



City of Chester  
Public Works Department  
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**Date: October 4, 2018**

Present Greg Winters, Cheryl McBrayer, Roy Swisher, Alfred Lindsay, Frank Dominick

Absent: Gracy Justice, Matthew Alexander

Approval of Minutes: Cheryl McBrayer motioned to approve, Alfred Lindsay 2<sup>nd</sup>; Unanimous vote 5-0

**Item 1: Farmers Markets Pavilion Architectural drawings**

HPC Alfred Lindsay Recused himself from the Committee to present the approved Kitchen Committee Architectural drawing renderings for approval of the HPC to vote on.

Mr. Lindsay was hired by the City of Chester Kitchen Committee to provide architectural drawing of the proposed Farmers Markets Pavilion addition.

The Kitchen committee has recommended to City Council their approval of the architectural drawing with submitted changes such as opening the proposed building to accommodate large refrigeration to enter the Pavilion to have delivery access to the original Farmers Markets roll up doors for deliveries.

1. Mr. Lindsay present a site plan or a 132 X 60 or 8180 sq/ft the facility was based off the original design.
2. He gave two models one with 7 rows and three rows of columns, the second one was with smaller columns and which raise the structures to 14 feet above the ground the addition rise of elevation was for truck height clearance.
3. Also included was a detached Men/Women ADA accessible restrooms facility.
4. The facility was based off the Charleston SC Downtown Market and the Cayce SC Farmer Market.
5. The Chairman questioned the proximity to public utilities to the main building
6. Ms. McBrayer question was to historical integrity as compared to the Charleston and the Cayce SC and that she was not in favor of a metal roof.

Motion to approved: With no further discussion Cheryl McBrayer made a motion to approve the Pavilion drawings as presented, and that if any changes were made that those change request would be brought back to the HPC for approval.

Frank Dominick seconded the motion. Motion to approve by Unanimous vote 5-0.

**Items 2. Bill Bundy 148 York Street Chester SC**

Bill Bundy of 148 York Street proposed to build 30 x 30 detached garage adjacent to his house he presented a base drawing.

Ms. McBrayer questioned was the pitch of roof 6/12, and Mr. Lindsay restated that the ordinance required that all roofs in the HPC must be a 6/12 pitch.

Mr. Frank Dominick questioned the appearance of the front entrance doors and their appearance to the road.

The chairman questioned the Zoning setback for the R-10 district from the side property line and the rear property line. The setback for both setback's rear and side yard property lined were determined to be 5feet.

Ms. McBrayer motioned to approve upon verification of the property setback.

Chairman Winters 2<sup>nd</sup> the motion. Motion passed Unanimous 5-0.

**Item 3. HPC application approval**

HPC application approval by City Council to add items to the HPC application was approved by a unanimous vote 9-0.

There was a request for information about the application of 125 Brawley Street

The original applicant did not show up his representative showed up after the meeting was concluded.

There was a request to see if the applicant made further contact with the City about his application. None had bee made.

No action was taken.

Chairman made a motion to adjourn; seconded by Cheryl McBrayer motion approved unanimous 5-0

**Meeting adjourned 6:30PM**

**Minutes prepared by: Reginald Mcbeth CBO CFM MCO  
City of Chester Building Official/Zoning Administrator**