

**Chester County Planning Commission Minutes**  
**March 15<sup>th</sup>, 2022**

The March 15, 2022 meeting of the Chester County Planning Commission was held at 6:30 pm at R. Carlisle Roddey Government Complex located at 1476 JA Cochran Bypass, Chester, SC.

**Notice of Meeting:** Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the February 23<sup>rd</sup>, 2022 Chester News & Reporter. All properties were also posted.

**Quorum Established:** Chairman Raines, Vice Chairman Smith, Commissioners Williams, Grant, Howell and Hill were present.

**Absent:** Commissioner Walley was absent with prior notification.

**Staff Present:** Mike Levister.

**Call to Order-** Chairman Raines called the meeting to order.

**Approval of Agenda:** With no additions or amendments to the agenda, Commissioner Smith motioned to approve,  
second by Commissioner Williams. Vote 6-0 to approve.

**Approval of Minutes from January 25, 2022 Meeting**  
Chairman Raines motioned to approve, second by Commissioner Smith. Vote 6-0 to approve.

**New Business**

**CCMA22-01: Alexander Ricks PLLC – Collin Brown for Applicant: MacKenzie Investment Group LLC** request Tax Map #: 115-00-00-017-000 on Lancaster Highway, Chester SC to be rezoned from General Commercial (GC) to Limited Industrial (ID-2). Collin Brown, a land use attorney spoke on behalf of the applicant, he explained the request was for conceptual intent to create a light industrial warehouse. The proposed developer for this project would be McKinsey Investment Group. The property is located on Lancaster Hwy and sits behind McDonalds. They were proposing a conventional zoning so for now he stated there was not a site-specific development plan. It would be any uses allowed in the ID2 district if approved. This site would give great access to Savannah, Charleston also a day's distance from most of the major cities on the east coast.

Chairman Raines asked since Mr. Brown stated they were not tied to any number of buildings; would it be more than one.

Mr. Brown stated there could be more than one they don't know now. Once the engineering team gets on site, they would be able to establish how many. The positive for this there would be no school impact there would be trucks coming in and out but not much on County roads. The access would be to the interstates and a good tax benefit for Chester County with a significant new employer without a lot of impact on the Counties infrastructure. No one spoke for or against the rezoning request. Commissioner Smith motioned to approve, second by Commissioner Howell. Vote 6-0 to approve.

**CCLDV22-02:** Patricia Penland request a Street Access Easement for Tax Map # 126-00-00-111-000 located on Snelgrove Road, Richburg, SC. Chairman Raines motioned to approve, second by Commissioner Grant.  
Vote 6-0 to approve.

**RNC22-02:** Patricia Penland request naming a Street Access Easement on Tax Map #: 126-00-00-111- 000 located on Snelgrove Road, Richburg, SC. The name requested is *Kylie's Place* which has been approved by our 911 addressing coordinator. Chairman Raines motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.

**RNC22-03:** Wayne D. Black Jr request naming an existing Fifty Foot Right of Way located at 4052 DyeRoad, Edgemoor, SC. The name requested is *Libertybell Lane* which has been approved by our 911 addressing coordinator. Chairman Raines motioned to approve, second by Commissioner Grant. Vote 6-0 to approve.

**CLDV22-03:** SCP Catawba, LLC request a Street Access Easement for Tax Map #: 117-00-00-006-000 located at 1122 Old Mill Road Richburg, SC for access to two existing cemeteries. Chairman Raines motioned to approve second by Commissioner Smith. Vote 6-0 to approve.

**CCLDV22-04:** SCP Catawba, LLC request a Street Access Easement for Tax Map #: 117-00-00-006-000 located at 1122 Old Mill Road Richburg, SC for access to what will be track 4 as shown on the preliminary sketch plan. Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 6-0 to approve.

**CCLDV22-05:** Donna Sherrin request a Street Access Easement for Tax Map #: 134-00-00-106-000 located at 1412 mount Vernon Road, Fort lawn, SC. Chairman Raines motioned to approve second by Commissioner Smith. Vote 6-0 to approve.

**RNC22-04:** Donna Sherrin request naming a Street Access Easement for Tax Map #: 134-00-00-106-000 located at 1412 mount Vernon Road, Fort lawn, SC. The name requested is *Southern Breeze Lane* which has been approved by our 911 addressing coordinator. Chairman Raines motioned to approve, second by Commissioner Grant. Vote 6-0 to approve.

**Comments/Discussion-**There was no comments or discussion.

**Adjourn-**Chairman Raines motioned to adjourn, second by Commissioner Grant. Vote 6-0 to adjourn.

This is a summary of proceedings at the March 15<sup>th</sup> 2022 meeting of the Planning Commission, and not a verbatim transcript of the meeting. This summary, and an audio recording of the meeting is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting, not the opinion or interpretation of the Secretary.