

PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
10002-10003	N 87°52'17" E	36.00'
10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

PT-PT	BORING	DISTANCE
4021-4022	N 87°18'27" W	1,792.79'
4022-4023	N 87°18'27" W	1,792.79'
4023-4024	N 87°18'27" W	1,792.79'
4024-4025	N 87°18'27" W	1,792.79'

PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
10002-10003	N 87°52'17" E	36.00'
10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
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10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
10002-10003	N 87°52'17" E	36.00'
10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

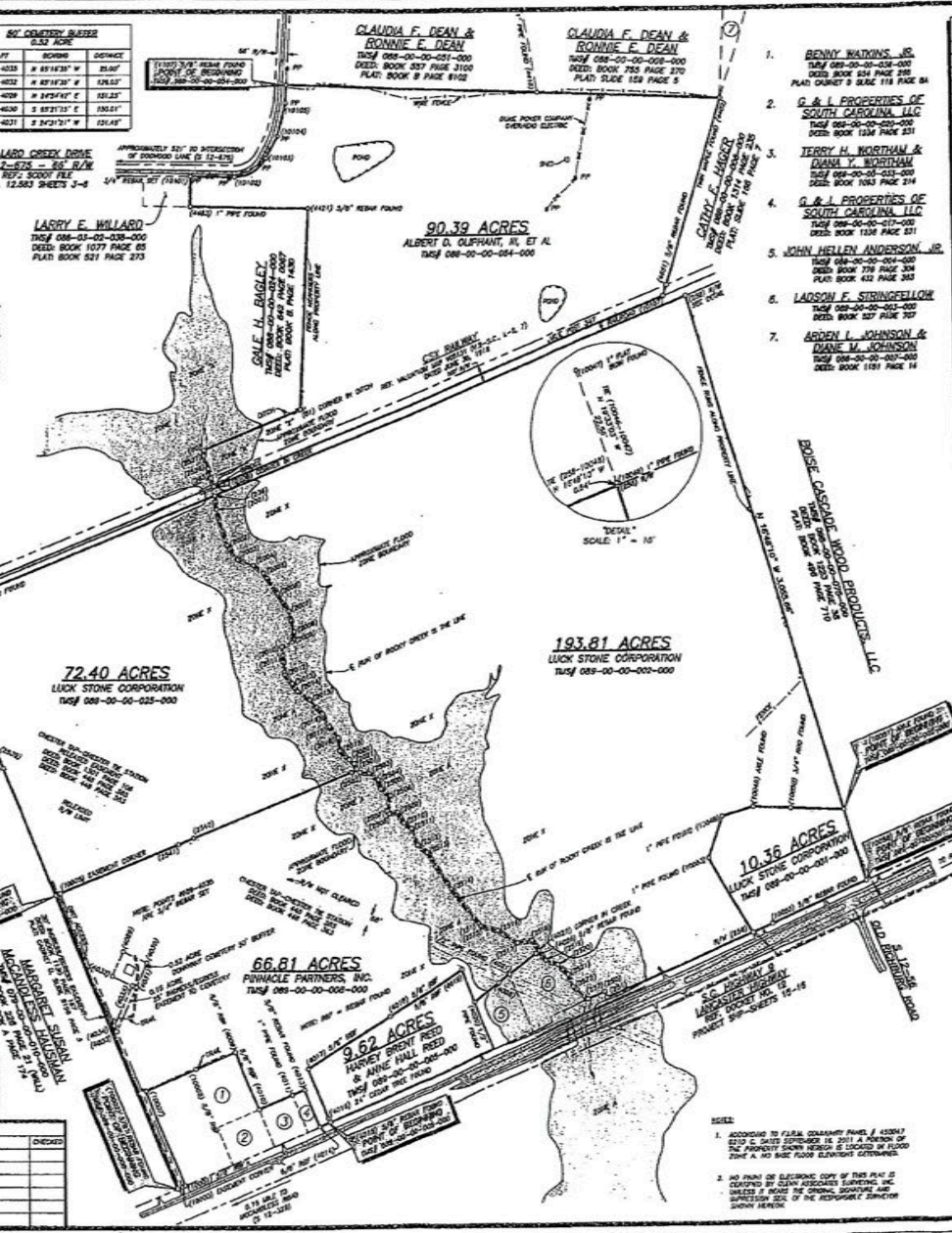
PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
10002-10003	N 87°52'17" E	36.00'
10003-10004	S 27°12'17" E	1,792.13'
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PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
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PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
10002-10003	N 87°52'17" E	36.00'
10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

PT-PT	CHORD	DELTA	RADIUS	L-ARC
10102-10103	N 89°43'45" E	214.64'	691'53"00"	206.05'
				224.82'

NO.	DATE	REVISION	SCHEDULE



PT-PT	BORING	DISTANCE
10001-10002	N 27°12'17" W	1,792.79'
10002-10003	N 87°52'17" E	36.00'
10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

PT-PT	BORING	DISTANCE
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10003-10004	S 27°12'17" E	1,792.13'
10004-10005	S 87°52'17" E	36.00'

AREA SUMMARY	
TMSJ 089-00-00-002-000	= 193.81 ACRES
TMSJ 089-00-00-004-000	= 60.39 ACRES
TMSJ 089-00-00-005-000	= 72.40 ACRES
TMSJ 089-00-00-001-000	= 10.38 ACRES
TMSJ 089-00-00-005-000	= 9.62 ACRES
TOTAL SURVEY = 443.39 ACRES	

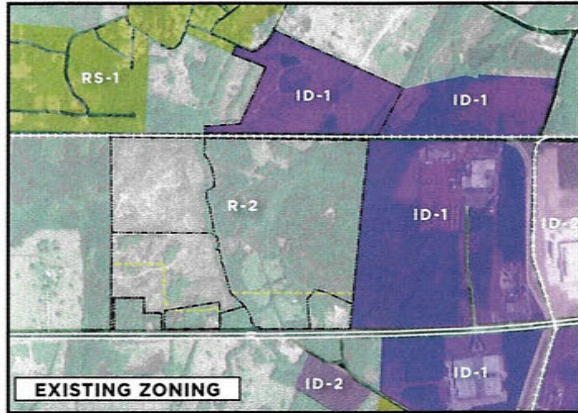
BOUNDARY EXHIBIT PREPARED FOR
LUCK STONE CORPORATION
 CHESTER COUNTY, SOUTH CAROLINA
 NOVEMBER 8, 2022
 SCALE: 1 INCH = 300 FEET

1. ACCORDING TO PLAT RECORDS PAGES 4, 42047, 42102 & 42105 REGISTERED 16, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS OCCUPIED BY FLOOR ZONE A. NO BASE FLOOR ELEVATION GIVEN.

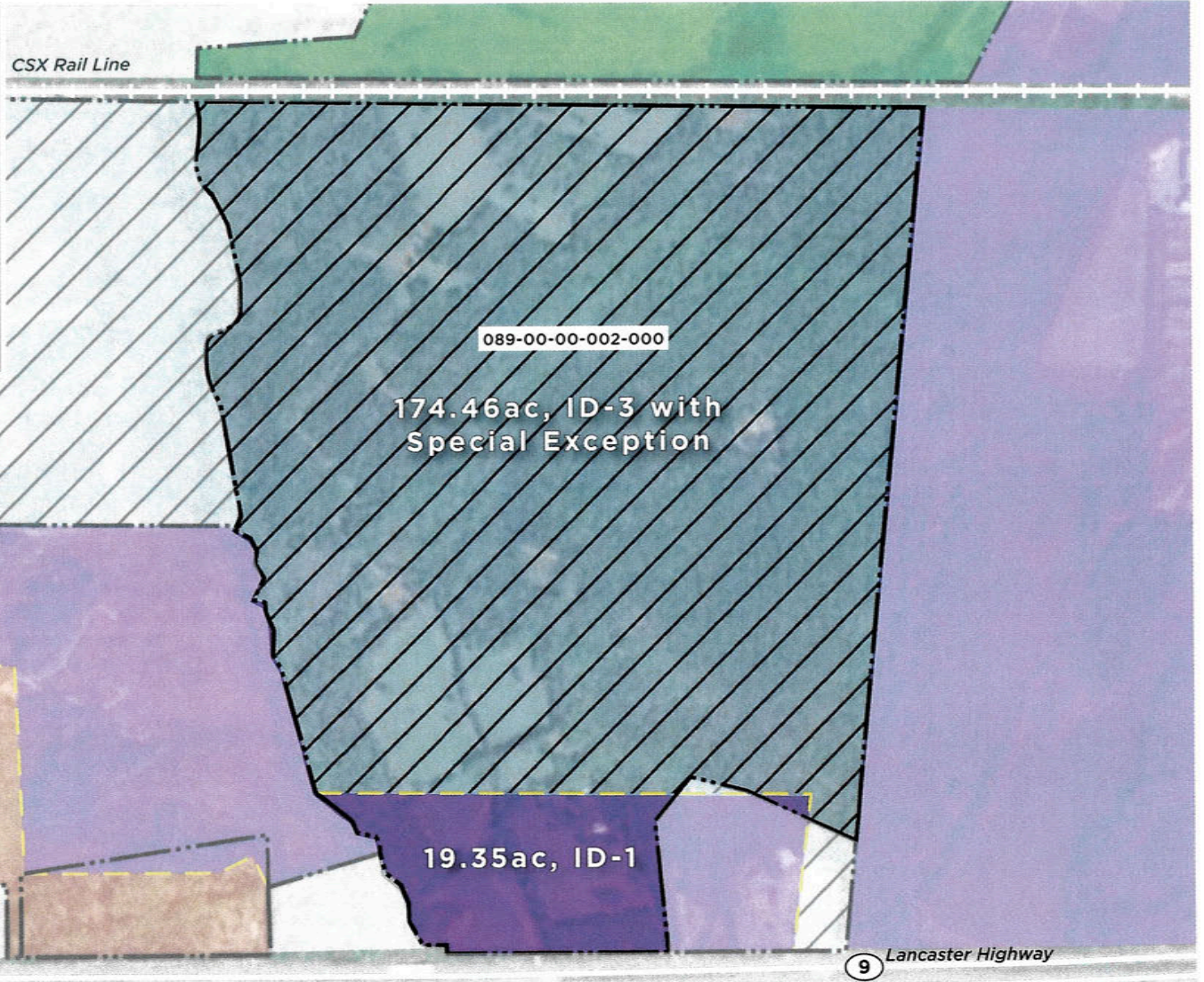
2. NO PART OF ELECTRONIC COPY OF THIS PLAN IS CONTROLLED BY ANY PROVISIONS OF THE SURVEYING AND MAPPING ACT OF 2012, INCLUDING THE PROVISIONS THAT REQUIRE THE ORIGINAL SURVEYOR TO SIGN AND SEAL THE ORIGINAL COPY OF THIS PLAN.

