

City of Chester Planning Commission
June 27, 2017, 6:00 pm
Minutes

Present: Chairman Bob Smith; Commission Members Wyonia Hinton and Kim Sanders; City Attorney Megan Gaston and Human Resources Director Carla Roof.

Absent: Agella Beckford-Days and Diane Simpson.

Call to Order: Chairman Smith called the meeting to order at 6:10 pm.

Chairman Smith provided the audience an overview of what the Commission does. 1. Planning and Zoning deliberates and recommends to City Council. 2. Zoning Board of Appeals serves as the appeals board for zoning ordinances. 3. HPC controls the Historic Preservation of Property.

Chairman Smith informed the audience, this is a Public Hearing, not a Public Forum and will limit remarks to 2-3 minutes.

Chairman Smith read the application as presented, 2017-02.

Randy Johnson, 125 York Street spoke in opposition of the application request to amend the City Ordinance to allow funeral homes in R-10 Residential District.

Mark Dickerson, 131 York Street spoke in opposition of the application request.

Douglas Marion, 145 York Street, spoke in opposition of the application request.

John King informed the Commission that Kings Funeral Home has been in business for 100 years and he is the 3rd generation. All current Funeral Homes are in residential areas. Funeral Homes are not loud and there has never been a police called to my business. Mr. King stated that he was a lifelong resident of Chester and serves as State Representative. The current Church that is located on the property holds funerals as well. Currently, there is no income coming from this property, we need to be concerned about growth, this is smart growth.

No one else was present to speak.

Commission discussed the application and explained to the audience what their options were.

1. Commission could re-zone to CC or HC but not recommended because you should not spot zone.
2. Commission could deny.
3. Commission could allow as a special exception.

After much discussion, Kim Sanders made a motion that Special Exception be allowed in R10. Wyonia Hinton seconded the motion. The motion carried unanimously

Wyonia Hinton made a motion to adjourn at 6:39 pm. Kim Sanders seconded the motion. The motion carried unanimously.

Respectfully submitted, Carla Roof