



Chester County Planning Commission

Meeting Minutes

January 28th, 2025

ADMINISTRATIVE

1. Attendance

- a. Commission: Vice-Chairman Azzie Lee Hill, Commissioner Douglas Josey, Commissioner Israel Bunting Sr., Commissioner Shawn Hough, Commissioner Nancy Walley, Commissioner Trent Smith.
- b. Staff: Jeremy Ward.

2. Approval of Agenda

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

3. Approval of Minutes from 12.17.24 Meeting

- a. Motion: made by Commissioner Walley, seconded by Commissioner Hough.
- b. Vote: 4-0 to approve (two commissioners were ineligible to vote).

4. Election of New Chairman

- a. Motion: made by Commissioner Josey, seconded by Commissioner Walley, to elect Commissioner Hough as Chairman.
- b. Vote: 6-0 to approve.

5. Election of New Vice-Chairman

- a. Motion: made by Chairman Hough, seconded by Commissioner Walley, to re-elect Vice-Chairman Hill for that position.
- b. Vote: 6-0 to approve.

NEW BUSINESS

6. **CCMA25-01: Mary Sims request Tax Map #081-00-00-013-000 located at 1525 Columbia Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Residential District (RG-2).**
 - a. Landowner Comment: Ms. Sims stated that her intention was to put a trailer on one part of her property for her brother to live in, who was a disabled veteran.
 - b. Public Comment: none.
 - c. Staff Comment: Mr. Ward explained that the current zoning only allowed for one house per two acres, and that Ms. Sims is seeking to split 1 acre off of her lot, which was the section in the triangle between the two roads.
 - d. Discussion: None.
 - e. Motion: made by Commissioner Walley, seconded by Commissioner Josey.
 - f. Vote: 6-0 to approve.

7. **RNC25-01: David Kost II requests naming a Private Rural Community Drive on Tax Map #133-00-00-178-000 off Harmony Church Road, Edgemoor, SC 29712. The name requested is Vista Way.**
 - a. Landowner Comment: none.
 - b. Public Comment: none.
 - c. Staff Comment: none.
 - d. Discussion: None.
 - e. Motion: made by Commissioner Walley, seconded by Vice-Chairman Hill.
 - f. Vote: 6-0 to approve.

8. **CCLDV25-01: Donald Anthony and Teresa Williams request a Street Access Easement for Tax Map #097-00-00-044-000 located at 1365 Hall Road, Chester, SC 29706.**
 - a. Landowner Comment: Mr. Anthony explains that this easement would allow his two children to build stick-built houses on his property, and it needed a 911 address as well.
 - b. Public Comment: none.
 - c. Staff Comment: none.
 - d. Discussion: none.
 - e. Motion: made by Commissioner Bunting, seconded by Commissioner Josey.
 - f. Vote: 6-0 to approve.

9. **RNC 25-02: Donald Anthony and Teresa Williams request naming a Street Access Easement on Tax Map #097-00-00-044-000 located at 1365 Hall Road, Chester, SC 29706.**
 - a. Landowner Comment: none.

- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: made by Vice-Chairman Hill, seconded by Commissioner Walley.
- f. Vote: 6-0 to approve.

10. CCPCLDP 25-01: Carlos Ruano, PE requests approval of the Preliminary Plat for Land Development of Tax Map Number 124-00-00-024-000 for Phase 2 (210 Lots) of Stanton Subdivision.

