



## **PLANNING COMMISSION MINUTES SEPTEMBER 24, 2019**

Meeting to order at 6:00pm by Chairman Bob Smith

Present: Bob Smith, Wyonia Hinton, Angella Beckford Days

Absent: Dianne Simpson

Approval of minutes: Unanimous vote 3-0

Old Business: Recommendation of the 2019 City of Chester Comprehensive Plan

1. Robert Moody of Catawba Regional COG gave a presentation of the recommended Comprehensive Land Use Plan for the City of Chester. He provided a copy of the handout of the previous meeting to all attending committee members. He asked if the committee members had an opportunity to review the changes from the draft version of the plan presented at the last meeting and if they agreed for recommendation to City Council for approval and the following would need to be done.
2. A Public Hearing would have to be held by City Council and two successive meetings with the document being voted on at two public meetings for final approval.
3. Chairman Bob Smith suggested that some items in the zoning ordinance would need to be address and that were some misinterpretation of the ordinance should be addressed later. Such as, the 5 houses being built on Hamilton Street by a current residential home builder. Mr. Smith also expressed that form-based zoning would not be a right fit for the City of Chester.
4. Mr. Moody stated that zoning is divided into district based on market changes to the area.
  - a. After discussion was closed, Wyonia Hinton made a motion to accept the 2019 Comprehensive Land Use Plan for the City of Chester be recommended to City Council for approval.
  - b. 2<sup>nd</sup> by Angella Beckford Days. Motion for approval was unanimous vote 3-0.

Motion to adjourn Ms. Angella Beckford-Days, 2<sup>nd</sup> Wyonia Hinton. Vote 3-0.

Meeting adjourned 6:30 pm

Minutes prepared by Reginald McBeth CBO CFM MCO Building Official/Zoning Administrator