissioner Josey, to approve the rezoning with the five stipulations put forth by the Planning and Development Department.
- d. Vote: 4-1 to approve (Vice-Chairman Hill voting in the negative).

8. CCMA24-19: Vista Resources, LLC request Tax Map #078-01-01-034-000 (11.38 acres) located at 2228 JA Cochran Bypass, Chester SC 29706 to be rezoned from Multi-Family Residential District/Rural Two District (RG-1 & R2) to Planned Development (PD).

- a. Comment: None.
- b. Discussion: None.
- c. Motion: made by Chairman Raines, seconded by Commissioner Josey, to approve the rezoning with the five stipulations put forth by the Planning and Development Department.
- d. Vote: 4-1 to approve (Vice-Chairman Hill voting in the negative).

9. Staff Notes. Mr. Ward reported that the Planning Commissioners should have received a packet with the public input analysis for the Comprehensive Plan, including the new calendar. He requested that they let him know if they have any questions before the January meeting. Mr. Hough thanked Mr. Ward for the staff report in the meeting tonight and said that it was very helpful.

10. Adjourn

- a. Motion: made by Chairman Raines, seconded by Commissioner Walley.
- b. Vote: 5-0 to approve.