



CHESTER COUNTY COUNCIL MEETING SPECIAL CALLED

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

March 1st 2023 at 5:00 PM

Agenda

1. **Call to Order**
2. **New Business**
 - a. **1st Reading of CCMA23-01 Advanced Chester, LLC request Tax Map #145-00-00-090-000 at 510 Junior's Place, Richburg, SC 29729 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3).**
 - b. **1st Reading of CCMA23-02 Richburg Magnolias, LLC request Tax Map #145-00-00-007-000 off Bryant Corner Rd and Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3).**
 - c. **1st Reading of CCMA23-03 Richburg Magnolias, LLC request Map #135-00-00-012-000 at 4375 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3).**
 - d. **1st Reading of CCTA23-01 ID-3 – Chester County Zoning Ordinance – Text Amendments General Industrial District Chapter 4 § 4-121 ID-3 Permitted Uses**

New Text:

All uses permitted in ID-1 and ID-2

NAICS DESCRIPTION SEE ID-1 and ID-2

PARKING SPACES REQUIRED SEE ID-1 and ID-2

3. **Adjourn**

Chester County Planning Commission Minutes

February 28th, 2023

CCMA23-01 Advanced Chester, LLC request Tax Map #145-00-00-090-000 at 510 Junior's Place, Richburg, SC 29729 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Andrew Rodgers 101 Research Drive, Columbia, SC stated the proposed development is for an industrial facility which will include administrative buildings, warehouses that would store non processed materials for the finished goods and rail car loading. The site is 700 acres, and a significant buffer has been planned around the perimeter of the site. At this time we are not allowed to say the company name, confidentiality is inherent to the process under the site selection process right now. He stated there was a good bit of economic development activity surrounding this project. This company is a domestic company looking to create community partnered development and they have a proven track record of safety and environmental stewardship.

Brad Hubbard, 4692 Bryant Corner Rd, Richburg addressed the Planning Commission regarding being opposed to rezoning CCMA23-01 thru CCMA23-03.

Julie Moore, 642 Chips Meadow Loop, Richburg addressed the Planning Commission regarding being opposed to rezoning CCMA23-01 thru CCMA23-03.

Barry Strickland, 4712 Bryant Corner Rd, Richburg addressed the Planning Commission regarding being opposed to rezoning CCMA23-01 thru CCMA23-03.

Scott Rice, 4627 Betty Dixon Road, Richburg addressed the Planning Commission regarding being opposed to rezoning CCMA23-01 thru CCMA23-03.

Kris Phillips, 691 Wannamaker Lane, Charlotte, addressed the Planning Commission regarding being in favor of rezoning CCMA23-01 thru CCMA23-03.

Commissioner Grant asked are you asking us to approve this without knowing what the facility will be. He also asked if there would be a buffer around the facility.

Mr. Rogers stated the company will follow any of their standard industrial processes to protect against such concerning items. The buffer shows 1000 feet. The final layout is still in the works. So that is a conceptual layout to show the conceptually planned development.

Commissioner Grant said y'all have already cleared the corner field, on number nine and Bryant Corner Road is that correct.

Mr. Rodgers stated I think that was a different development. That was planned for a spec building and that has now ceased.

Sara White, 310 Mills Ave, Greenville, SC. So the original side that the spec building that was not us but that has now since been added to the property there. So we're currently still going through iterations of looking at maximizing the layout while also leaving the buffers there. And so we're looking at a possible variance application but they would still keep the core processing within that buffer that would be more for administrative type uses that would be closer to the road on that. Warehousing too, so it'd be more of those non process parts that would encroach that.

Commissioner Raines stated so long story short there would be permitted under current zoning law, so to speak, would be a shorter setback than the ID3 of what you're asking.

Ms. White, Yes, and the others would be closer to you. They would be for the site there. So that's what we do want to acknowledge that it would be with it would adhere to the normal setbacks for administrative or warehousing type facilities.

Ms. White, said I think those are still working through the layouts and actually going through a traffic analysis right now to see what the best configuration on that would be, we don't anticipate traffic impacts we would be working with DOT and Chester County to make sure those are minimal during construction and operation on that. So that's what is continuing to look to the layout we would work with the county on that. They're still working through that from raw materials and origin destinations on that and so I think there is, you know, a leniency trying to put more on rail just from different congestion different things ESG all of that looking at that from that criteria to minimize the traffic they are but we're still working through those volumes and understanding that as part of that overall logistics analysis right now.

Commissioner Raines asked what your rough percentage of the business would be will half be rail or half be by truck.

Ms. White, they're still working through that from raw materials and origin destinations on that and so I think there is, you know, a leniency trying to put more on rail just from different congestion, different things ESG all of that, looking at that from that criteria to minimize the traffic they are but we're still working through those volumes and understanding that as part of that overall logistics analysis right now.

Commissioner Grant asked about the railroad crossing over Lancaster Hwy.

Ms. White stated Yes, and we're evaluating the rail crossings including a bridge crossing that would go over the highway as well. So that's part of the analysis right now to limit impacts. That's one of the alternatives that we're looking at for the rail crossing is to bridge it over Highway nine into the site. We're looking at all the different things from an engineering perspective, again, working through the layout and you know, trying to see what's the best way or at least impacts on that. But one of those is a bridged grade separated crossing.

Commissioner Grant asked who would require them to build the bridge for the railroad.

Ms. White stated this is something that the company is looking at and they would work closely with the rail provider and D O T to look at, you know, the best location for that. For that rail crossing and we're evaluating the rail crossings, including a bridged crossing that would go over the highway as well. So that's part of the analysis right now to limit impacts.

Commissioner Walley asked what kind of traffic they were talking about going to the industry.

Ms. White stated employee traffic will be spread as a 24-hour facility so it will be spread over two 12-hour shifts, and so there'll be more from the passenger and again, going back to it's going to depend a little bit more on the rail and truck combination, looking at the logistics on that. So those numbers haven't been finalized quite yet. But it will be spread over you know, again, the 24 hours once so we'll work the company will also work with the rail provider to also look at when our optimal times for things you know and also from trucks and things and optimal times from traffic schedules, sporting events, different things like that to minimize it.

Commission Grant asked if they were putting a berm between the railroad.

Mr. Rodgers stated that's not known at this time that would be vetted during the final design with the county, that's something that the company could potentially put in but again, that's unknown presently. I think the intent is to put trees to replant the area that was previously cleared or some sort of vegetative buffer to shield any light noise that sort of the visual aesthetics.

Commissioner Raines asked does your design as far as plan of the facility take into account lights that doesn't have much glare.

Mr. Rodgers stated, so there will be a photometric study performed and that just means taking the watts the intensity of the bulbs that will be used, how far their effective brightness will be, what area they will affect and then also the intent is to point the lighting inward. To minimize that. But yeah, there will be a plan engineering type plan drawn to help with that.

