



City of Chester
100 West End Street Chester, SC 29706
Phone (803)581-2123 Fax (803)377-1116
www.chester.sc.org

PLANNING COMMISSION MEETING

Tuesday, June 27, 2017
6:00pm

Bob Smith, Chair

AGENDA

1. Call to Order
2. New Business
 - a. PC2017-02 126 York Street (old Word and Spirit Ministries)
3. Adjourn

PUBLIC NOTICE

The City of Chester Planning Committee has scheduled a meeting on **Monday, June 27, 2017 at 6:00pm**. The meeting will be held at City Hall, 100 West End Street, Chester SC 29706.

COUNTY/CITY REZONING APPLICATION

Pd 150

2017-02

Request: From R-10 to _____

PROPERTY INFORMATION

PROPERTY ADDRESS 126 York St -

TAX MAP # 201-03-23-010-000 PLAT: ATTACH TO APPLICATION

LOT AREA: ACRES 1.40

CURRENT ZONING: R-10 Hist. Dist. PROPOSED: To Amend Zoning Ordinance
To Allow Funeral Home in R-10

2025 LAND USE _____

CURRENT USE OF PROPERTY Word and Spirit Ministries Church/School

REASON FOR REZONING To Allow Funeral Home

GENERAL INFORMATION

APPLICANTS NAME Randall Chapman

ADDRESS P.O. Box 944, Chester, SC 29706

PHONE _____ (823) 804-4665
WORK HOME CELL

Signature of Applicant: Randall Chapman BK Soldier Demand

PROPERTY OWNERS NAME David Levister

ADDRESS 126 York Street, Chester, SC 29706

PHONE _____
WORK HOME CELL

Signature of Owner: See attached authorization

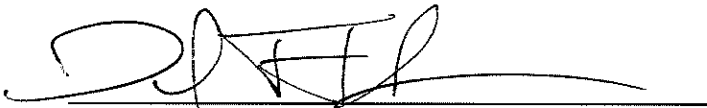
Date: June 5, 2017

To: City of Chester Zoning Board

From: Pastor David Levister

Property Location: 126 York Street, Chester, SC 29706

I hereby designate Randy Chapman, Sold on Demand, Broker and or Robbie King, Realtor, Sold on Demand, permission to represent me in this rezoning process of 126 York Street, Chester, SC 29706.



Owner's Signature

6-6-17

Date

Subscribed and sworn to before me this 6th day of June, 2017



Notary Public

My Commission Expires: August 5, 2020



REZONING APPLICATION INSTRUCTIONS

The attached application must be filled out completely and all fees paid in full.

Application fees:

\$ 150.00 for single parcels

\$ 300 for multiple parcels

\$ 500.00 for Planned Development

A plat (survey) must be submitted before a request can be accepted.

*****REZONINGS TO PD MUST HAVE CONCEPT/SKETCH APPROVAL BEFORE SUBMITTING APPLICATION*****

Please print with ink or use a typewriter to fill out forms.

The following information corresponds with the rezoning application. These instructions are provided to help applicants understand specific information needed.

APPLICANT: This person will represent the property owner at the public hearing. A property owner or authorized representative can also be the applicant. Fill in name, full address, and contact information.

PROPERTY OWNER: The person(s) listed with the tax assessor as the property owner. Fill in name, full address, and contact information.

PROPERTY TAX MAP #: The Tax Map Number can be found on the property tax notice or it can be obtained by calling 803-377-4177.

PLAT SURVEY OF PROPERTY: This can be obtained from the property owner of the Clerk of Court Office in the Chester County Courthouse. Indicate on the plat, the approximate location and distance of all structures and dwellings in relation to all property lines. If a plat does not exist a scaled drawing of the property will be accepted.

LOT AREA: Provide the size (area) of the lot. Example: 4.2 acres

PRESENT ZONING: Fill in the Zoning Classification(s) that are being requested in this application.

PROPOSED ZONING: Fill in the Zoning Classification(s) that are being requested.

