



Chester County Planning Commission

R. Carlisle Roddey Government Building
1476 JA Cochran Bypass | Chester, SC 29706

Thursday, April 3rd, 2025 | 6:30 p.m.

MINUTES

Administrative

Present: Chairman Shawn Hough, Vice-Chairman Azzie Lee Hill, Commissioner Nancy Walley, Commissioner Trent Smith, Commissioner Douglas Josey, Planning Director Jeremy Ward.

1. Call to Order

Chairman Hough called the meeting to order at 6:32 p.m. and declared a quorum present.

2. Approval of Agenda

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

3. Approval of Minutes from 3/10/2025 Workshop

- a. Motion: made by Commissioner Walley, seconded by Vice-Chairman Hill.
- b. Vote: 4-0 to approve.

New Business

1. CCMA 25-15: Andrew Cope requests Tax Map # 079-01-08-004-000 located off Parkway Drive, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to Multi-family Residential District (RG-1).

- a. Applicant Comment: Wesley Drummond spoke on behalf of JM Cope. He stated that the site is located on the former Eureka Mill site. They are in the process of applying to SC Housing for a grant to build attainable housing here, and that right beside the JM Cope offices in Rock Hill, they had built a similar project. This project would be 60 units, with a small-grade solar farm on an adjacent southern parcel.
- b. Public Comment: None.

- c. Staff Report: Mr. Ward reported that the site is across a railroad from other RG-1 zoned areas, and that this would be in keeping with the Comprehensive Plan and a good project for that area.
- d. Discussion: Commissioner Josey asked about the entrance to the site, to which Mr. Drummond stated it would be on Parkway Drive. Chairman Hough asked about the apartments and whether they would be low-income or standard income, to which Mr. Drummond replied that they would be attainable in nature, with set rates based on area median income.
- e. Motion: made by Commissioner Walley, seconded by Commissioner Josey, to approve the request.
- f. Vote: 5-0 to approve.

2. Consideration of Subdivision Ordinances

- a. Discussion: Mr. Ward presented a presentation of the major changes from Draft #1 to Draft #2, following the input from the Planning Commission and County Council workshops. These changes were: recreation amenities specified, an exemption for large lots with no new streets, new gravel street and driveway recommendations, new waiting period language, conservation subdivision text, changes to required open space percentages, and new text for manufactured home subdivisions. There was discussion among the commissioners regarding the large lot exemption, with the possibility of that being less or slightly less than five acres considered. Further clarification is needed on whether road standards are needed for large lots.

There was a lengthy discussion about gravel street and driveway requirements, particularly for larger landowners with large lots. Chairman Hough stated that he believed that private gravel streets should be allowed to have more lots on them than the current proposal. He stated that the whole point is to make affordable lots, and that some new codes raise the costs of construction which will be passed onto the consumer. There was discussion about the benefits of two gravel roads side-by-side with fewer houses, compared to one longer gravel road with more houses on it. Commissioner Walley asked more about the family exception, and there was discussion on the benefits of eight instead of nine. There was discussion on other gravel subdivisions in the county. Chairman Hough expressed that minor subdivisions should be increased to nine lots along a single gravel driveway, which would remove the need for the family caveat.

Commissioner Walley posited that estate and family subdivisions should be exempt from the waiting period, particularly for probate reasons, and Chairman Hough agreed.

Mr. Ward discussed conservation subdivisions briefly, and Chairman Hough stated that he thinks the conservation subdivisions are wonderful and that they would work anywhere.

Mr. Ward covered the mobile home clause, and Chairman Hough stated that he thought the manufactured home exclusivity prohibition for minor subdivisions should be changed, and that it should be one or the other, but not a mix. Commissioners Josey, Smith, and Walley agreed with that point.

Chairman Hough then covered other notes on Draft #2 systematically. He covered both clarifying questions on various articles as well as recommendations for changes. On page 16, he asked Mr. Ward to check if preliminary letters of approval should be required from SCDES before individual septic tanks are allowed, as well as the certificate of accuracy by a surveyor. He also believes that, because of the soil of our county, one acre should be the minimum if the house is on well and septic, but that we should think about lot sizes if there is some combination of public water or sewer. There were clarifying questions about exceptions for power lines for minor subdivisions. Chairman Hough then stated that he disagreed with the need for design of private streets by a registered engineer due to the expense, and Commissioner Walley discussed dirt streets that have worked out well, and stated that there should be a family exemption for new and existing roads. Chairman Hough stated that there should be an option for hard surfaces such as asphalt or concrete for the private road. For Section 2.6.4(I), it was stated that driveways needs to be removed for clarity of intent. Chairman Hough also asked about parking requirements for new subdivisions.

Commissioner Walley and Chairman Hough asked clarifying questions about parking requirements, waterway buffers and street trees. There was discussion about manufactured home subdivisions and the benefits and difficulties of them, with Chairman Hough expressing his opinion that the changes would make it very difficult for new manufactured homes to be built, but did not disagree with the new requirement. Chairman Hough expressed an issue with Section 2.8.8 and stated that it should be removed for minor subdivisions. Commissioner Walley asked about the history and intent of Section 2.9.4, which was an existing clause. Chairman Hough recommended that Section 2.10.2(F) be removed, and other commissioners expressed agreement.

Adjourn

1. Comment: none.
2. Motion: made by Commissioner Walley, seconded by Commissioner Josey.
3. Vote: 5-0 to approve.