Commissioner Raines, Going back to the buffers, setbacks. How would you determine which piece of property the setbacks stayed the same and which were reduced on? Is that going to be based on the NAIC codes in the book?

Ms. White, yes. and that's what I think the intention is to put more of the administrative and warehousing parts of that process if you see that indicating those would be the areas that would encourage more of the 1000-foot setback those would be more of those more typical setbacks. I'm trying to say 150 feet off the top of my head for that for those uses. And so but again, the core of the site would be in the processing in the center of the site and so that would be more within that larger buffer.

Commissioner Raines, we're also talking about berm verses regular buffers right in that bottom right hand corner. And that's sort of a way to protect the neighbors a little bit, give them some relief from such a change from what it is now to a heavier usage.

Ms. White, the sites are over 720 acres and so that's larger than what's needed. So that's why we had that to accommodate and then just to have that buffer there, the natural buffer.

Commissioner Hough, your plan is to reduce the buffer will it be on the Bryant Corner side, or will it be an entire site reducing the buffer, and if you're reducing the buffer on the Bryant Corner side to do administrative stuff, then is the traffic and administrative stuff going to dump onto Bryant Corner Road? That's my main question is really how it's going to affect that. I mean, I understand DOT, I do commercial construction, so DOT will handle the traffic with the lanes and stuff like that. I'm not concerned about any of that. But it's more of a how it affects a residential area, you know what I mean? For the people over there, there's also a small parcel on the opposite side of Bryant Corner Road that is part of this zoning. Is it part of that plan of any at all because at that point.

Ms. White, It would have that same zoning because it is part of that same tax parcel, but there's no development on that, as of now. So all the layouts do not have that. So, again, I think on the logistics, I'll have to go through and understand that there's any improvements for Bryant Corner if it is just some passenger traffic there or anything on that when looking at what that layout will do. But it really again, it's just more of those administrative type of uses that would encroach more on that that I think industrial traffic would be separated.

Attorney Winters, your letter to Planning, Building and Zoning indicates that you have an option on the property. So you've got a prospective purchaser on the property with an option. And if they don't go through with the purchase, then you're saying that you would ask for a reverter back to its original classification, which is very common with this commission in what they do. They put reverter clauses on when they approve things like this. If they approve this, and I'm confused, it does say that that you're going to notify Planning and Zoning no later than November 30, 2023 to trigger that reverter clause, but the appraisal card says the date of sale is January 12, 2024.

Ms. White, that would be the project is still on the site selection decision process right now. And we would anticipate that a decision would be made by that timeline. And then we could say, we are coming, or we aren't coming in case the reverter clause needed to go ahead so that would be more of that timeline of when a decision would be made from site selection.

Commissioner Raines,

So can we just make a general statement that if the property is not purchased, then whatever date it reverts back, we only need to set a date necessarily.

Attorney Winters, Or they don't go into operation or don't start construction within a certain period of time where we can talk about what that is reasonably and may maintain the NAIC code that they've applied for. So if they deviate from that code which is 32518 then it could be subject to reverter.

Commissioner Raines motioned to approve CCMA23-01 With the stipulation that a berm is built between the residential structures and the facility along their property lines 40 feet wide and 20 feet high, second by Commissioner Williams. Vote 3-2 to approve. Commissioners Walley and Grant opposed.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 2/28/23 Case # CCMA23-01 Invoice # 6152

The applicant hereby requests that the property described to be rezoned from ID-2 to ID-3

Please give your reason for this rezoning request:

In anticipation of the intended use of this property as an industrial manufacturing site (NAICS code: 32518), an amendment is requested to re-zone the subject parcel from ID-2 to ID-3. A request for a special exception will also be submitted to allow this particular NAICS code.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 32518

Property Address Information

Property address: 510 Juniors Place
 Tax Map Number: 145-00-00-090-000 Acres: 22.327

Any structures on the property: yes no . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant (s): Advanced Chester, LLC
 Address 100 N. Main Street, Sumter, SC 29150
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Same as the Applicant
 Address: _____
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 1/25/2023

Applicant signature: [Signature] Date: 1/25/2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



AECOM
101 Research Drive
Columbia, SC 29203



January 25, 2023

Chester County Dept of Planning, Building, & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

Subject: Zoning Map Amendment
Parcel Number 145-00-00-090-000

Dear Chester County Dept of Planning, Building, & Zoning,

With the submittal of the Zoning Map Amendment Applications for the subject parcel, we wish to include a request that if the requested rezoning approval for the property described in Exhibit A attached hereto and incorporated herein (the "Property") is granted and the prospective purchaser that Applicant previously has granted an option to purchase the Property does not exercise the option and acquire title to the Property as contemplated, Applicant shall be entitled, by so notifying Chester County Dept of Planning, Building, and Zoning in writing not later than November 30, 2023, to cause the zoning classification and status of the Property to automatically revert to its zoning classification and status that exists as of the date of this application (i.e., ID-2 Zoning).