- a. Landowner Comment: Troy Karski with DR Horton spoke on behalf of Mr. Ruano. He explained that this was the Preliminary Plat for Phase 2. They were hoping for new construction to begin on Phase 1 within the next few months, in April or May.
 - i. Commission Questions: Commissioner Bunting asked how many homes have been approved. Mr. Karski responded the entire approved was 630 lots, and that Phase 2 was 210 lots, and Phase 1 was right at around 200 lots. Chair Hough asked about water and sewer capacity, and Mr. Ward responded they do have a set amount of permitted utility capacity for the area and that this development was also exempt from the current development pause.
- b. Public Comment: Mr. John Agee asked if the developer had purchased the land yet. The engineer responded that they were under contract but were waiting for plan approval. Mr. Agee asked about the number of houses allowed to be built given utility capacity. The developer responded that they were under the limit under Phase 2. Mr. Ward responded that staff would not permit more homes for construction than they were permitted by utilities. Mr. Ward also reminded the Chair that all comments from the public need to be directed to the Planning Commission.
 - i. Commission Questions: Mr. Hough asked Mr. Ward if they would be under that limit with Phase 1 and Phase 2, and Mr. Ward responded that it was Phase 3 that would be fully over the limit.
 - ii. Mr. Hough asked Mr. Karski where they would be at with Phase 1 and 2, and Mr. Karski responded that they would be very close to that limit with 400 homes.
 - iii. Mr. Hough asked if there was any implication if this was approved, if there was any implication that they would be proceeding with the next phase. Mr. Ward responded that they would not be able to move ahead with Phase 3 until the utility capacity changed.
- c. Public Comment (cont.): Mr. Agee then asked if the moratorium came into effect because the land was not purchased by the developer.

- i. Commission Questions: Mr. Hough asked Mr. Ward if the development was exempt from the ordinance that paused new residential development. Mr. Ward explained that it was a pause, not a moratorium, and that they were exempt from that ordinance.
 - d. Public Comment (cont.): Mr. Agee asked if it was right that it was exempt from the ordinance if the builder did not own the land. Mr. Karski responded that he was speaking on behalf of the property owner as well, and that the current property owner was also a development partner especially with regards to water and sewer.
 - i. Commission Questions: Commissioner Walley asked Mr. Ward when the pause ordinance expired, and was told it was March 31st 2025. Chair Hough asked for clarification regarding Mr. Ruano, the applicant. Commissioner Walley asked if it was a rule from the county that the land needed to be owned by the developer, and Mr. Ward confirmed that it was not.
 - e. Staff Comment: none.
 - f. Discussion: none.
 - g. Motion: made by Commissioner Bunting, seconded by Commissioner Walley.
 - h. Vote: 6-0 to approve.
- 11. Mr. Ward requested that a motion be made for a two-minute recess before moving into the second half of the agenda. Chair Hough motioned for a two-minute recess, and Commissioner Walley seconded. The vote was 6-0 to approve.**
- 12. CCMA 25-02: Chester County request Tax Map #123-00-00-003-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).**
- a. Landowner Comment: Jim Merrifield, one of the landowners along with other partners, spoke. He explained the PD zoning approved in 2010, and gave a history of the property and its rezoning accompanied by a presentation. Because his five minutes concluded, Chair Hough moved to allow a few more minutes to finish, seconded by Commissioner Walley. This was unanimously approved. He cited Chester County's 2020 Comprehensive Plan calling for the area to be used for mixed-use, and also cited surrounding uses.
 - i. Commission Questions:
 - 1. Commissioner Walley asked how many acres, and Mr. Merrifield stated that it was 640 acres in total.
 - 2. Chairman Hough asked if there were any surveys or plans approved in 2010? Mr. Merrifield responded in the negative. While they did have surveys, they were not presented to the Council.

3. Commissioner Walley asked if there was a subdivision plan for the village. Mr. Merrifield responded that a new sketch plan was submitted last year in August or September.
4. Commissioner Walley asked if there were any environmental issues with the site. Mr. Merrifield said there were, and there were extensive studies conducted in 2006-2008 submitted to the state, with an approved brownfield plan for remediation that would be done as part of the construction of Lando Village. The plan was approved in 2008 and the monitoring well is still in place.
5. Commissioner Josey asked how large of a site. Mr. Merrifield said approximately 30-40 acres.
6. Commissioner Walley stated that she was very interested in restoring the school. Mr. Merrifield stated that would be a part of the plan.

b. Public Comment:

- i. David Nelson (423 Watson Street, Davidson, NC): spoke on behalf of the Lennar Corporation, builder of Walkers Mill. He stated their opinion of the county's move to reverse the PD zoning. He stated that in 2018, Walkers Mill was intended to be a two-phase development, which led to them putting in higher infrastructure investments than otherwise. He discussed the investment by Lennar and the progress on Phase 1. He again reiterated his opinion of the county's actions.
 1. Commissioner Questions: Chairman Hough asked about Lennar's ownership of Walkers Mill. Mr. Nelson responded that Lennar had the option to purchase Phase 2. Chairman Hough asked if Lennar was planning on doing Phase 2, and Mr. Nelson responded yes. Commissioner Josey asked how many houses would be in Phase 2, to which Mr. Nelson responded there would be 310, along with 305 in Phase 1. Commissioner Bunting asked Mr. Ward if infrastructure has changed to be able to support this, and Mr. Ward responded that the proper protocol was for all questions to be directed to the public at this point and to staff in the next section. Commissioner Bunting then asked Mr. Nelson if the infrastructure had changed to be able to support it from water and sewer, and Mr. Nelson said he did not know the answer. Chairman Hough asked how many houses are in Phase 1, and Mr. Nelson reiterated 305 with 146 completed and occupied.
- ii. Harold McDonald (1791 Westbrook Road, Edgemoor, SC): stated he was not here to speak for or against, but was confused because he was wanting to build on his property but was told that there was not capacity because a certain amount was reserved for Planned Developments that were pre-

approved but not under construction yet. He wanted to know if that was true.

1. Commissioner Questions: Chairman Hough mentioned the reverter clause in the PD ordinance that stated that if a PD was not built within 2 years, it should have reverted back to the previous zoning.
- iii. Paul Williams (3726 Lando Road): board member for the Lando-Manetta Mills History Center. Discussed the history of Lando, and his involvement with it for the past 25 years. He discussed the 2008 charette and how those plans would have preserved the history and not been just a cookie-cutter community. He stated that the community there was in favor of the development.
- iv. Chris Robusto (517 Sutton Road, Fort Mill): DreamFinders Homes; looking to build the Lando Village side. He stated that Walkers Mill was currently built under the same PD zoning as the rest, and that the 2020 Comprehensive Plan stated that the area was for mixed-use. He mentioned the pause in development and all of the surrounding PDs that were exempted at the time, which were all except for Lando. Finally, he mentioned the benefits of the Lando plan.

1. Commissioner Questions: Chairman Hough asked if Phase 2 was listed when Phase 1's plan was submitted. Mr. Robusto stated that Phase 2 was included in the initial plan for rezoning. Chairman Hough asked if when Phase 1 was submitted, there was a preliminary survey. Mr. Robusto stated that there was no preliminary plat submitted for Phase 2, but Phase 1 followed the process in 2018. He stated that their rezoning plan in 2010 was the sketch plan that they would have had. Commissioner Walley asked when the sketch plan submitted to planning, and Mr. Robusto stated that it was on August 23rd or 28th of 2024. Commissioner Walley asked if the action was to stop the existing Walkers Mill or Phase 2 of Walkers Mill, and Mr. Robusto stated that it was the north side of Walkers Mill but still part of the Lando PDD.

c. Staff Comment:

- i. Jeremy Ward, Planning Director: Mr. Ward spoke about the reasons why the county is initiating the rezoning. He stated that the Lando Village proposal was approved in 2010 by the County Council, and that Section 4-131(1) of the Zoning Code stated that all Planned Developments reverted to their original zoning after two years if no progress was taken. This should have occurred in 2012. They submitted their sketch plan in August of 2024, but the pause on new developments precluded the county from moving forward. In 2018, there was no such pause, and the new sketch plan from Walkers Mill Phase 1 was approved under the regular process.

He then stated the infrastructure concerns that the county had, listing the statistics for sewer, water, emergency services, public school, and law enforcement that had risen drastically since 2020, causing the County Council to implement a pause in new development. He also stated that R-2 zoning would still constitute mixed-use development in conformity with the Comprehensive Plan, just at a lower density.