LAND USE DESIGNATION: This information explains the Land Use Plan's recommendation for the property.

USE OF PROPERTY: Describe in general terms the current use of the property. Example: farming, vacant, house, convenience store, etc.

FACTORS RELEVANT TO THE REZONING REQUEST: Answer the questions in this section carefully and be specific in your answers. If more space is needed, attach a separate sheet of paper to the application.

APPLICANT'S REASON: Justify the reason for your request as it applies to the selection(s) made in the first question. This can include applicable limitations posed to the subject property under current zoning.

APPLICANT'S SIGNATURE: The applicant must sign the form certifying the information is correct. Sign even if the applicant is the owner.

OWNERS SIGNATURE: The property owner must sign this section. Notarized written authorization from the property owner giving the applicant permission to act of his/her behalf can be substituted for property owner's signature.

CONSISTENCY WITH THE LAND USE PLAN: The applicant must provide a detailed response as it applies to the request and its consistency with the Comprehensive Plan.

ADDITIONAL REZONING INFORMATION

The application submittal deadline is thirty (30) days prior to the meeting. The Planning Commission will recommend approval or denial of the request. Planning Commission only makes recommendations to the City/County Council.

Although the rezoning will be advertised in the local newspaper, and the property posted, indicating the date and time of the public hearing, the Planning Staff strongly recommends that all neighbors and property owner be contacted personally by the applicant before the application is submitted.

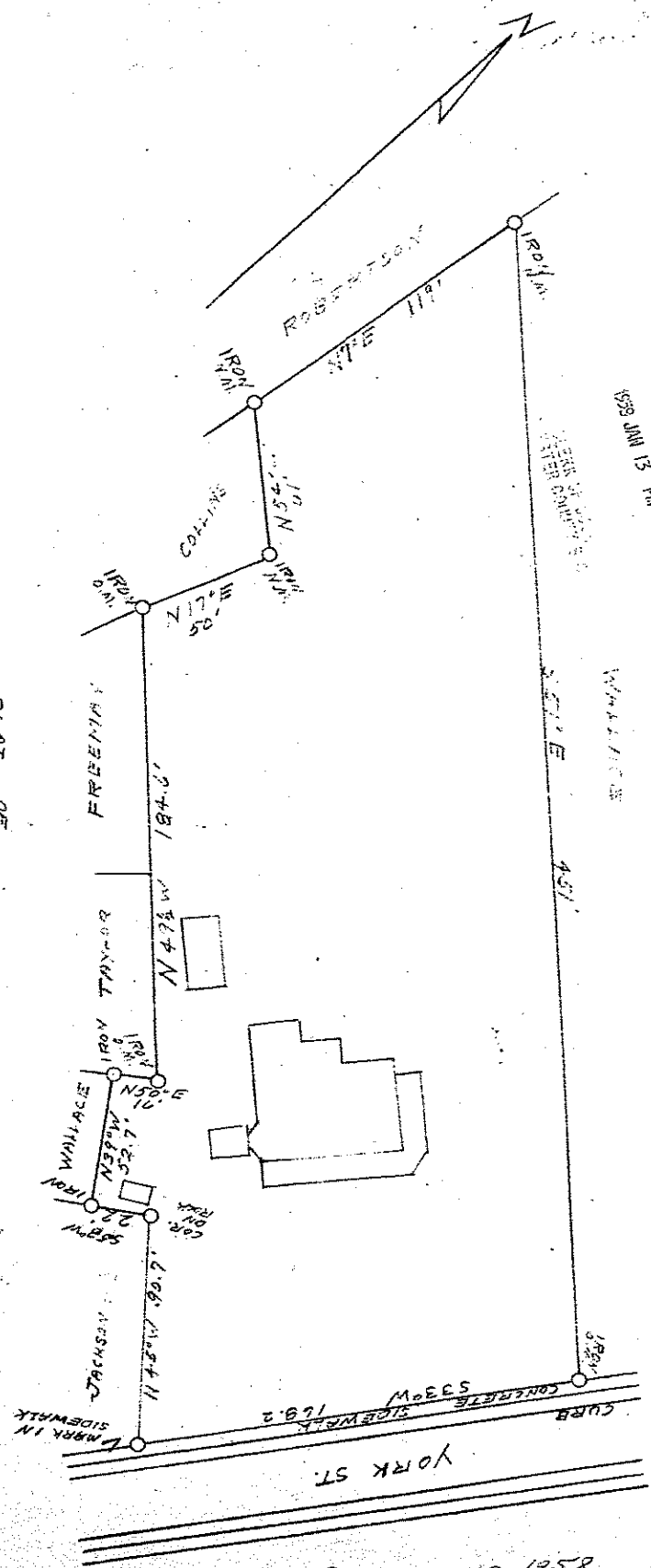
The City/County Council, City/County Planning Commission, or the owner of the property can initiate a rezoning or applicant with signature approval from the property owner.

