



## CHESTER COUNTY ZONING BOARD OF APPEALS

Chester County Government Complex

Council Chambers

1476 J. A. Cochran Bypass

6:00 PM on Tuesday, March 14, 2023

### AGENDA

1. Call to Order
2. Quorum Established
3. Approval of Agenda
4. Approval of September 13, 2022, Minutes
5. Approval of December 13, 2022, Minutes
6. Elect New Chairman
7. Elect New Vice Chairman
8. **New Business** – Applicant's Request

Reference: CCSE23-01

Applicant: Luck Companies

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Special Exception: Mining

Tax Map #: 089-00-00-025-000

Address: Lancaster Hwy, Chester, SC 29706

Reference: CCSE23-02

Applicant: Luck Companies

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Special Exception: Mining

Tax Map #: 089-00-00-002-000 (174.46 Acres of Parcel)

Address: 1421 Collie Lane, Chester, SC 29706

Reference: CCSE23-03

Applicant: Luck Companies

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Special Exception: Mining

Tax Map #: 089-00-00-001-000 (1.01 Acres of Parcel)

Address: 1295 Lancaster Hwy, Chester, SC 29706

Reference: CCSE23-04

Applicant: Richburg Magnolias, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Special Exception: Manufacturing

Tax Map #: 135-00-00-012-000

Address: 4375 Lancaster Hwy., Richburg, SC 29729

Reference: CCSE23-05

Applicant: Richburg Magnolias, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Special Exception: Manufacturing

Tax Map #: 145-00-00-007-000

Address: off Bryant Corner Rd and Lancaster Hwy

Reference: CCSE23-06

Applicant: Advanced Chester, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Special Exception: Manufacturing

Tax Map #: 145-00-00-090-000

Address: 510 Juniors Place, Richburg, SC 29729

Reference: CCV23-01

Applicant: Richburg Magnolias, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Variance: Setback reduced to 750 ft. from 1000 ft.

Tax Map #: 135-00-00-012-000

Address: 4375 Lancaster Hwy., Richburg, SC 29729

Reference: CCV23-02

Applicant: Richburg Magnolias, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Variance: Setback reduced to 150 ft. from 1000 ft. for non-manufacturing structures and operations.

Tax Map #: 135-00-00-012-000

Address: 4375 Lancaster Hwy., Richburg, SC 29729

Reference: CCV23-03

Applicant: Advanced Chester, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Variance: Setback reduced to 750 ft. from 1000 ft.

Tax Map #: 145-00-00-090-000

Address: 510 Juniors Place, Richburg, SC 29729

Reference: CCV23-04

Applicant: Advance Chester, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Variance: Setback reduced to 150 ft. from 1000 ft. for non-manufacturing structures and operations.

Tax Map #: 145-00-00-090-000

Address: 510 Juniors Place, Richburg, SC 29729

Reference: CCV23-05

Applicant: Richburg Magnolias, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Variance: Setback reduced to 150 ft. from 1000 ft. for non-manufacturing structures and operations.

Tax Map #: 145-00-00-007-000

Address: Off Bryant Corner Rd and Lancaster Hwy

Reference: CCV23-06

Applicant: Richburg Magnolias, LLC

Request: Chapter 4 District Regulations § 4-123

ID-3 General Industrial District Regulations: Variance: Setback reduced to 750 ft. from 1000 ft.

Tax Map #: 145-00-00-007-000

Address: off Bryant Corner Rd and Lancaster Hwy.

9. Comments / Discussion

10. Adjourn