1. Commissioner Questions: Chairman Hough asked Mr. Ward to confirm that there was no sewer capacity, to which Mr. Ward responded in the affirmative. Chairman Hough then asked again if Phase 2 for Walkers Mill was submitted in 2018 along with Phase 1, to which Mr. Ward responded that the submission at that time was only for Phase 1. Chairman Hough then asked if the 400 limit on homes for utilities applied here, to which Mr. Ward responded that that limit was handled on a case-by-case basis with no developments. Since there has been no submittal, there is not a calculated limit. Chairman Hough then asked if the Walkers Mill Phase 2 plans had changed since the 2010 rezoning, to which Mr. Ward stated that no formal plan review had been conducted yet. Chairman Hough then asked about Mr. Robusto's statement that other PD's in the area were exempted and asked for an explanation. Mr. Ward responded that at the time the pause was enacted, any planned development that had a currently submitted application, payment, and plans were included as exceptions. Because Walkers Mill Phase 2 and Lando Village had not fallen into this category, they were not included as exceptions. Chairman Hough clarified that the application was not accepted because of the pause. Chairman Hough then asked if the county would allow them to go back to a PD zoning once there were utilities. Mr. Ward said that Chester County is not issuing any statements on what we might do in the future, but we would welcome any applications for a PD in the area and handle it on a case-by-case basis.
2. Commission Questions, cont'd: Commissioner Walley stated that in the past three years, the Planning Commission always stated their concerns about water, sewer, police, fire departments, school capacity, Hwy. 901, and the narrow bridge there, and were told that those were not issued. For many of them, the Planning Commission unanimously denied the application but the County Council approved them. She also said that in her opinion, the reverter clause should have applied in 2012. She then asked the applicant if they would be willing to submit new plans for Lando Village. Mr. Robusto stated that when he presented the plans to

county staff, they would be willing to negotiate it. He stated that there was no notification from the county that it would be rezoned until he heard that signs were being put up. He also stated two other points: there was a difference between permitted flow and actual flow, and they would be applying for a waiver the state for ability to use the difference.

- d. Final Response: Jeremy Melville with Spencer and Spencer Law Firm gave the closing statement for the landowner. He stated that this was the first time anyone had heard of the reverter clause. He also stated that the moratorium ordinance is invalid, since there was no ordinance adopted. He stated that there is a contradiction between the county rezoning the property but not accepting sketch plans under the current ordinance. He stated that the proposed rezoning is inconsistent with the Comprehensive Plan and surrounding uses. Mr. Ward interjected that the five minutes were up, and the Commission voted unanimously to allow for an extension to speaking time. Mr. Melville also stated that the landowners had vested rights in the project.
 - 1. Commission Questions: Commissioner Walley asked who the landowners were, and Mr. Merrifield stated that it was him, Bailey Patrick, Don Williams, and Tom Miller.
- e. Motion: to recommend disapproval, made by Commissioner Walley and seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion. (Chairman Hough and Commissioner Bunting voted in dissent). Mr. Ward asked for a restatement of the motion to clarify, which Chairman Hough did.

13. CCMA 25-03: Chester County request Tax Map #123-00-00-081-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend approval by Commissioner Bunting, seconded by Chairman Hough.
- f. Vote: 2-4 against the motion.

14. CCMA 25-04: Chester County request Tax Map #123-00-00-065-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.

- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Commissioner Walley, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

15. CCMA 25-05: Chester County request Tax Map #123-00-00-083-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Commissioner Walley, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

16. CCMA 25-06: Chester County request Tax Map #123-00-00-002-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Commissioner Walley, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

17. CCMA 25-07: Chester County request Tax Map #123-00-00-036-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Vice-Chairman Hill, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

18. CCMA 25-08: Chester County request Tax Map #123-00-00-013-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Vice-Chairman Hill, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

19. CCMA 25-09: Chester County request Tax Map #123-00-00-029-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Vice-Chairman Hill, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

20. CCMA 25-10: Chester County request Tax Map #123-00-00-080-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Vice-Chairman Hill, seconded by Commissioner Josey.
- f. Vote: 4-2 in favor of the motion.