Sincerely,

McSwain Armfield, PE
Senior Civil Engineer



Cc: Andy Rogers, AECOM
Sarah White, GLS

Exhibit A

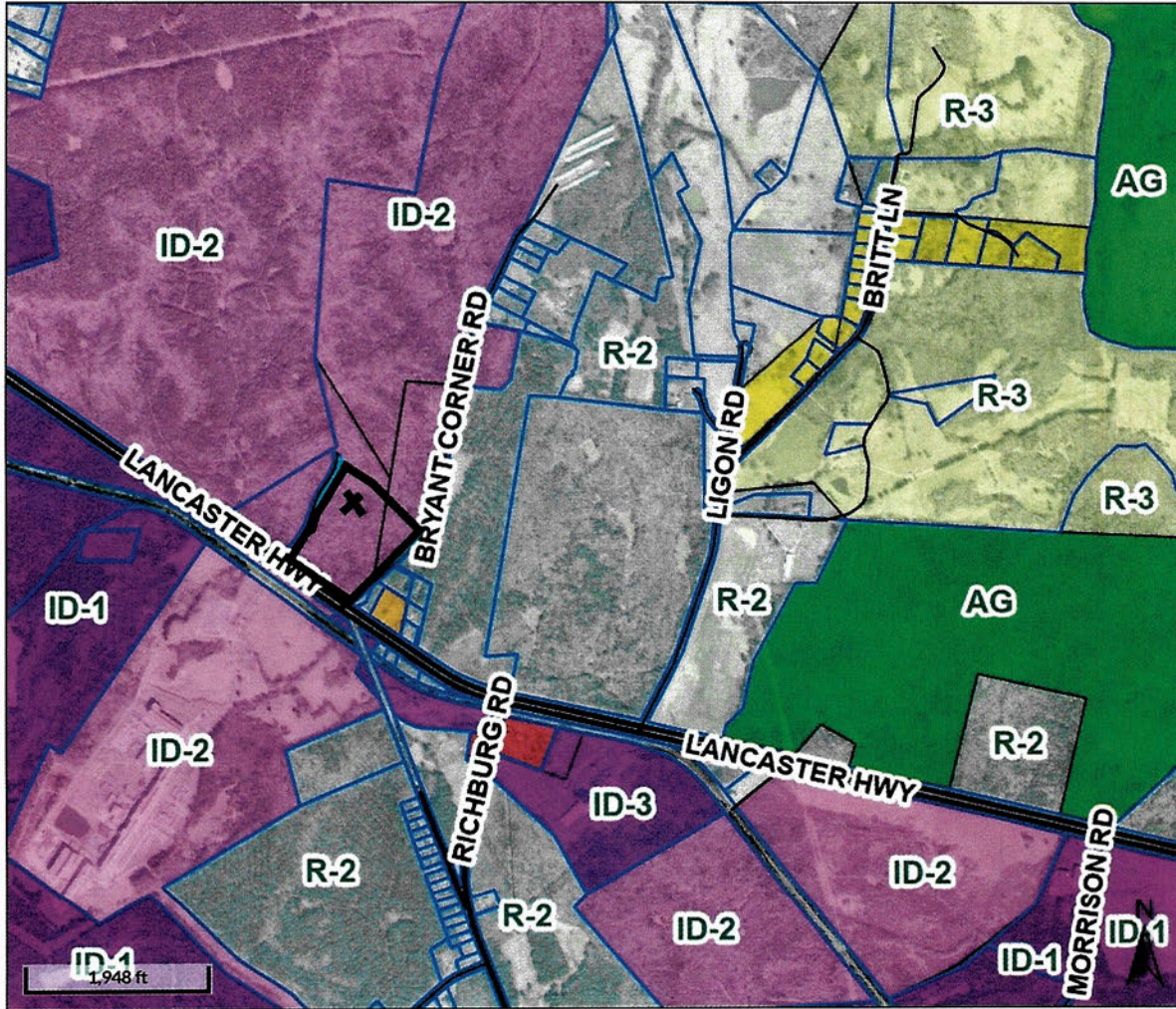
to

Advanced Chester, LLC Rezoning Application

Property Description

That certain piece, parcel or lot of land containing 22.327 acres, more or less, as shown on a plat thereof entitled "Plat of Boundary Survey/Proposed Industrial Park for Richburg Magnolias, LLC, Odell Industrial Park Complex/Phase 1," prepared by Eugene Bryan Enfinger, PLS No. 11056, dated May 12, 2022, and recorded in Plat Cabinet E, Slide 119, page 5 on October 17, 2022, in the Office of the Clerk of Court of Chester County, South Carolina, which plat is hereby incorporated by this reference and having such metes, bounds, courses and distances as by this reference to said plat will more fully appear.

The Land described herein is a portion of the property conveyed to Advanced Chester, LLC, by deed recorded in Deed Book 1409, Page 123 in the Office of the Clerk of Court of Chester County, South Carolina.



Overview



Parcel ID	145-00-00-090-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 1107
Property Address	510 JUNIORS PL	Acreege	22.302		LANCASTER SC 29721
District	04				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 2/21/2023
 Last Data Uploaded: 2/21/2023 4:37:40 AM

Developed by Schneider
 GEOSPATIAL

Owner and Location					
Next Year (2024) Changes					
Search Options			Alerts		
Map Number	145-00-00-050-000	Real	00050293	History Year	
Name 1	ADVANCED CHESTER LLC		Other Map Number		
				Current Year Record Exists	
Owner Information					
Post Initials	T1	Reason for Change		Activity Date	02/03/2023
Name 2				Land Value	66,000
Address 1	100 N MAIN ST			Building Value	
Address 2	SUMPTER SC			Total Market Value	66,000
Zip Code	29150			Total Tax Value	66,000
Codes					
District	04	File Code	RI	RICHBURG	
Town		Neighborhood	ID2	LIMITED INDUSTRIAL	
Subdivision		Use Class			
Description					
Legal					
Location					
Street Number		Street Name		Suffix	Direction
Additional Information					
Appraisal Appeal		Owner Occupied		TIF	Base
Agricultural Use		Reappraisal Notice		MCIP	Industrial Park ID
Rollback				Exempt	
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Che. 11/1/96