SURVEYED BY **LENN ASSOCIATES SURVEYING, INC.**
 P.O. BOX 12 JONKINSVILLE, S.C. 29036 Telephone (803) 345-5297
BRAD E. BONDS, S.C.P.L.S. # 3382

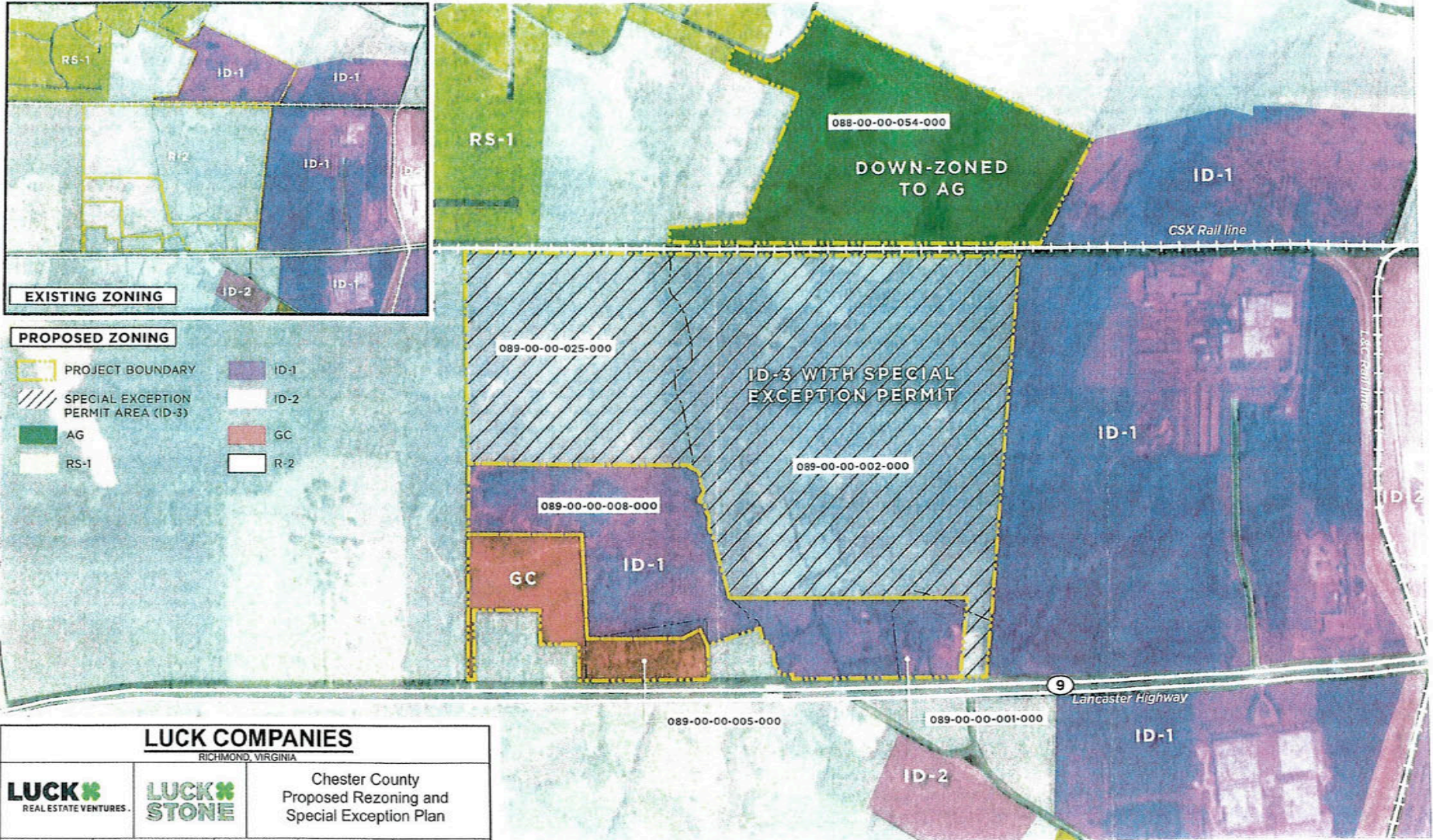
PARCEL #089-00-00-002-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES RICHMOND, VIRGINIA					
LUCK REAL ESTATE VENTURES		LUCK STONE		Chester County Proposed Rezoning and Special Exception Plan	
Date	Drawn	Scale	Sheet	Page	Drawn by
11/11/22	Chester County GIS Google Maps	As Shown, 1" = 700'	3 OF 4		Patrick Hess
<small>While every effort has been made to ensure the accuracy, completeness and timeliness of the data presented, the user is advised that the data is not a warranty and is not intended to constitute a survey or engineering. It is recommended that the user consult with a professional surveyor or engineer for any specific project.</small>					



Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

Parcel ID	Owner	Address	Survey Acreage	Current Zoning	Desired Zoning	Desired Zoning Acreage (Per GIS)	Special Exception Application	Summary of Use
089-00-00-005-000	Harvey and Anne Reed	1207 Lancaster HWY Chester, SC 29706	9.62	R-2	GC	7.8	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	1.82	n/a	Business Park
089-00-00-008-000	Pinnacle Partners INC	1113 Lancaster HWY Chester, SC 29706	66.81	R-2	GC	17.92	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	48.89	n/a	Business Park
088-00-00-054-000	Albert D Oliphant III	n/a	90.39	I-1	AG	90.39	n/a	Agricultural Education
089-00-00-002-000	Luck Stone Corporation	1421 Collie Lane Chester, SC 29706	193.81	R-2	ID-3 w/ Special Exception	174.46	✓	Quarry and Ancillary Uses
					ID-1	19.35	n/a	Business Park
089-00-00-025-000	Luck Stone Corporation	n/a	72.4	R-2	ID-3 w/ Special Exception	72.4	✓	Quarry and Ancillary Uses
089-00-00-001-000	Luck Stone Corporation	1297 Lancaster HWY Chester, SC 29706	10.36	R-2	ID-3 w/ Special Exception	1.01	✓	Quarry and Ancillary Uses
					ID-1	9.35	n/a	Business Park

Total GC Rezoning Area	25.72
Total ID1 Rezoning Area	79.41
Total ID3 w/ Special Exception Rezoning Area	247.87
Total AG Rezoning Area	90.39

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-31 Luck Companies request a portion (19.35 acres) of Tax Map # 089-00-00-002-000 at 1421 Collie Lane, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Commissioner Grant motioned to approve, second by Commissioner Howell. Vote 5-0 Approved.



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: 12-20-22 Case # CCMA22-31 Invoice # 5948

The applicant hereby requests that the property described to be rezoned from R-2 to ID-1

Please give your reason for this rezoning request:

Zoning amendment enables economic development upon the property. Please see included "Luck Companies Chester County Economic Development Project Rezoning and Special Exception Application and Conditions".

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: _____

Property Address Information

Property address: 1421 Collie Ln Chester, SC 29706
 Tax Map Number: 089-00-00-002-000 (portion) Acres: 19.35 Acres Rezoned to ID-1 out of total 193.81 Acre Parcel

Any structures on the property: yes no . If you checked yes, draw locations of structures on plat or blank paper. See attached "Proposed Rezoning and Special Exception Plan" for aerial photo

PLEASE PRINT:

Applicant (s): Luck Companies
 Address PO BOX 29682 Richmond, VA 23242
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): _____
 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: 11/11/22
 Applicant signature: [Signature] Date: 11/11/22

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



Chester County, South Carolina

Department of Planning, Building & Zoning

1476 J.A. Cochran Bypass

Chester, SC 29706

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-31

Please advise that applicant Luck Companies has made an application with Chester County Planning Commission to rezone property located on 1421 Collie Lane, Chester, SC29706.