21. CCMA 25-11: Chester County request Tax Map #123-00-00-001-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.

- e. Motion: to recommend disapproval made by Commissioner Walley, seconded by Vice-Chairman Hill.
- f. Vote: 4-2 in favor of the motion.

22. CCMA 25-12: Chester County request Tax Map #123-00-00-035-000 located off Edgeland Road, Edgemoor, SC 29712 to be rezoned from Planned Development District (PD) to Rural Two District (R2).

- a. Landowner Comment: none.
- b. Public Comment: none.
- c. Staff Comment: none.
- d. Discussion: none.
- e. Motion: to recommend disapproval made by Vice-Chairman Hill, seconded by Commissioner Walley.
- f. Vote: 4-2 in favor of the motion.

23. Mr. Ward requested that a motion be made for a five-minute recess before moving into the second half of the agenda. Chair Hough motioned for a five-minute recess, and Commissioner Walley seconded. The vote was 6-0 to approve.

24. 2025 Comprehensive Plan: Review of Public Input and Research Elements.

- a. Staff Comment: Mr. Ward gave an overview of the Comprehensive Plan as a whole, and gave a recap of the Public Input section. The Public Input section was mailed to the Planning Commission at the beginning of December. He explained the format for creation, discussion, and approval of the plan. He then begin to read the highlights from the executive summary for the public input analysis.
 - i. Commission Discussion: Commissioner Bunting asked about housing data, particularly smaller houses, and Mr. Ward mentioned that there had been some built in the City of Chester. Commissioner Walley asked about current rules regarding tiny homes. This was discussed among the commission, led by Chairman Hough.
 - 1. Public Comment: Mr. Agee ran through the economics of the Walkers Mill, Gaston Farm, and Stanton developments, particularly the infrastructure issues. He stated that the residents in Richburg wanted a say in what is going on in their community. He also stated that the Commission has no sway over the utility or school providers.
- b. Staff Comment: Mr. Ward then covered more about the outline of the Comprehensive Plan, and also discussed how the plan set forth by the County does or can inform planning by other entities, like utilities. He finished up the Executive Summary for the Comprehensive Plan, and reminded the Commission

that comments from citizens should be taken at the end with the standard 5-minute allotment.

- i. Commission Discussion: Chairman Hough discussed the land usage section. There was discussion regarding this, including with Ms. Robin Dodson in the audience.
- c. Staff Comment: Mr. Ward moved on to the Research Elements, explaining it and particularly explaining the population projections. These are the only projections that have been made for population in Chester County. Chester County is projected to grow by 19.1% from 2020 to 2030, up to 38,469. He asked if the Planning Commission had any edits, comments, or revisions.
 - i. Commission Discussion: There was discussion regarding the historic Elliott House in Richburg, and whether it was still standing. The conclusion was that it was not. Chairman Hough also asked if elements of the zoning ordinance, such as the buffers, would be included in the plan re-write. Mr. Ward responded, and there was discussion, including with members of the audience. Commissioner Bunting mentioned that with the change in federal funding, there may be changes in the potential economic development growth in the future. Commissioner Bunting discussed the percentage population change for each town, and stated that Fort Lawn was the only municipality that had seen growth. Mr. Agee talked about potential annexations by other municipalities, namely Chester, but possibly others. Commissioner Walley asked for a change to the category of Catholic Presbyterian Church to reflect that it includes social history, not just architecture.
- d. Motion: to recommend approval with the two modifications of the Elliot House and Catholic Presbyterian Church, by Chairman Hough and seconded by Commissioner Walley.
- e. Vote: 6-0 in favor of the motion.

25. 2025 Comprehensive Plan Review: Vision Statement and Goals.

- i. Commission Discussion: Chairman Hough read the Vision Statement and Values in its entirety.
- b. Staff Comment: Mr. Ward explained the purpose and reason behind these two sections.
 - i. Commission Discussion: Chairman Hough stated that he particularly liked the last line of the Vision Statement. Commissioner Smith said that he liked Value #7
- c. Motion: to recommend approval, made by Commissioner Walley and seconded by Commissioner Josey.
- d. Vote: 6-0 in favor of the motion.

26. Adjourn

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