S. C. HIGHWAY 89 - 75' R/W

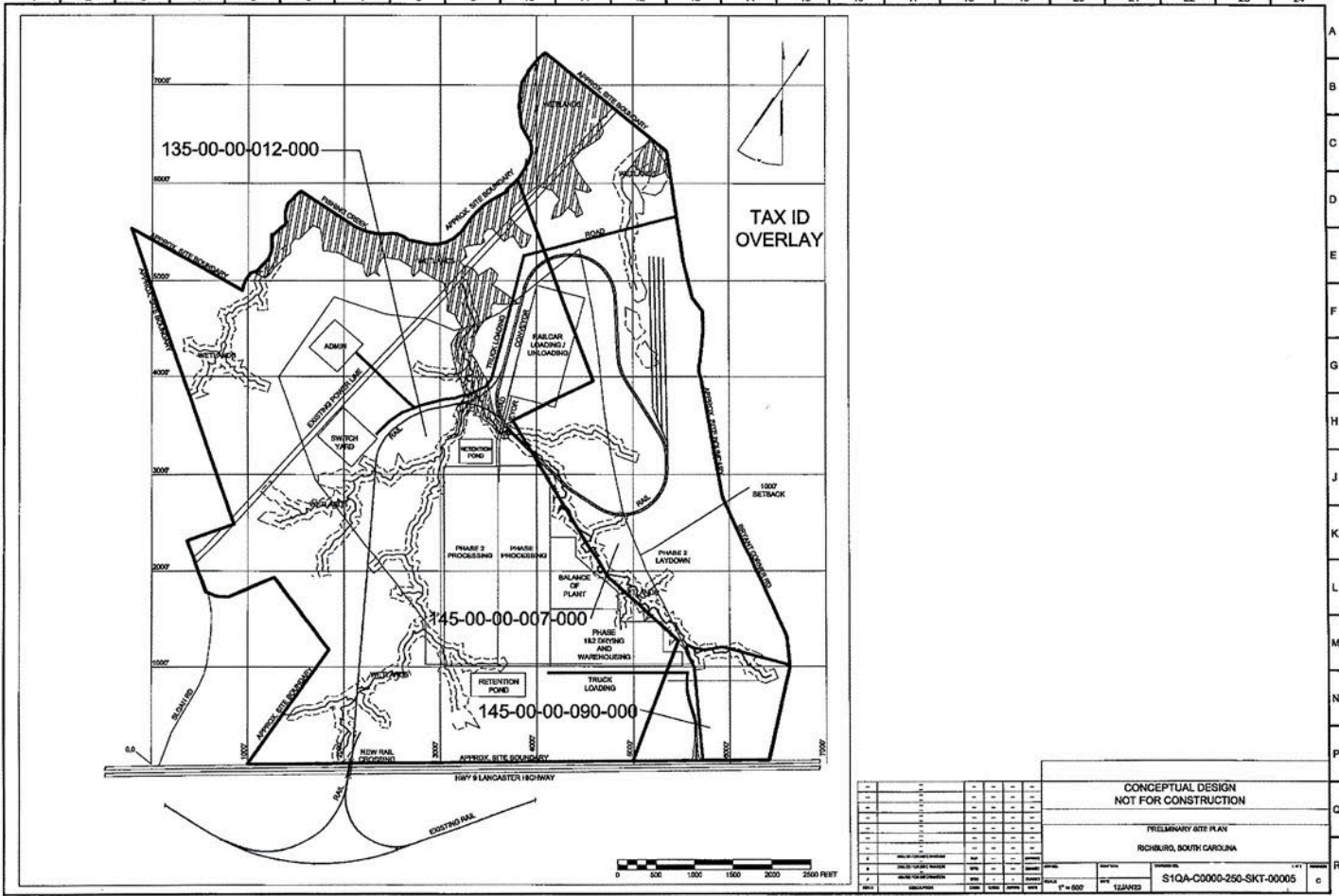
241.40 ACRES

NO.	ACRES	OWNER
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NOTE: THE PROPERTY IS OWNED BY SPECIAL DISTRICT AND IS NOT SUBJECT TO THE PROPERTY TAXES OF THE COUNTY OF CHESTER.

PROPERTY SURVEYED FOR
HOUSTON ACRES, INC.
LOCATED IN THE LANDSFORD TOWNSHIP
CHESTER COUNTY, SOUTH CAROLINA
APRIL 9, 1996
REVISED APRIL 24, 1996
THIS PROPERTY IS DESIGNATED AS TAX PARCELS 112-11 & 113-7.





**CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION**

PRELIMINARY SITE PLAN

RICHBURG, SOUTH CAROLINA

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1					ISSUED FOR PERMITTING
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Chester County Planning Commission Minutes

February 28th, 2023

CCMA23-02 Richburg Magnolias, LLC request Tax Map #145-00-00-007-000 off Bryant Corner Rd and Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Commissioner Raines motioned to approve CCMA23-02 With the stipulation that a berm is built between the residential structures and the facility along their property lines 40 feet wide and 20 feet high, second by Commissioner Williams. Vote 3-2 to approve. Commissioners Walley and Grant opposed.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 2/28/23 Case # CCMA23-02 Invoice # 6152

The applicant hereby requests that the property described to be rezoned from ID-2 to ID-3

Please give your reason for this rezoning request:

In anticipation of the intended use of this property as an industrial manufacturing site (NAICS code: 32518), an amendment is requested to re-zone the subject parcel from ID-2 to ID-3. A request for a special exception will also be submitted to allow this particular NAICS code.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 325 18

Property Address Information

Property address: No Address on Property Card
 Tax Map Number: 145-00-00-007-000 Acres: 218.06

Any structures on the property: yes _____ no X. If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant (s): Richburg Magnolias, LLC
 Address 1744 Old Richburg Road, Chester, South Carolina 29706
 Telephone: [REDACTED] cell _____ work _____
 E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Same as the Applicant
 Address: _____
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 1-26-2023
 Applicant signature: [Signature] Date: 1-26-2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



AECOM
101 Research Drive
Columbia, SC 29203



January 25, 2023

Chester County Dept of Planning, Building, & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

Subject: Zoning Map Amendment

Parcel Numbers 135-00-00-012-000
145-00-00-007-000

Dear Chester County Dept of Planning, Building, & Zoning,

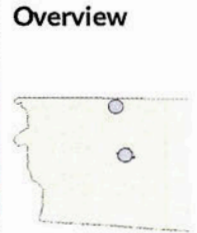
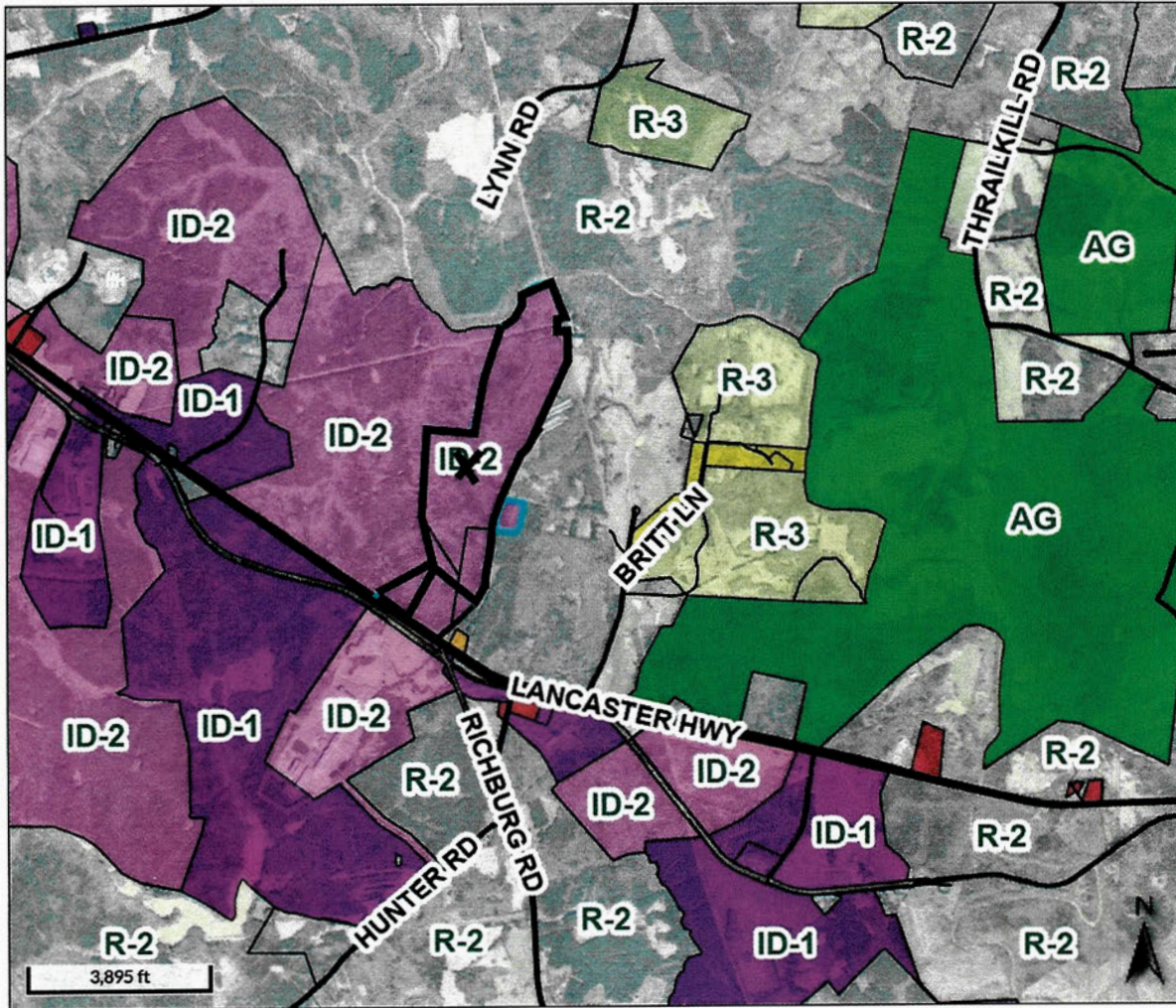
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Sincerely,

