

Chester County Planning Commission June 15, 2021

The June 15, 2021 meeting of the Chester County Planning Commission was held at 6:30 pm at The Government Complex Center located at 1476 JA Cochran Bypass, Chester, SC

Notice of Meeting: Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the May 26, 2021 Chester News & Reporter. All properties were also posted.

Quorum Established: Chairman Raines, Vice Chairman Smith, Commissioners Hill, Howell, Walley, Grant and Williams were present.

Absent: No Commissioners were absent

Staff: Mike Levister, Nicole Hutchins and Morgan Carelock were present

Call to Order: Chairman Raines called the meeting to order.

Approval of Agenda: Chairman Raines asked if there were any additions or amendments to the agenda presented by staff. There were none. Vice Chairman Smith made a motion to approve the agenda as presented; seconded by Commissioner Williams. Vote 7-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the May 18, 2021, minutes as presented by staff. Commissioner Hill pointed out an error on page two, fell should be feel. Chairman Raines made a motion to approve the minutes with this correction; seconded by Commissioner Smith. Vote 7-0 to approve.

New Business:

RNC21-04: - Michael K. and Rita B. Dixon request road name change from *Hunter Road* to *Dixon Drive*. Property is located at Tax Map # 137-00-00-020-000. Sally Hudson has approved the address as 911 Addressing Coordinator.

Rita Dixon of 4927 Hunter Road, Richburg stepped to the podium. Ms. Dixon stated they need to name their driveway. Our son is putting a double wide on our property and in order to do that, our driveway had to be named. Chairman Raines asked, your driveway Dixon Drive will come off of Hunter Road, is that correct? Mr. Dixon said yes. Ms. Dixon stated this is just the driveway to her and her son's home, not Hunter Road.

Commissioner Walley made the motion to approve the driveway name of Dixon Drive as requested; seconded by Commissioner Howell. Vote was 7-0 to approve.

CCMA21-17: - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential)

David Woods of 544 Roundtree Circle stepped to the podium. Mr. Woods stated he purchased the property in 2018. Being a first-time landowner, he didn't understand the process. A mobile home was there when he bought the property and he had it removed. He's spent a lot of money cleaning the land and would like to have another

mobile home there. Chairman Raines asked if any of the commissioners had any questions. There were none. Chairman Raines asked if any member of the public would like to speak in favor or opposition of the rezoning request. There were none.

Commissioner Hill made the motion to approve the rezoning request as presented; seconded by Commissioner Howell. Vote was 7-0 to approve.

Chairman Raines stated their opinion is only advisory. County Council will have to approve. They have to have three readings. Check with staff to see which meetings for the readings.

CCMA21-18: - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential)

Eugene Raffaldt stepped to the podium. He stated he really doesn't have an address at this time. He sold their home and wished to put a mobile home on his property he already owned at 5584 Brooklyn Road. Chairman Raines asked if any structures were on the property. Mr. Raffaldt said he will have a building put up next week. Chairman Raines asked if well and septic are there. Mr. Raffaldt said yes, a structure use to be there. Chairman Raines asked if the commissioners had any other questions. There were none. Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request. There were none.

Commissioner Howell made the motion to approve the rezoning request as presented; seconded by Commissioner Williams. Vote was 7-0 to approve.

CCMA21-19: - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial)

Trey Few, one of the founding partners of Carolina Gypsum based out of Charleston SC, stepped to the podium. He stated they seek ID-2 like their neighbor Synthomer. They've purchased the property from Mr. Oliphant with the intention of moving their plant from Columbia, SC to Chester. He said they are not new to Chester. Their partner, Carolina Eastern, has been in Chester for thirty something years. Their intent is to hire 10 to 12 local folks. Average pay will be between \$12 - \$15 plus overtime and benefits. Mr. Few stated they process Gypsum, which is a mineral. We make a soil amendment that you will find in Wal-Mart, Home Depot, Lowes and lawn and garden products like Scott's or Central Garden. It's also a fertilizer ingredient that farmers use for peanuts and tomatoes. It's a non-hazardous material. This is a very quiet process. We will use the local rail line to ship about 50 cars or so out of this factory. We've been doing this in Columbia since 2007.

Chairman Raines asked you're talking about shipping out a finished product, how would your raw materials come in? Mr. Few said they could come in in bulk trucks. Chairman Raines then asked what would the hours of operation be? Mr. Few said seasonal, it would be around the clock. In Columbia we're running two eights, 6 AM to 2 PM and 2 PM to 10 PM.