This property is identified as Tax Map # 089-00-00-002-000. The property is currently zoned R2 (Rural Two District), and the request is to change a portion (19.35 acres) of the zoning to ID-1 (Restricted Industrial District).

This application will be presented to the Planning Commission at its December 20, 2022, meeting. The meeting is scheduled to begin at 6:30 PM at the R. Carlisle Roddey Complex in the Council Chambers. Adjoining landowners are invited to attend.

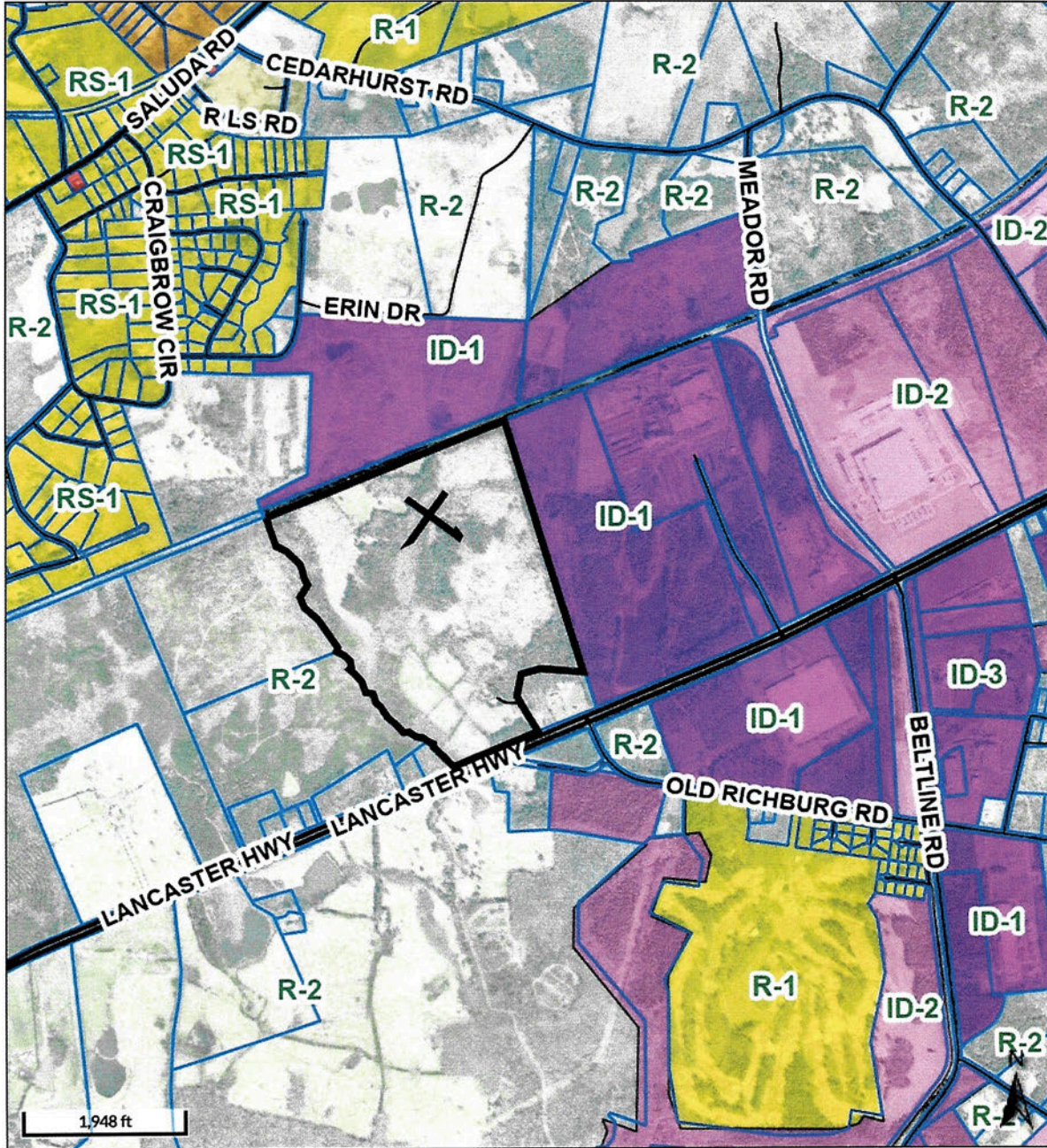
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

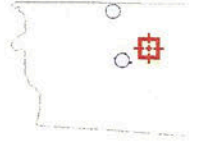
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview

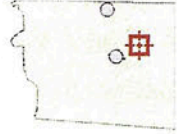


Date created: 12/16/2022
Last Data Uploaded: 12/16/2022 3:41:06 AM

Developed by  Schneider
GEOSPATIAL



Overview



Parcel ID	089-00-00-002-000	Alternate ID	n/a	Owner Address	LUCKSTONE CORPORATION
Sec/Twp/Rng	n/a	Class	RN		PO BOX 29682
Property Address	1421 COLLIE LN	Acreage	192.259		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD				

(Note: Not to be used on legal documents)

Date created: 11/18/2022
Last Data Uploaded: 11/18/2022 3:11:25 AM

Developed by  Schneider
GEO SPATIAL



Next Year (2023) Changes



Search Options

Map Number

089-00-00-002-000

Real

00641193

History Year

Name 1

LUCK STONE CORPORATION

Other Map Number



Find

Alerts

Has Additional Comments

Owner Information

Post Initials

CW

Reason for Change

Name 2

Address 1

PO BOX 29682

Address 2

RICHMOND VA

Zip Code

23242

Activity Date

06/04/2021

Land Value

2,336,000

Building Value

54,600

Total Market Value

2,390,600

Total Tax Value

93,900

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

LANCASTER RD

Legal

Location

Street Number

1421

Street Name

COLLIE LN

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

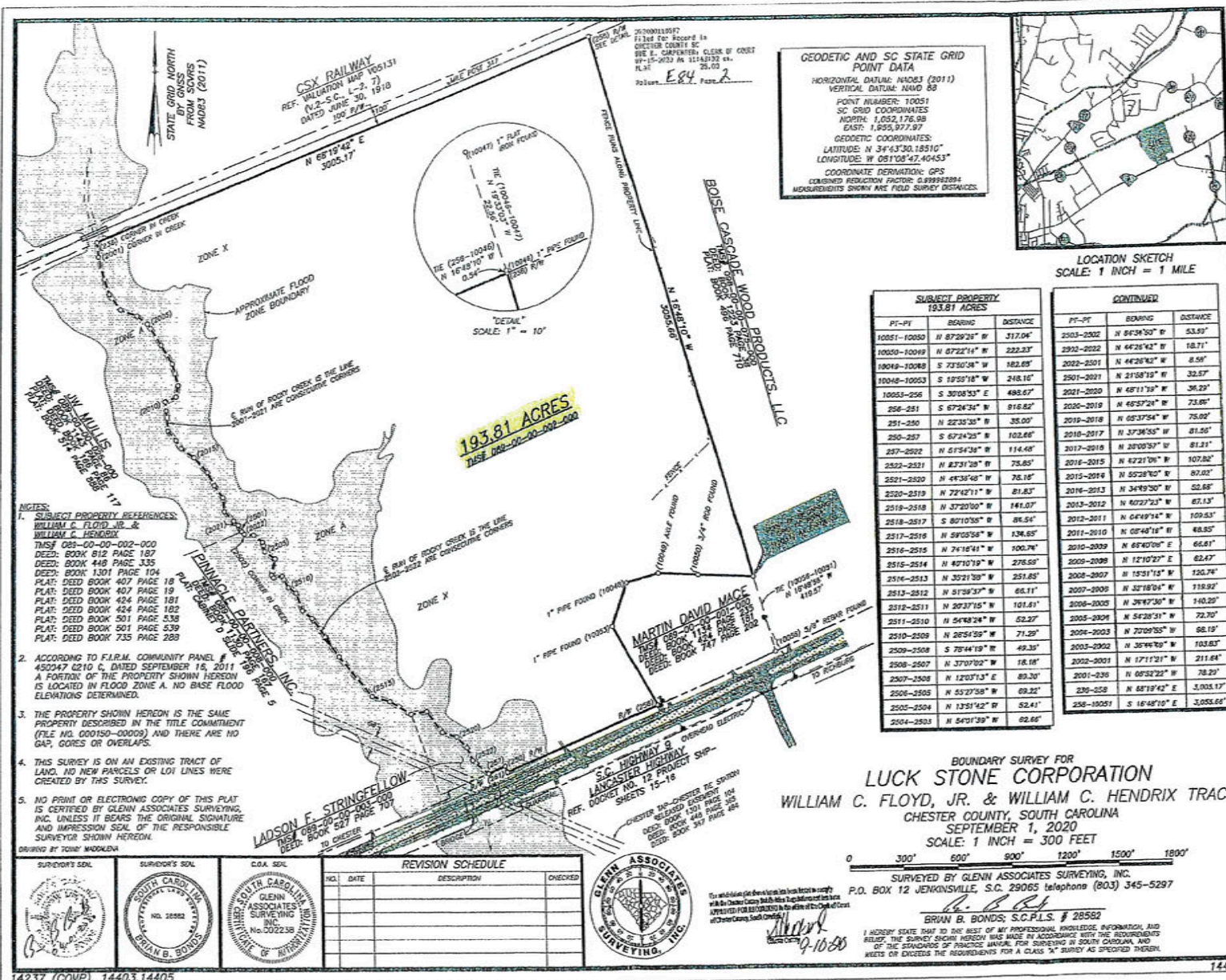
MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



GEODETIC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 83
 POINT NUMBER: 10051
 SC GRID COORDINATES
 NORTH: 1,052,176.98
 EAST: 1,935,977.97
 GEODETIC COORDINATES:
 LATITUDE: N 34°43'30.18510"
 LONGITUDE: W 081°02'47.40453"
 COORDINATE DERIVATION: GPS
 CORRECTION REDUCTION FACTOR: 0.999982894
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.