McSwain Armfield, PE
Senior Civil Engineer



Cc: Andy Rogers, AECOM
Sarah White, GLS

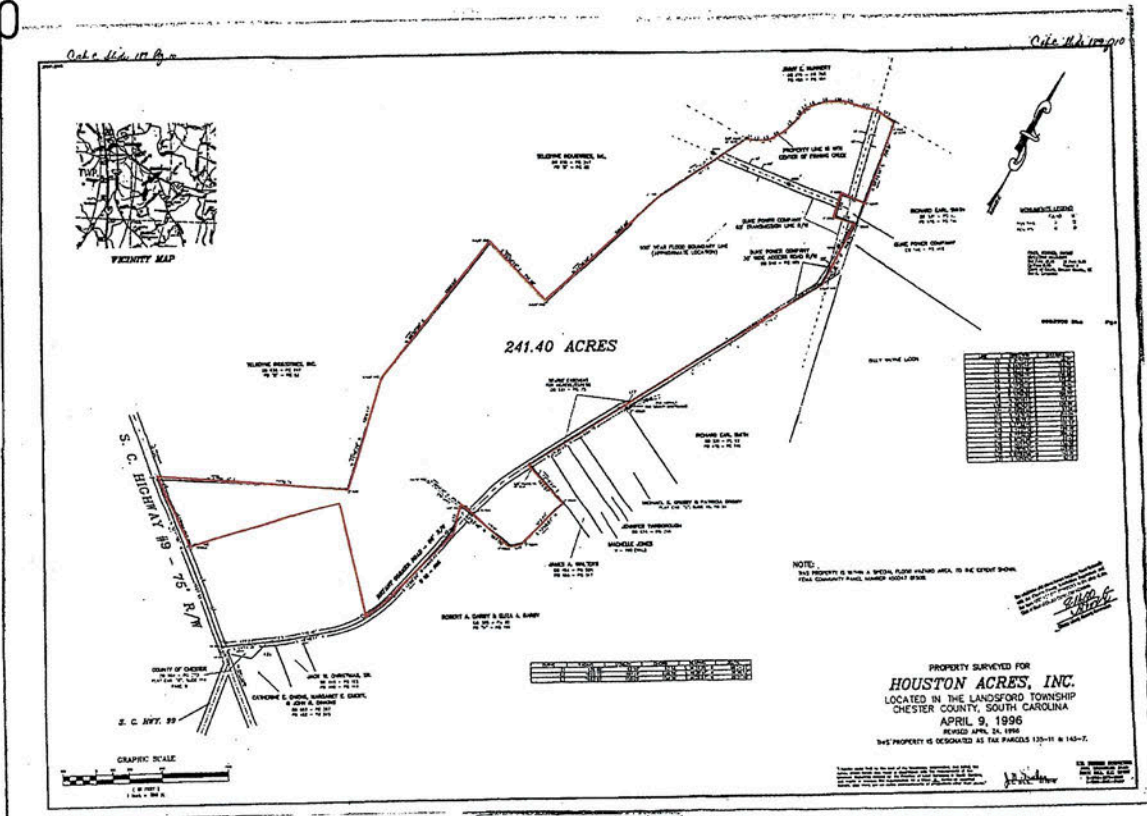


Parcel ID	145-00-00-007-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		P O BOX 1107
Property Address		Acreage	218.068		LANCASTER SC 29721
District	04				
Brief Tax Description	OFF HWY 9 (Note: Not to be used on legal documents)				

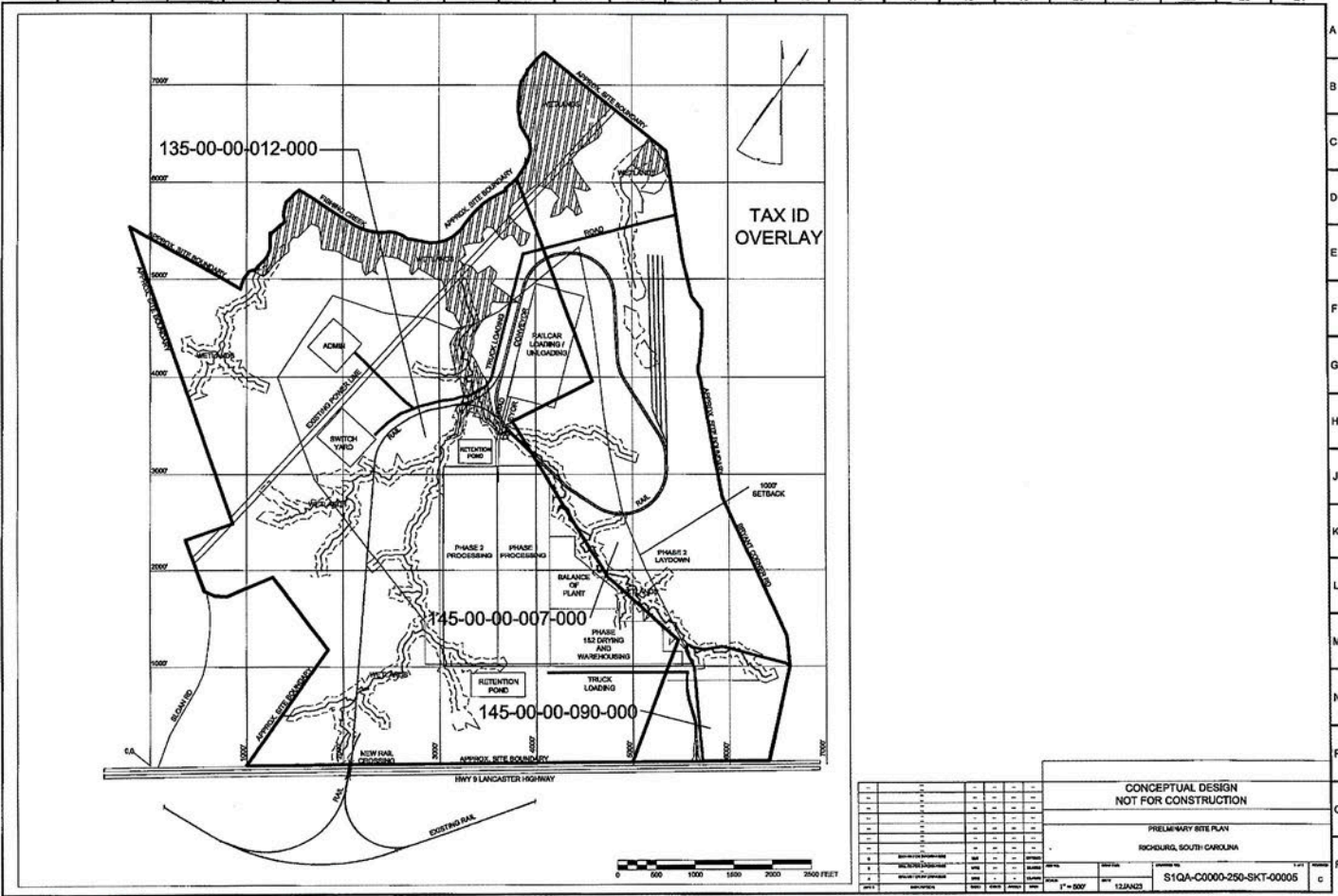
Date created: 2/21/2023
 Last Data Uploaded: 2/21/2023 4:37:40 AM

