



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

MINUTES

Present: Chairman Branham, Councilman Vaughn, Councilman Killian, Councilwoman Mosley, Councilman Guy, Councilman Agee, and Clerk to Council Lee. **Absent with notification:** Vice Chairman Wilson and County Attorney Winters.

1. **Call to Order-** Chairman Branham called the meeting to order.
2. **New Business**

Scott Rice, 4627 Betty Dixon Road, Richburg addressed Council regarding being opposed to rezoning CCMA23-01 thru CCMA22-03.

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

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). Councilman Guy motioned to approve with a reverter clause if the industry does not come it will revert back to the original zoning along with adding a 40-foot-wide x 20 foot high berm on the side of the operation facing Bryant Corner Road, second by Councilman Killian. Vote 4-1 to approve. Councilwoman Mosley opposed.

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). Councilman Vaughn motioned to approve with a reverter clause if the industry does not come it will revert back to the original zoning along with adding a 40-foot-wide x 20-foot-high berm on the side of the operation facing Bryant Corner Road, second by Councilman Killian. Vote 4-1 to approve. Councilwoman Mosley opposed.

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). Councilman Vaughn motioned to approve with a reverter clause if the industry does not come it will revert back to the original zoning along with adding a 40-foot-wide x 20-foot-high berm on the side of the operation facing Bryant Corner Road, second by Councilman Killian. Vote 4-1 to approve. Councilwoman Mosley opposed.

**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

Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 5-0 to approve.

3. Adjourn

Councilman Guy motioned to adjourn, second by Councilwoman Mosley. Vote 5-0 to adjourn.