SUBJECT PROPERTY 193.81 ACRES			CONTINUED		
PT-PT	BEARING	DISTANCE	PT-PT	BEARING	DISTANCE
10051-10050	N 87°28'28" W	317.04'	2503-2502	N 54°38'50" E	53.89'
10050-10049	N 87°22'14" W	232.33'	2502-2501	N 64°28'42" W	18.71'
10049-10048	S 73°50'38" W	182.65'	2501-2500	N 44°28'42" W	8.58'
10048-10053	S 19°58'18" W	248.16'	2500-2499	N 21°58'19" E	32.57'
10053-256	S 30°08'53" E	488.67'	2499-2020	N 68°11'39" W	36.29'
256-251	S 67°24'34" W	818.82'	2020-2019	N 69°37'24" W	73.68'
251-250	N 22°35'35" N	35.00'	2019-2018	N 68°37'54" W	75.00'
250-257	S 67°24'25" W	102.66'	2018-2017	N 37°36'55" W	81.56'
257-2522	N 67°54'36" W	114.48'	2017-2016	N 28°00'59" W	81.31'
2522-2521	N 82°31'28" W	78.85'	2016-2015	N 42°21'06" E	107.82'
2521-2520	N 49°38'48" W	76.18'	2015-2014	N 59°28'40" W	87.02'
2520-2519	N 72°42'11" W	81.83'	2014-2013	N 34°49'50" W	52.68'
2519-2518	N 37°29'00" W	141.07'	2013-2012	N 60°27'23" W	67.13'
2518-2517	S 80°10'56" E	86.54'	2012-2011	N 04°19'14" W	109.53'
2517-2516	N 59°05'56" W	136.65'	2011-2010	N 08°48'18" W	68.53'
2516-2515	N 74°16'41" W	100.78'	2010-2009	N 69°40'06" E	66.81'
2515-2514	N 40°10'19" W	278.58'	2009-2008	N 12°10'27" E	82.47'
2514-2513	N 35°21'59" W	251.85'	2008-2007	N 15°31'15" W	120.78'
2513-2512	N 51°28'32" W	65.11'	2007-2006	N 32°18'04" N	118.92'
2512-2511	N 20°37'15" W	101.61'	2006-2005	N 36°47'30" N	140.29'
2511-2510	N 54°48'24" W	52.27'	2005-2004	N 54°28'31" N	72.70'
2510-2509	N 28°54'59" W	71.29'	2004-2003	N 20°29'55" W	56.19'
2509-2508	S 78°44'19" W	49.35'	2003-2002	N 35°46'50" W	103.83'
2508-2507	N 37°07'02" W	18.18'	2002-2001	N 17°11'21" W	211.64'
2507-2506	N 12°03'13" E	89.30'	2001-250	N 66°32'22" W	78.29'
2506-2505	N 55°27'58" W	69.32'	250-250	N 68°19'42" E	3,003.17'
2505-2504	N 13°51'42" E	52.41'	250-10051	S 16°48'10" E	3,058.66'
2504-2503	N 54°01'39" W	82.68'			

BOUNDARY SURVEY FOR
LUCK STONE CORPORATION
 WILLIAM C. FLOYD, JR. & WILLIAM C. HENDRIX TRACT
 CHESTER COUNTY, SOUTH CAROLINA
 SEPTEMBER 1, 2020
 SCALE: 1 INCH = 300 FEET

0 300' 600' 900' 1200' 1500' 1800'

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
 P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297

G. B. Bonds
 BRUN B. BONDS, S.C.P.L.S. # 28582

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
 TMSF 089-00-00-002-000
 DEED: BOOK 812 PAGE 187
 DEED: BOOK 448 PAGE 335
 DEED: BOOK 1301 PAGE 104
 PLAT: DEED BOOK 407 PAGE 18
 PLAT: DEED BOOK 407 PAGE 19
 PLAT: DEED BOOK 424 PAGE 191
 PLAT: DEED BOOK 424 PAGE 192
 PLAT: DEED BOOK 531 PAGE 538
 PLAT: DEED BOOK 501 PAGE 539
 PLAT: DEED BOOK 735 PAGE 288
 - ACCORDING TO F.L.R.M. COMMUNITY PANEL # 450247 0210 C, DATED SEPTEMBER 15, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
 - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00009) AND THERE ARE NO GAP, GORES OR OVERLAPS.
 - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

DESIGNED BY TOM WOODEN

SURVEYOR'S SEAL:

C.O.A. SEAL:

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	CHECKED

GLENN ASSOCIATES SURVEYING, INC.

14237 (COMP), 14403, 14405

BOUNDARY SURVEY PREPARED FOR
LUCK STONE CORPORATION
 CHESTER COUNTY, SOUTH CAROLINA
 NOVEMBER 8, 2022
 SCALE 1 INCH = 300 FEET
 SHEET 1 OF 12
 SURVEYED BY DEAN BOONIC, SURVEYOR, INC.
 145-2527 (R) 2022

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1962 AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE ACT AND REGULATIONS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE ACT AND REGULATIONS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE ACT AND REGULATIONS.

AREA SUMMARY

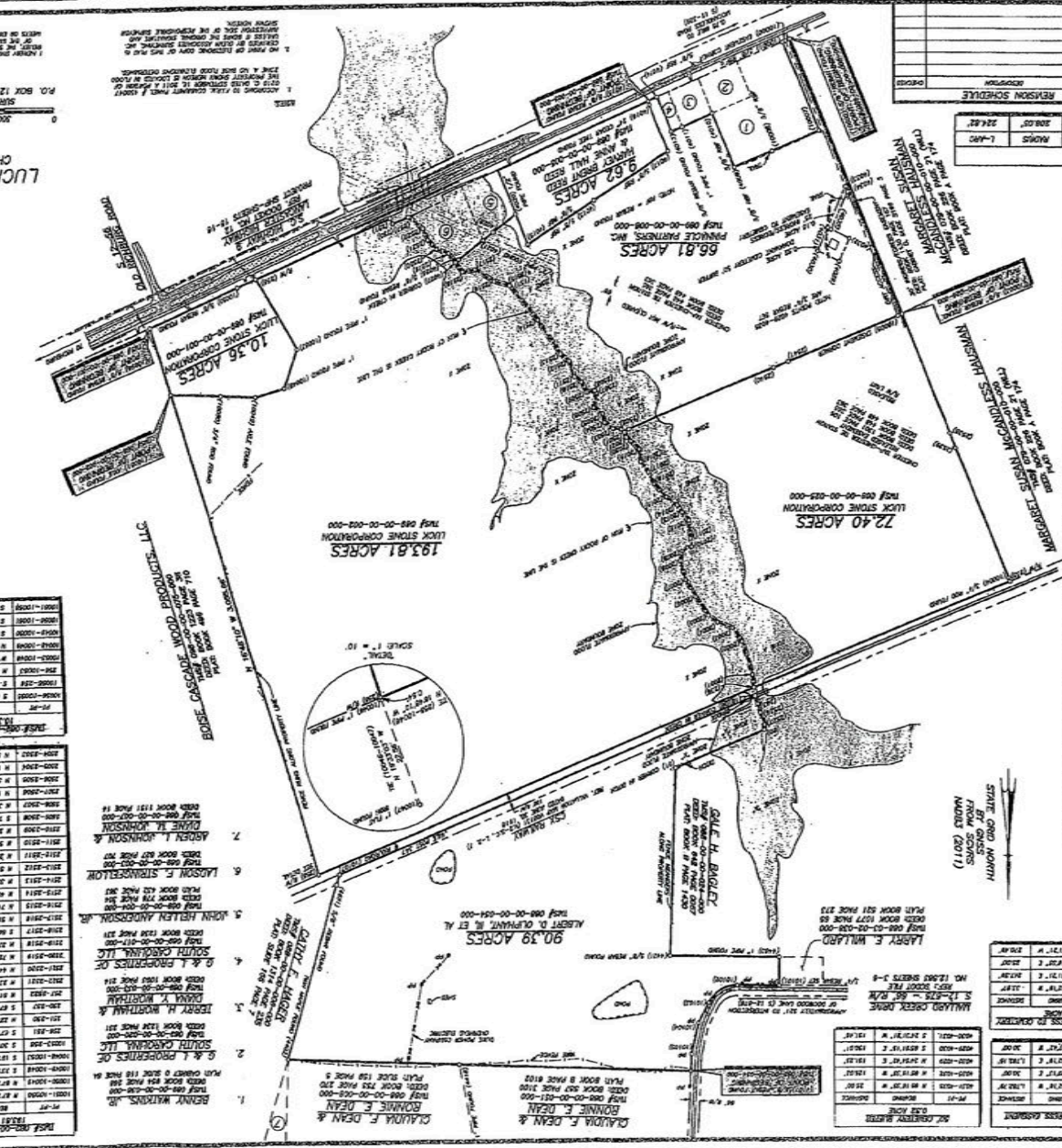
THIS SURVEY	18,818 ACRES
THIS SURVEY	60,535 ACRES
THIS SURVEY	22,460 ACRES
THIS SURVEY	66,811 ACRES
THIS SURVEY	1,030 ACRES
THIS SURVEY	812 ACRES
TOTAL SURVEY	143,952 ACRES