Developed by Schneider
 GEOSPATIAL

Owner and Location					
Next Year (2024) Changes					
Search Options			Alerts		
Map Number	145-00-00-007-000	Real	00945293	History Year	
Name 1	RICHBURG MAGNOLIAS LLC		Other Map Number	<input type="checkbox"/> Has Additional Comments	
<input type="button" value="End"/>					
Owner Information					
Post Initials	KB	Reason for Change		Activity Date	01/19/2023
Name 2				Land Value	714,000
Address 1	P O BOX 1107			Building Value	
Address 2	LANCASTER SC			Total Market Value	714,000
Zip Code	29721			Total Tax Value	23,350
Codes					
District	04	Fire Code	RI	RICHBURG	
Town		Neighborhood	I02	LIMITED INDUSTRIAL	
Subdivision		Use Class			
Description	OFF HWY 9				
Legal					
Location					
Street Number		Street Name		Suffix	Direction
Additional Information					
Appraisal Appeal		Owner Occupied		TIF	Base
Agricultural Use		Reappraisal Notice		MCIIP	Industrial Park ID
Rollback				Exempt	
Scroll by: MAP#					



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24



CONCEPTUAL DESIGN NOT FOR CONSTRUCTION	
PRELIMINARY SITE PLAN ROCKING, SOUTH CAROLINA	
DATE: 12JAN23	PROJECT: S1QA-C0000-250-SKT-00005
SCALE: 1" = 800'	DATE: 12JAN23

Chester County Planning Commission Minutes

February 28th, 2023

CCMA23-03 Richburg Magnolias, LLC request Map #135-00-00-012-000 at 4375 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Commissioner Raines motioned to approve CCMA23-03 With the stipulation that a berm is built between the residential structures and the facility along their property lines 40 feet wide and 20 feet high, second by Commissioner Williams. Vote 4-1 to approve. Commissioners Walley opposed.



Chester County, South Carolina
 Department of Planning, Building & Zoning
 1476 J.A. Cochran Bypass
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 2/28/23 Case # CCMA23-03 Invoice # 6152

The applicant hereby requests that the property described to be rezoned from ID-2 to ID-3

Please give your reason for this rezoning request:

In anticipation of the intended use of this property as an industrial manufacturing site (NAICS code: 32518), an amendment is requested to re-zone the subject parcel from ID-2 to ID-3. A request for a special exception will also be submitted to allow this particular NAICS code.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 32518

Property Address Information

Property address: 4375 Lancaster HWY
 Tax Map Number: 135-00-00-012-000 Acres: 469.82

Any structures on the property: yes _____ no . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant (s): Richburg Magnolias, LLC
 Address 1744 Old Richburg Road, Chester, South Carolina 29706
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): Same as the Applicant
 Address: _____
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Odell Stow Date: 1-26-2023
 Applicant signature: Odell Stow Date: 1-26-2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



AECOM
101 Research Drive
Columbia, SC 29203



January 25, 2023

Chester County Dept of Planning, Building, & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

Subject: Zoning Map Amendment

Parcel Numbers 135-00-00-012-000
145-00-00-007-000

Dear Chester County Dept of Planning, Building, & Zoning,

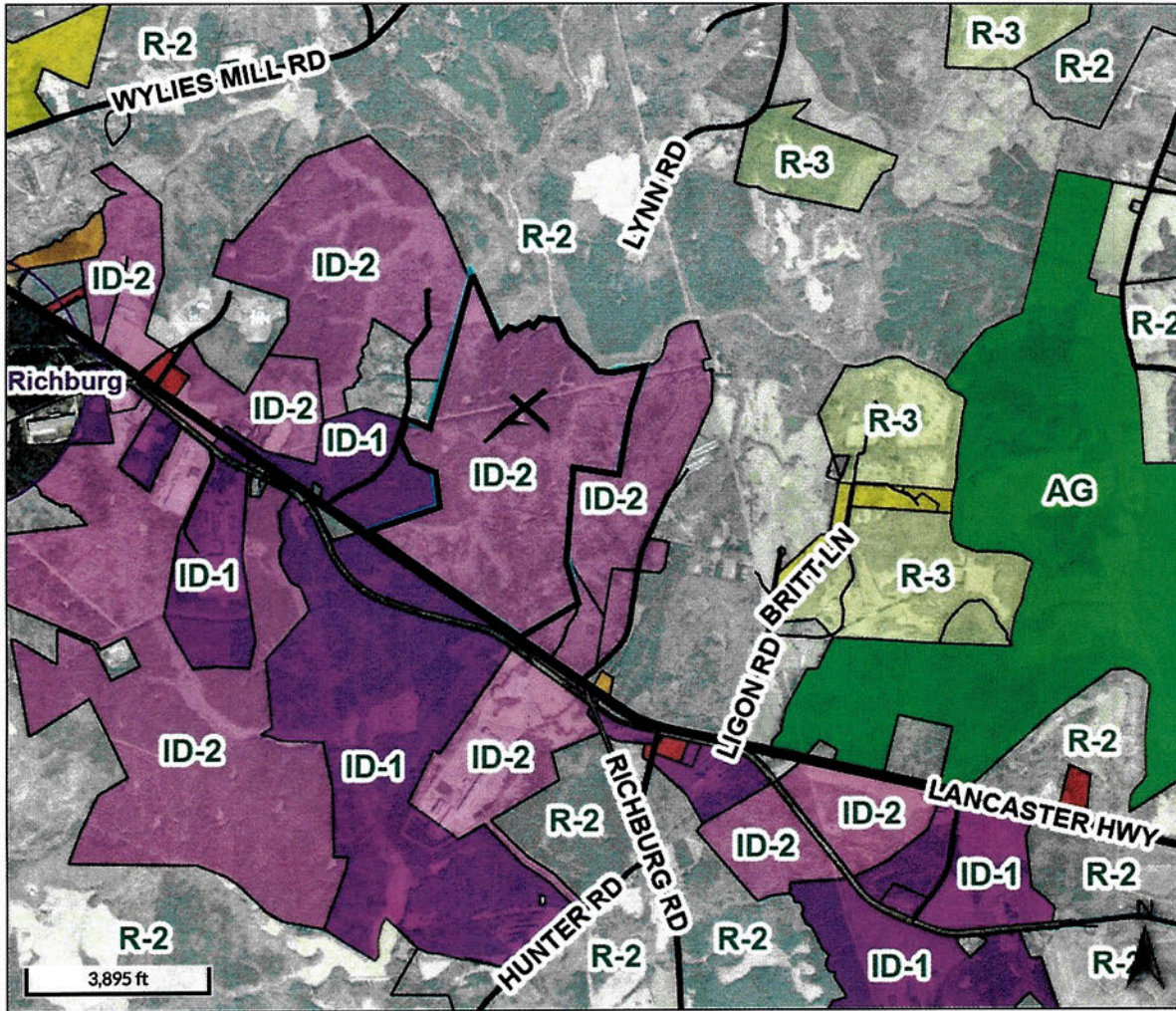
With the submittal of the Zoning Map Amendment Applications for the subject parcels, we wish to include a request that if the requested rezoning approval for the property described herein (the "Property") is granted and the prospective purchaser that Applicant previously has granted an option to purchase the Property does not exercise the option and acquire title to the Property as contemplated, Applicant shall be entitled, by so notifying Chester County Dept of Planning, Building, and Zoning in writing not later than November 30, 2023, to cause the zoning classification and status of the Property to automatically revert to its zoning classification and status that exists as of the date of this application (i.e., ID-2 Zoning).