Partial lot rezoning are discouraged, however, if you are proposing a partial request, a survey is required indicating the area proposed for change. The boundary survey must meet all Subdivision and Zoning standards.

Amendment applications will not be accepted or processed when there is evidence that a zoning violation exists on or in the use of the land that is the subject of the requested change unless the rezoning approval will resolve the existing violation.

The applicant is strongly encouraged to attend the Planning Commission meeting. This process takes minimum of ninety (90) days. Written notification of City or County Council's final action will be mailed to the applicant and property owner.

A property owner cannot initiate action of a rezoning affecting the same parcel or lot, or any part thereof, for a period of twelve (12) months following denial of the rezoning request by County Council unless Council finds that there are significant changes in the petition.



RECORDED
 4598 JUN 13 PM 12 40

PLAT OF
 PROPERTY BELONGING
 TO
 DO. W. S. WALLACE
 ABOUT TO BE CONVEYED TO
 THE
 PARISH OF PERDUE
 IN THE
 CHESTNUT CHURCH
 CHESTER, S. C.

Nov 22 1957

Recorded January 13, 1958
 Deed Book 392, page 175.

Plat of Jan 13-51

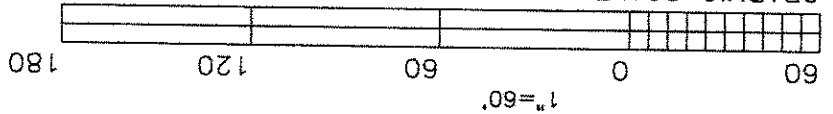
HIPP LAND SURVEYING, INC.
 3574 VICTORIAN HILLS DRIVE
 RICHBURG, S.C. 29729
 PHONE (803) 789 3716

THE INFORMATION SHOWN HEREON IS THE
 PERFORMED UNDER THE SUPERVISION OF
 COMPLETED ON THE DATE SHOWN ABOVE
 ACCORDANCE WITH THE MINIMUM STANDARDS
 OF LAND SURVEYING AS ADOPTED UNDER
 CAROLINA TITLE 40, CHAPTER 21 AND IS
 AREA (IF SHOWN) WAS DETERMINED USING
 WERE RECKONED AS SHOWN. ENCROACHMENTS
 NOTED STRUCTURES ARE NOT WITHIN A
 ACCORDING TO FEMA MAPS.

NO NEW LOTS OR LINES ESTABLISHED

NOTE:
 EIP = EXISTING IRON PIN
 NIP = NEW IRON PIN
 PK = PK NAIL
 RR = RAILROAD SPIKE
 P.P. = PINCHED PIPE

GRAPHIC SCALE - FEET



L-1 N 45-58-07 W 90.70'
 L-2 S 53-16-54 W 20.77'
 L-3 N 51-06-14 E 16.18'