DEED RECORDS

DATE	BOOK	PAGE	GRANTOR	GRANTEE
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
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1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.

DEED RECORDS

DATE	BOOK	PAGE	GRANTOR	GRANTEE
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1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
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1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.



REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		AS SHOWN

CURVE TABLE

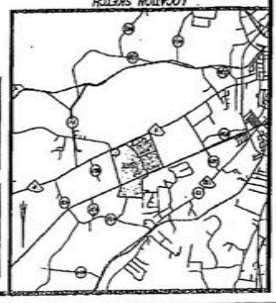
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1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08
1+00.00	100.00	90.00	157.08	100.00	90.00	157.08

DEED RECORDS

DATE	BOOK	PAGE	GRANTOR	GRANTEE
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.

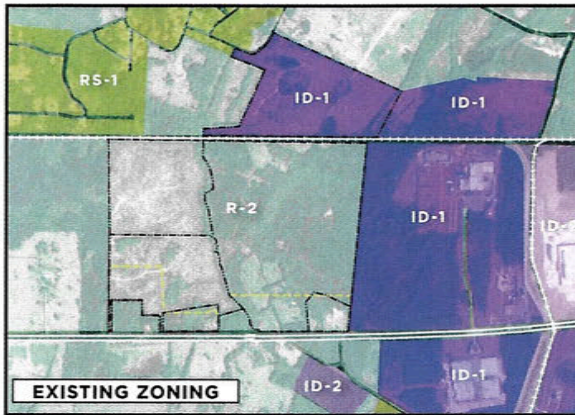
DEED RECORDS

DATE	BOOK	PAGE	GRANTOR	GRANTEE
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.
1988-08-01	10000-0000	10000	M. J. HARRIS & SONS, INC.	M. J. HARRIS & SONS, INC.

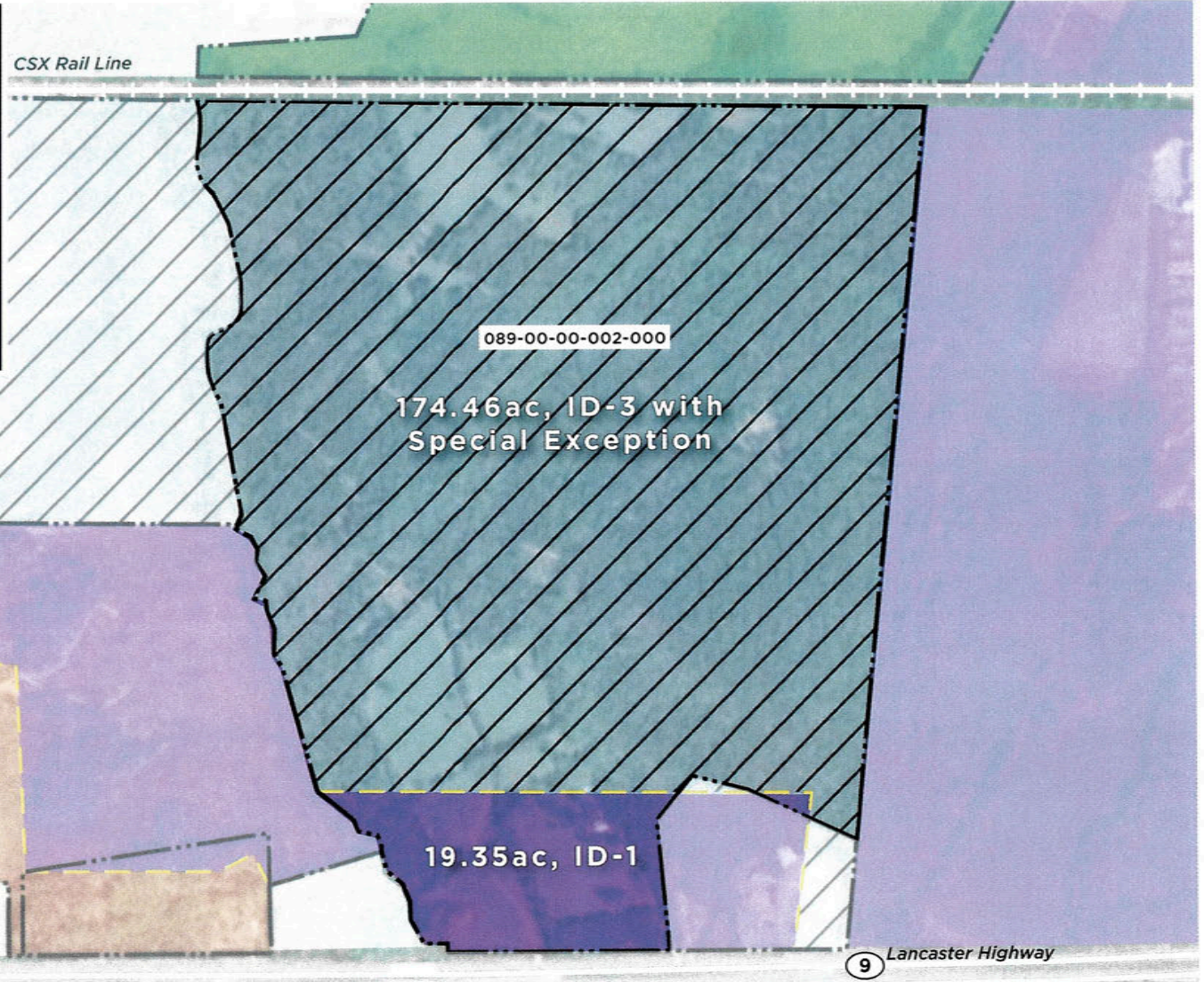


THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1962 AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE ACT AND REGULATIONS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE ACT AND REGULATIONS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF LAND AND WATER AFFAIRS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE ACT AND REGULATIONS.

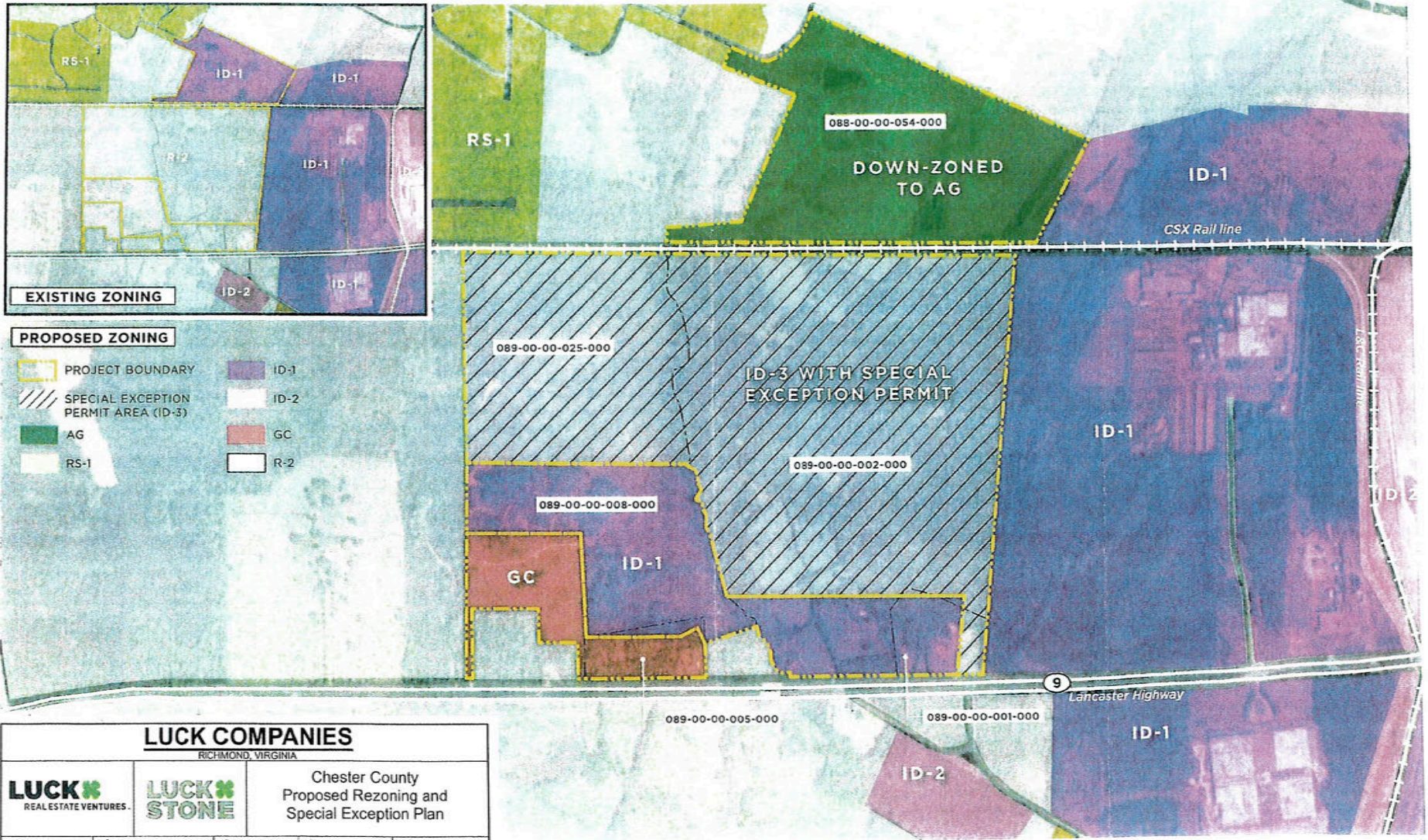
PARCEL #089-00-00-002-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES
RICHMOND, VIRGINIA