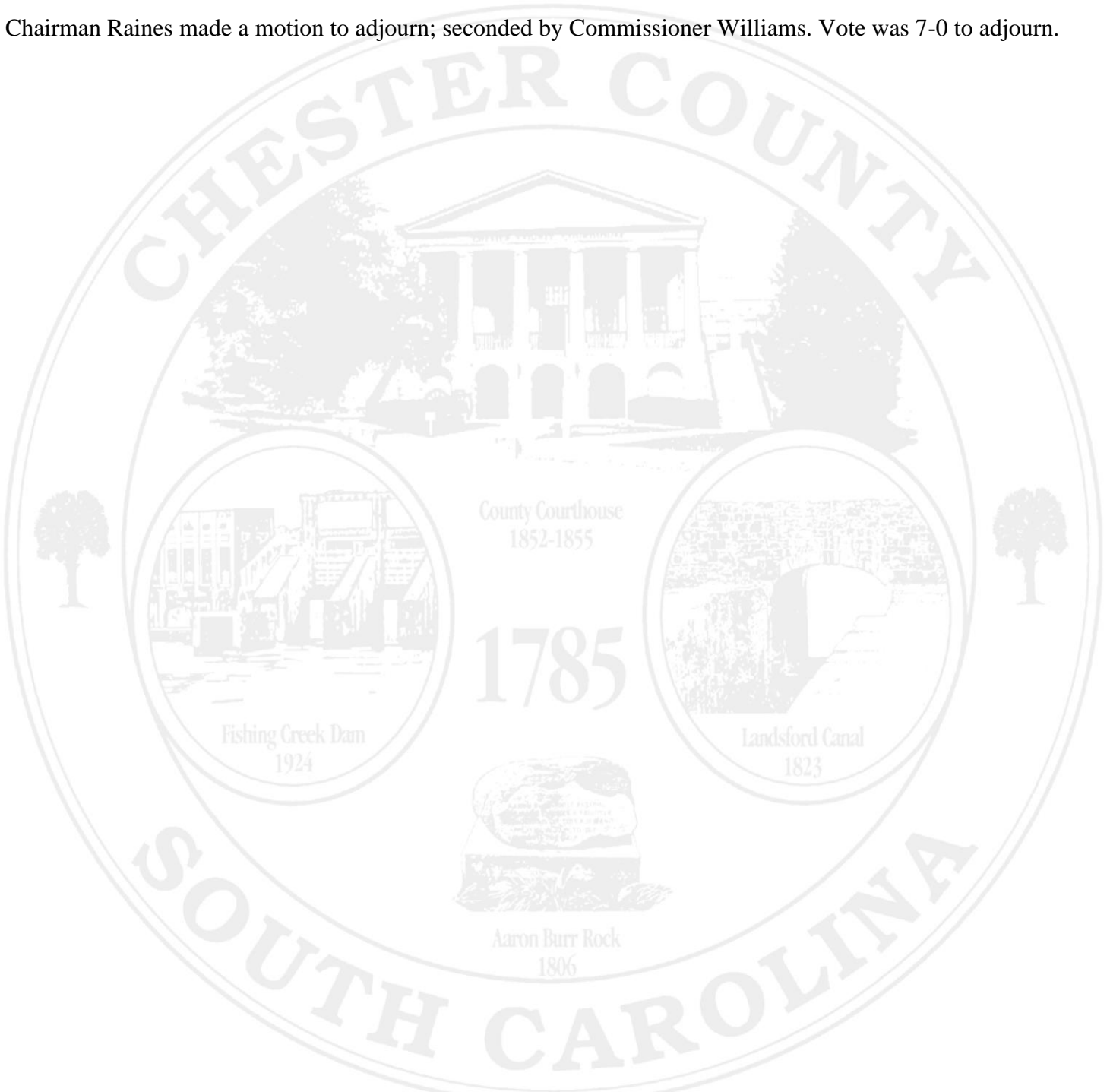
Chairman Raines asked the commissioners if they had any questions. There were none. Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request.

Robert Long, Chester County Economic Director, stepped to the podium. Mr. Long stated the property they own in Columbia is actually near the William Brice Stadium with apartments and Breweries and lots of other activities. They are one of the few manufacturers along that corridor now. Columbia's loss will be our gain. This is a sister company of an existing operation here. Mr. Long stated this is a great opportunity for us.

Commissioner Walley made the motion to approve the rezoning request as presented; seconded by Commissioner Grant. Vote was 7-0 to approve.

Chairman Raines asked if anyone had any new business. There was none. Commissioner Hill asked if there is a meeting next month. Ms. Hutchins, with staff, said we do.

Chairman Raines made a motion to adjourn; seconded by Commissioner Williams. Vote was 7-0 to adjourn.



This is a summary of proceedings at the June 15, 2021 meeting of the Planning Commission; and not a verbatim transcript of the meeting. This summary, and an audio recording of the meeting is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting, not the opinion or interpretation of the Secretary.