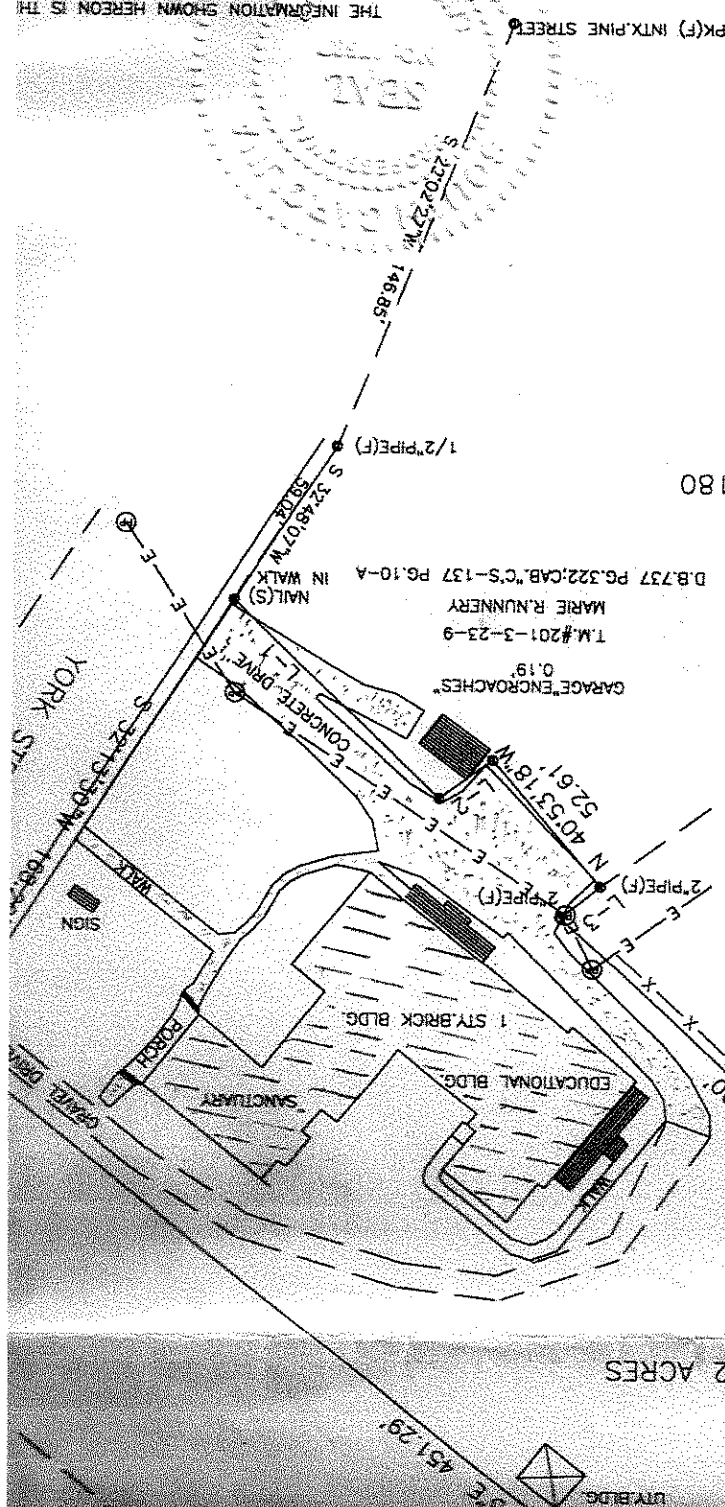
CALL TABLE:

T.M.#201-3-23-4
 MARY T. DANIELS
 D.B.#07 PG.333.P.B."A" PG.166

T.M.#201-3-23-5
 WILLIAM DONALD FREEMAN
 D.B.#71 PG.48.P.B."C" PG.178

T.M.#201-3-23-6
 ERIC S. RAMEY
 ELAINE G. RAMEY
 D.B.#82 PG.136

T.M.#201-3-23-9
 MARIE R. NUNNERY
 D.B.#37 PG.322.CAB."C" S-137 PG.10-A
 IN WALK



1.402 ACRES

S 451.29'

WILL