Sincerely,

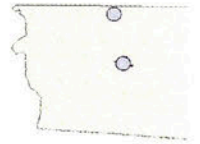
McSwain Armfield, PE
Senior Civil Engineer



Cc: Andy Rogers, AECOM
Sarah White, GLS



Overview



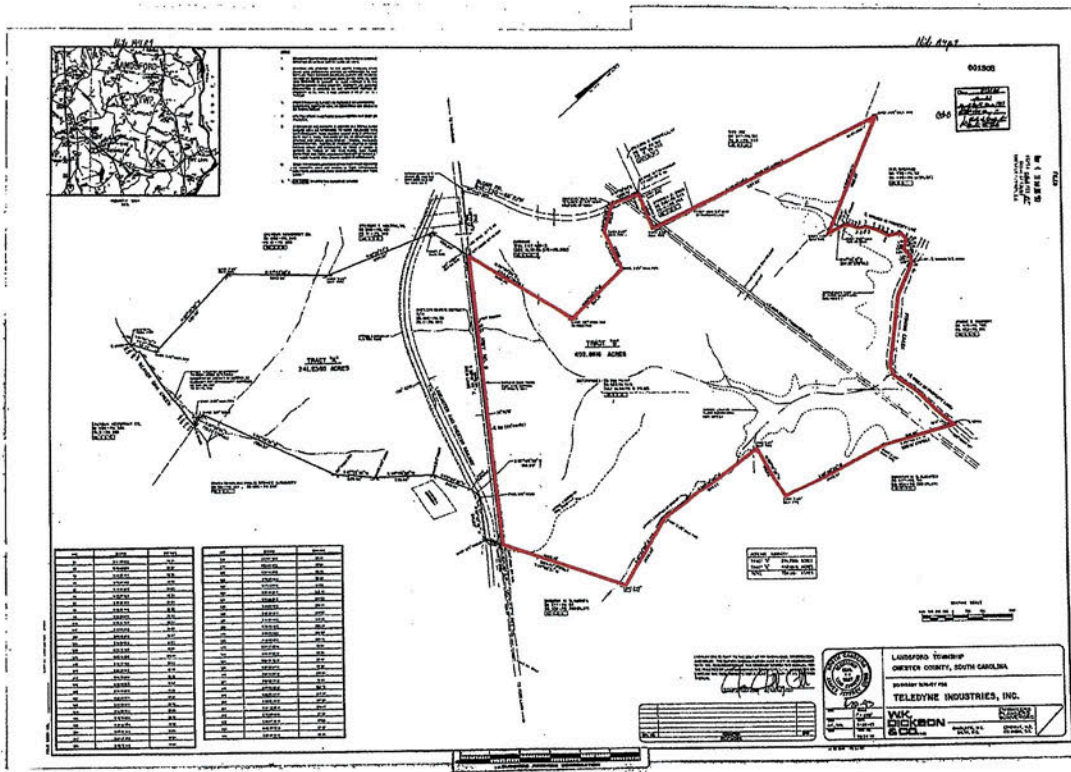
Parcel ID	135-00-00-012-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		P O BOX 1107
Property Address	4375 LANCASTER HWY	Acreage	469.821		LANCASTER SC 29721
District	04				
Brief Tax Description	TR 92-055				
	(Note: Not to be used on legal documents)				

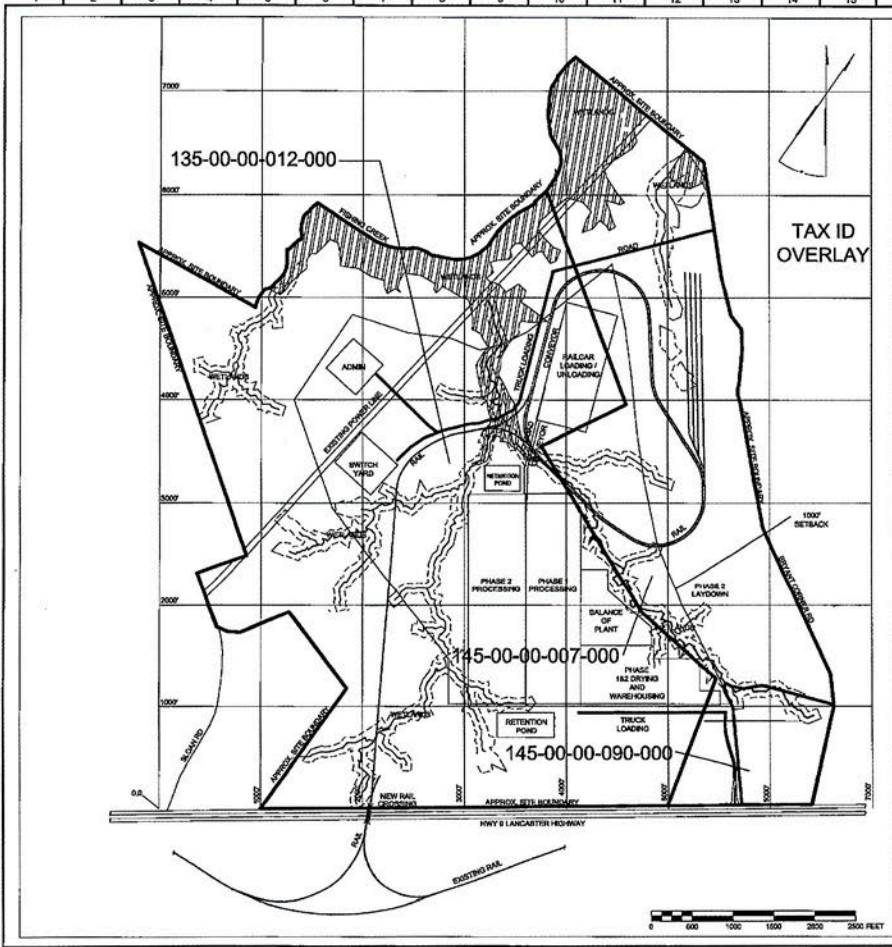
Date created: 2/21/2023
 Last Data Uploaded: 2/21/2023 4:37:40 AM