LUCK REAL ESTATE VENTURES. **LUCK STONE**

Chester County
Proposed Rezoning and
Special Exception Plan

Date	Source	Scale	Page	Drawn by
11/11/22	Chester County GIS, Google Maps	Approx. 1" = 200'	3 OF 4	Patrick Hess

While every effort has been made to ensure the accuracy, completeness and timeliness of this data, the data is provided by the source, and the user is responsible for its use. The data is not intended for use in any engineering or planning application.



Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

Parcel ID	Owner	Address	Survey Acreage	Current Zoning	Desired Zoning	Desired Zoning Acreage (Per GIS)	Special Exception Application	Summary of Use
089-00-00-005-000	Harvey and Anne Reed	1207 Lancaster HWY Chester, SC 29706	9.62	R-2	GC	7.8	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	1.82	n/a	Business Park
089-00-00-008-000	Pinnacle Partners INC	1113 Lancaster HWY Chester, SC 29706	66.81	R-2	GC	17.92	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	48.89	n/a	Business Park
088-00-00-054-000	Albert D Oliphant III	n/a	90.39	I-1	AG	90.39	n/a	Agricultural Education
089-00-00-002-000	Luck Stone Corporation	1421 Collie Lane Chester, SC 29706	193.81	R-2	ID-3 w/ Special Exception	174.46	✓	Quarry and Ancillary Uses
					ID-1	19.35	n/a	Business Park
089-00-00-025-000	Luck Stone Corporation	n/a	72.4	R-2	ID-3 w/ Special Exception	72.4	✓	Quarry and Ancillary Uses
089-00-00-001-000	Luck Stone Corporation	1257 Lancaster HWY Chester, SC 29706	10.36	R-2	ID-3 w/ Special Exception	1.01	✓	Quarry and Ancillary Uses
					ID-1	9.35	n/a	Business Park

Total GC Rezoning Area	25.72
Total ID1 Rezoning Area	79.41
Total ID3 w/ Special Exception Rezoning Area	247.87
Total AG Rezoning Area	90.39

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-32 Luck Companies request Tax Map # 089-00-00-025-000 off Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3).
Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 5-0 Approved.



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: 12.20.22 Case # CCMA22-32 Invoice # 5948

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

Please give your reason for this rezoning request:

Zoning amendment enables economic development upon the property. Please see included "Luck Companies Chester County Economic Development Project Rezoning and Special Exception Application and Conditions".

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: _____

Property Address Information

Property address: _____
 Tax Map Number: 089-00-00-025-000 Acres: 72.4

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

PLEASE PRINT:

Applicant (s): Luck Companies
Address PO BOX 29682 Richmond, VA 23242
Telephone: _____ **cell** _____ **work** _____
E-Mail Address: _____

Owner(s) if other than applicant(s): _____
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:** 11/11/22
Applicant signature: [Signature] **Date:** 11/11/22

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



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

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-32

Please advise that applicant Luck Companies has made an application with Chester County Planning Commission to rezone property located off Lancaster Hwy.

This property is identified as Tax Map # 089-00-00-025-000. The property is currently zoned R2 (Rural Two District) and the request is to change a portion (72.40 acres) of the zoning to ID-3 (General Industrial District).

This application will be presented to the Planning Commission at its December 20, 2022, meeting. The meeting is scheduled to begin at 6:30 PM at the R. Carlisle Roddey Complex in the Council Chambers. Adjoining landowners are invited to attend.

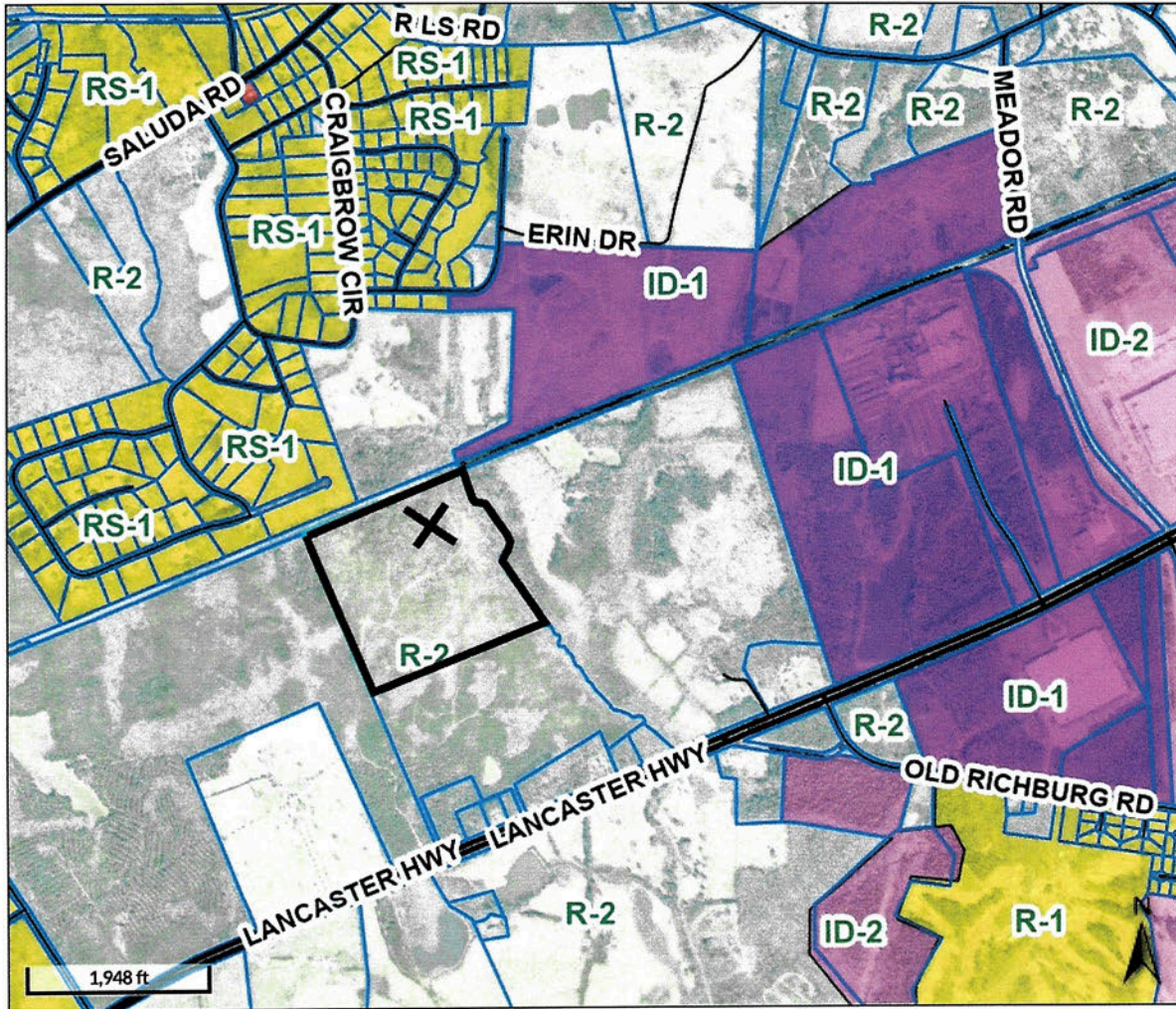
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

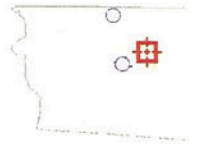
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



