

Chester County Planning Commission Public Hearing
R. Carlisle Roddey Government Complex
1476 J.A. Cochran Bypass
6:30 pm on Tuesday, September 17, 2024

Agenda

1. **Call to Order**
2. **Quorum Established**
3. **Approval of Agenda**
4. **Approval of Minutes from August 20, 2024, Meeting**
5. **New Business**
 - a. **CCLDV24-08** Cheryl Boyd for Silver Lining Investments, LLC requests a Street Access Easement (#1) for Tax Map #129-00-00-012-000 (68.723-acre portion) located off Great Falls Hwy, Richburg, SC 29729.
 - b. **RNC24-05** Cheryl Boyd for Silver Lining Investments, LLC request naming a Street Access Easement (#1) on Tax Map #129-00-00-012-000 (68.723-acre portion) off Great Falls Hwy, Richburg, SC 29729. The name requested is Acorn Court and approved by the 911 Address Coordinator.
 - c. **CCLDV24-09** Cheryl Boyd for Silver Lining Investments, LLC requests a Street Access Easement (#2) for Tax Map #129-00-00-012- 000 (12.892-acre portion) located Great Falls Hwy., Richburg, SC 29729.
 - d. **RNC24-06** Cheryl Boyd for Silver Lining Investments, LLC request naming a Street Access Easement (#2) on Tax Map #129-00-00-012-000 (12.892-acre portion) off Great Falls Hwy., Richburg, SC 29729. The name requested is Dragonfly Court and approved by the 911 Address Coordinator.
 - e. **CCLDV24-10** Cheryl Boyd for Silver Lining Investments, LLC requests a Street Access Easement (#3) for Tax Map #129-00-00-012-000 (12.34-acre portion) located off Great Falls Hwy, Richburg, SC 29729.
 - f. **RNC24-07** Cheryl Boyd for Silver Lining Investments, LLC request naming a Street Access Easement (#3) on Tax Map #129-00-00-012-000 (12.34-acre portion) off Great Falls Hwy, Richburg, SC 29729. The name requested is Fall Trail and approved by the 911 Address Coordinator.
 - g. **CCLDV24-11** Cheryl Boyd for Silver Lining Investments, LLC requests a Street Access Easement (#4) for Tax Map #129-00-00-012- 000 (48.729-acre portion) located off Great Falls Hwy, Richburg, SC 29729.

h. RNC24-08 Cheryl Boyd for Silver Lining Investments, LLC request naming a Street Access Easement (#4) on Tax Map #129-00-00-012-000 (48.729-acre portion) off Great Falls Hwy, Richburg, SC 29729. The name requested is Dawdle Court and approved by the 911 Address Coordinator.

i. CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

j. CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

k. CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-124 ID-3 General Industrial District Regulations

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

l. CCTA24-04 PD – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-130 PD Planned Development District Regulations

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

6. Comments/Discussion

7. Adjourn