Developed by  **Schneider**
 GEOSPATIAL

Owner and Location					
Current Year (2023) Changes					
Search Options Map Number: 135-00-00-012-000 Real 00897893 History Year: <input type="text"/> Name 1: RICHBURG MAGNOLIAS LLC Other Map Number: <input type="text"/> <input type="button" value="Find"/>					Alerts Has Additional Comments: <input type="checkbox"/>
Owner Information Post Initials: <input type="text" value="HD"/> Reason for Change: <input type="text"/>			Activity Date: 06/27/2022		
Name 2: <input type="text"/>			Land Value: 2,425,000		
Address 1: P O BOX 1107			Building Value: <input type="text"/>		
Address 2: LANCASTER SC			Total Market Value: 2,425,000		
Zip Code: 29721			Total Tax Value: 43,450		
Codes					
District:	04	Fire Code:	RI	RICHBURG	
Town:	<input type="text"/>	Neighborhood:	102	LIMITED INDUSTRIAL	
Subdivision:	<input type="text"/>	Use Class:	BUF	<input type="text"/>	
Description:	TR 92-055				
Legal:	<input type="text"/>				
Location					
Street Number:	4375	Street Name:	LANCASTER HWY	Suffix:	Direction:
Additional Information					
Appraisal Appeal:	<input type="text"/>	Owner Occupied:	<input type="text"/>	TIF:	<input type="checkbox"/>
Agricultural Use:	<input type="text"/>	Reappraisal Notice:	<input type="text"/>	MCIP:	<input type="checkbox"/>
Rollback:	<input type="text"/>			Exempt:	<input type="checkbox"/>
					Scroll by: MAP#

Owner and Location					
Next Year (2024) Changes					
Search Options: Map Number: <input type="text" value="135-00-00-012-000"/> Real <input type="text" value="00897893"/> History Year: <input type="text"/> Name 1: <input type="text" value="RICHBURG MAGNOLIAS LLC"/> Other Map Number: <input type="text"/> <input type="button" value="Find"/>				Alerts: <input type="checkbox"/> Has Additional Comments	
Owner Information: Post Initials: <input type="text" value="HD"/> Reason for Change: <input type="text"/> Activity Date: <input type="text" value="06/27/2022"/> Name 2: <input type="text"/> Land Value: <input type="text" value="2,425,000"/> Address 1: <input type="text" value="P O BOX 1107"/> Building Value: <input type="text"/> Address 2: <input type="text" value="LANCASTER SC"/> Total Market Value: <input type="text" value="2,425,000"/> Zip Code: <input type="text" value="29721"/> Total Tax Value: <input type="text" value="43,450"/>					
Codes: District: <input type="text" value="04"/> Fire Code: <input type="text" value="RI"/> RICHBURG Town: <input type="text"/> Neighborhood: <input type="text" value="ID2"/> LIMITED INDUSTRIAL Subdivision: <input type="text"/> Use Class: <input type="text" value="BUF"/> Description: <input type="text" value="TR 92-055"/> Legal: <input type="text"/>					
Location: Street Number: <input type="text" value="4375"/> Street Name: <input type="text" value="LANCASTER HWY"/> Suffix: <input type="text"/> Direction: <input type="text"/>					
Additional Information: Appraisal Appeal: <input type="text"/> Owner Occupied: <input type="text"/> TIF: <input type="checkbox"/> Base: <input type="text"/> Agricultural Use: <input type="text"/> Reappraisal Notice: <input type="text"/> MCIP: <input type="checkbox"/> Industrial Park ID: <input type="text"/> Rollback: <input type="text"/> Exempt: <input type="checkbox"/>					
Scroll by: MAP#					





CONCEPTUAL DESIGN NOT FOR CONSTRUCTION	
PRELIMINARY SITE PLAN ROCKFORD, SOUTH CAROLINA	
DATE	13JAN23
PROJECT NO.	S1QA-C0000-250-SKT-00005
SCALE	1"=500'
BY	

Chester County Planning Commission Minutes

February 28th, 2023

CCTA23-01 ID-3 – Chester County Zoning Ordinance – Text Amendments

General Industrial District Chapter 4 § 4-121 ID-3 Permitted Uses

New Text:

All uses permitted in ID-1 and ID-2

NAICS DESCRIPTION SEE ID-1 and ID-2

PARKING SPACES REQUIRED SEE ID-1 and ID-2

Attorney Winters stated right now it's vague. So ID2 says everything that's in ID1 is also an ID2 but then ID3 just doesn't say that. And so since ID3 is the highest, the most stringent, it will just be normal and common that should include ID1 and ID2. So that's why we've changed it, is very confusing. It's just a housekeeping issue. We're trying to go through many of these to fix and y'all are probably going to see many text amendments come across your way.

Planning Director Levister stated it would also help with not having to rezone property as ID3, but it's something that's permitted in ID1 and you don't have to have it downgraded on the zoning. Just to make sure you meet the NAICS code, because right now you might have a NAICS code permitted in ID1 or ID2, but your properties are ID3 so you're not permitted to do it. You have to down zone. Commissioner Grant motioned to approve, second by Commissioner Hill. Vote 5-0 to approve.



Chester County, South Carolina

Department of Planning, Building & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2-28-23 Case # CCTA 23-01 Invoice # NONE

NAICS CODE Number: N/A

APPLICANT INFORMATION

NAME **Planning Director: Mike Levister**

MAILING ADDRESS: Street/PO Box/Town/State/Zip

1476 J.A. Cochran Bypass
Chester, SC 29706

Telephone Number(s): Home _____ Work 803-385-0421 Cell: _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE: _____

Chapter 4 § 4-123 ID-3 General Industrial District

REASON FOR PROPOSED TEXT CHANGE:

Add that all uses permitted in ID-1 & ID-2 be a permitted use in ID-3.

All uses permitted in ID-1 and ID-2

NAICS DESCRIPTION SEE ID-1 and ID-2

PARKING SPACES REQUIRED SEE ID-1 and ID-2

Applicant (s) Signature: _____

A handwritten signature in blue ink, appearing to read "Mike Levister".

Date: January 26, 2023

**CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00
SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.**