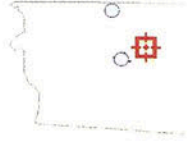
Parcel ID	089-00-00-025-000	Alternate ID	n/a	Owner Address	LUCK STONE CORPORATION
Sec/Twp/Rng	n/a	Class	AC		PO BOX 29682
Property Address		Acreage	73.674		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD <i>(Note: Not to be used on legal documents)</i>				

Date created: 12/16/2022
Last Data Uploaded: 12/16/2022 3:41:06 AM

Developed by  **Schneider**
GEO SPATIAL



Overview



Parcel ID	089-00-00-025-000	Alternate ID	n/a	Owner Address	LUCK STONE CORPORATION
Sec/Twp/Rng	n/a	Class	AC		PO BOX 29682
Property Address		Acreage	73.674		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

Date created: 12/16/2022
 Last Data Uploaded: 12/16/2022 3:41:06 AM

Developed by  **Schneider**
 GEOSPATIAL

Next Year (2023) Changes



Search Options

Map Number: 089-00-00-025-000 Real 00643393 History Year:

Name 1: LUCK STONE CORPORATION Other Map Number:



Alerts

Has Additional Comments

Owner Information

Post Initials: CW Reason for Change: Activity Date: 06/04/2021

Name 2: Land Value: 864,000

Address 1: PO BOX 29682 Building Value:

Address 2: RICHMOND VA Total Market Value: 864,000

Zip Code: 23242 Total Tax Value: 7,500

Codes

District: 02 Fire Code: CS CITY SUB

Town: Neighborhood: R2 RURAL 2

Subdivision: Use Class:

Description: LANCASTER RD

Legal:

Location

Street Number: Street Name: Suffix: Direction:

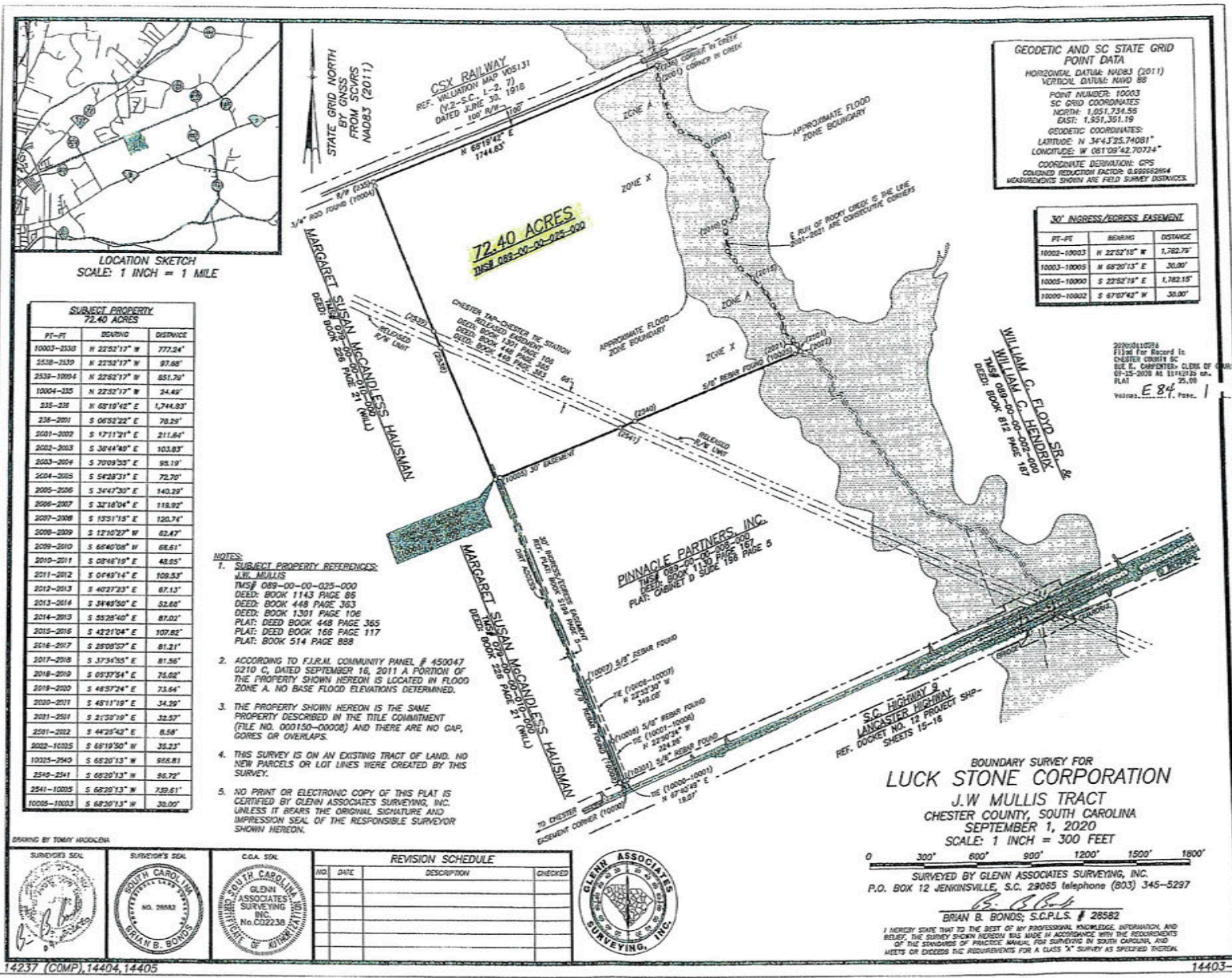
Additional Information

Appraisal Appeal: Owner Occupied: TIF: Base:

Agricultural Use: Reappraisal Notice: MCIP: Industrial Park ID:

Rollback: Exempt:

Scroll by: MAP#



SUBJECT PROPERTY
72.40 ACRES

PT-PT	BEARING	DISTANCE
10003-2533	N 22°52'17" W	777.24'
2533-2539	N 27°52'17" W	97.86'
2539-10004	N 22°52'17" W	851.79'
10004-235	N 22°52'17" W	24.49'
235-238	N 68°19'42" E	1,744.83'
238-2001	S 06°32'22" E	78.29'
2001-2002	S 17°11'21" E	211.84'
2002-2003	S 30°44'49" E	103.83'
2003-2004	S 70°09'58" E	98.19'
2004-2005	S 54°28'31" E	72.70'
2005-2006	S 34°47'30" E	140.29'
2006-2007	S 32°18'04" E	118.92'
2007-2008	S 19°21'13" E	120.74'
2008-2009	S 12°10'27" W	62.47'
2009-2010	S 68°40'08" W	68.81'
2010-2011	S 08°46'19" E	48.85'
2011-2012	S 04°43'14" E	109.53'
2012-2013	S 40°27'23" E	87.13'
2013-2014	S 34°49'50" E	52.68'
2014-2015	S 55°28'40" E	87.02'
2015-2016	S 42°21'04" E	107.82'
2016-2017	S 28°08'30" E	81.21'
2017-2018	S 37°34'53" E	81.56'
2018-2019	S 05°37'54" E	74.82'
2019-2020	S 48°37'24" E	73.64'
2020-2021	S 48°11'19" E	34.59'
2021-2021	S 21°20'18" E	32.52'
2021-2022	S 44°20'42" E	8.58'
2022-10025	S 68°19'30" W	35.23'
10025-2540	S 68°20'13" W	858.81'
2540-2541	S 68°20'13" W	86.72'
2541-10003	S 68°20'13" W	739.61'
10003-10003	S 68°20'13" W	30.00'

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
I.E. MULLIS
TMS# 089-00-00-025-000
DEED: BOOK 1143 PAGE 86
DEED: BOOK 448 PAGE 363
DEED: BOOK 1301 PAGE 106
PLAT: DEED BOOK 448 PAGE 365
PLAT: DEED BOOK 166 PAGE 117
PLAT: BOOK 514 PAGE 888
 - ACCORDING TO FURM COMMUNITY PANEL # 450047 0210 C, DATED SEPTEMBER 16, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
 - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00008) AND THERE ARE NO GAP, GORES OR OVERLAPS.
 - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

GEODETTIC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 83
 POINT NUMBER: 10003
 SC GRID COORDINATES
 NORTH: 1,051,734.55
 EAST: 1,551,301.19
 GEODETTIC COORDINATES:
 LATITUDE: N 34°43'25.74081"
 LONGITUDE: W 081°09'42.70724"
 COORDINATE DEVIATION: GPS
 COMBINED REDUCTION FACTOR: 8.58995854
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.

30' INGRESS/EGRESS EASEMENT

PT-PT	BEARING	DISTANCE
10002-10003	N 22°52'18" W	1,782.79'
10003-10009	N 68°20'13" E	30.00'
10009-10000	S 22°52'18" E	1,782.15'
10009-10002	S 67°07'42" W	30.00'

20000810576
 Filed for Record in
 CHESTER COUNTY SC
 FILE # 089-00-00-025-000
 PLAT # 25.08
 Volume 1, Page 1

BOUNDARY SURVEY FOR
LUCK STONE CORPORATION
 J.W. MULLIS TRACT
 CHESTER COUNTY, SOUTH CAROLINA
 SEPTEMBER 1, 2020
 SCALE: 1 INCH = 300 FEET

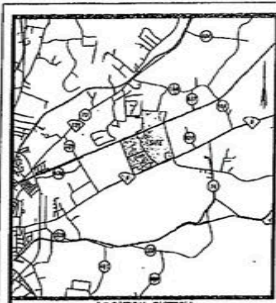
0 300' 600' 900' 1200' 1500' 1800'
 SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
 P.O. BOX 12 JENKINSVILLE, S.C. 29066 telephone (803) 345-5297
 Brian B. Bonds, S.C.P.L.S. # 28582

DRAWING BY TOMMY HADDADEN

			REVISION SCHEDULE
			NO. DATE DESCRIPTION CHECKED



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



NW CORNER/ADJACENT EASEMENT

PT-PT	Bearing	Distance
10000-10001	N 27°21'17" W	1,782.79'
10000-10002	N 87°21'17" E	30.00'
10000-10003	S 27°21'17" E	1,782.79'
10000-10004	S 87°21'17" W	30.00'

SE CORNER/ADJACENT EASEMENT

PT-PT	Bearing	Distance
4031-4032	N 87°16'20" W	16.68'
4033-4034	N 87°16'20" W	16.68'
4035-4036	N 87°16'20" W	16.68'
4037-4038	N 87°16'20" W	16.68'
4039-4040	S 87°16'20" E	16.68'
4041-4042	S 87°16'20" E	16.68'

SE CORNER/ADJACENT EASEMENT

PT-PT	Bearing	Distance
4033-4034	N 87°21'17" E	1,782.79'
4035-4036	N 87°21'17" E	1,782.79'
4037-4038	N 87°21'17" E	1,782.79'
4039-4040	N 87°21'17" E	1,782.79'
4041-4042	S 87°21'17" W	30.00'

MALLARD CREEK BRIDGE
E 12-675 - SE 1/4 RW
REF: 5000' FILE
NO. 12,083 SHEETS 3-8

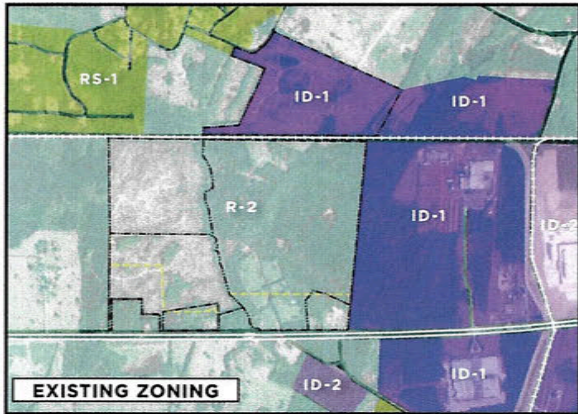
SE CORNER/ADJACENT EASEMENT

PT-PT	Bearing	Distance
4033-4034	N 87°21'17" E	1,782.79'
4035-4036	N 87°21'17" E	1,782.79'
4037-4038	N 87°21'17" E	1,782.79'
4039-4040	N 87°21'17" E	1,782.79'
4041-4042	S 87°21'17" W	30.00'

TMS# 089-00-00-002-000
72.40 ACRES

PT-PT	Bearing	Distance
10000-10001	N 27°21'17" W	1,782.79'
10000-10002	N 87°21'17" E	30.00'
10000-10003	S 27°21'17" E	1,782.79'
10000-10004	S 87°21'17" W	30.00'
10001-10002	N 27°21'17" W	1,782.79'
10001-10003	N 87°21'17" E	30.00'
10001-10004	S 27°21'17" E	1,782.79'
10001-10005	S 87°21'17" W	30.00'
10002-10003	N 27°21'17" W	1,782.79'
10002-10004	N 87°21'17" E	30.00'
10002-10005	S 27°21'17" E	1,782.79'
10002-10006	S 87°21'17" W	30.00'
10003-10004	N 27°21'17" W	1,782.79'
10003-10006	N 87°21'17" E	30.00'
10003-10007	S 27°21'17" E	1,782.79'
10003-10008	S 87°21'17" W	30.00'
10004-10005	N 27°21'17" W	1,782.79'
10004-10007	N 87°21'17" E	30.00'
10004-10008	S 27°21'17" E	1,782.79'
10004-10009	S 87°21'17" W	30.00'
10005-10006	N 27°21'17" W	1,782.79'
10005-10008	N 87°21'17" E	30.00'
10005-10009	S 27°21'17" E	1,782.79'
10005-10010	S 87°21'17" W	30.00'
10006-10007	N 27°21'17" W	1,782.79'
10006-10009	N 87°21'17" E	30.00'
10006-10010	S 27°21'17" E	1,782.79'
10006-10011	S 87°21'17" W	30.00'
10007-10008	N 27°21'17" W	1,782.79'
10007-10010	N 87°21'17" E	30.00'
10007-10011	S 27°21'17" E	1,782.79'
10007-10012	S 87°21'17" W	30.00'
10008-10009	N 27°21'17" W	1,782.79'
10008-10011	N 87°21'17" E	30.00'
10008-10012	S 27°21'17" E	1,782.79'
10008-10013	S 87°21'17" W	30.00'
10009-10010	N 27°21'17" W	1,782.79'
10009-10012	N 87°21'17" E	30.00'
10009-10013	S 27°21'17" E	1,782.79'
10009-10014	S 87°21'17" W	30.00'
10010-10011	N 27°21'17" W	1,782.79'
10010-10013	N 87°21'17" E	30.00'
10010-10014	S 27°21'17" E	1,782.79'
10010-10015	S 87°21'17" W	30.00'
10011-10012	N 27°21'17" W	1,782.79'
10011-10014	N 87°21'17" E	30.00'
10011-10015	S 27°21'17" E	1,782.79'
10011-10016	S 87°21'17" W	30.00'
10012-10013	N 27°21'17" W	1,782.79'
10012-10015	N 87°21'17" E	30.00'
10012-10016	S 27°21'17" E	1,782.79'
10012-10017	S 87°21'17" W	30.00'
10013-10014	N 27°21'17" W	1,782.79'
10013-10016	N 87°21'17" E	30.00'
10013-10017	S 27°21'17" E	1,782.79'
10013-10018	S 87°21'17" W	30.00'
10014-10015	N 27°21'17" W	1,782.79'
10014-10017	N 87°21'17" E	30.00'
10014-10018	S 27°21'17" E	1,782.79'
10014-10019	S 87°21'17" W	30.00'
10015-10016	N 27°21'17" W	1,782.79'
10015-10018	N 87°21'17" E	30.00'
10015-10019	S 27°21'17" E	1,782.79'
10015-10020	S 87°21'17" W	30.00'
10016-10017	N 27°21'17" W	1,782.79'
10016-10019	N 87°21'17" E	30.00'
10016-10020	S 27°21'17" E	1,782.79'
10016-10021	S 87°21'17" W	30.00'
10017-10018	N 27°21'17" W	1,782.79'
10017-10020	N 87°21'17" E	30.00'
10017-10021	S 27°21'17" E	1,782.79'
10017-10022	S 87°21'17" W	30.00'
10018-10019	N 27°21'17" W	1,782.79'
10018-10021	N 87°21'17" E	30.00'
10018-10022	S 27°21'17" E	1,782.79'
10018-10023	S 87°21'17" W	30.00'
10019-10020	N 27°21'17" W	1,782.79'
10019-10022	N 87°21'17" E	30.00'
10019-10023	S 27°21'17" E	1,782.79'
10019-10024	S 87°21'17" W	30.00'
10020-10021	N 27°21'17" W	1,782.79'
10020-10023	N 87°21'17" E	30.00'
10020-10024	S 27°21'17" E	1,782.79'
10020-10025	S 87°21'17" W	30.00'
10021-10022	N 27°21'17" W	1,782.79'
10021-10024	N 87°21'17" E	30.00'
10021-10025	S 27°21'17" E	1,782.79'
10021-10026	S 87°21'17" W	30.00'
10022-10023	N 27°21'17" W	1,782.79'
10022-10025	N 87°21'17" E	30.00'
10022-10026	S 27°21'17" E	1,782.79'
10022-10027	S 87°21'17" W	30.00'
10023-10024	N 27°21'17" W	1,782.79'
10023-10026	N 87°21'17" E	30.00'
10023-10027	S 27°21'17" E	1,782.79'
10023-10028	S 87°21'17" W	30.00'
10024-10025	N 27°21'17" W	1,782.79'
10024-10027	N 87°21'17" E	30.00'
10024-10028	S 27°21'17" E	1,782.79'
10024-10029	S 87°21'17" W	30.00'
10025-10026	N 27°21'17" W	1,782.79'
10025-10028	N 87°21'17" E	30.00'
10025-10029	S 27°21'17" E	1,782.79'
10025-10030	S 87°21'17" W	30.00'
10026-10027	N 27°21'17" W	1,782.79'
10026-10029	N 87°21'17" E	30.00'
10026-10030	S 27°21'17" E	1,782.79'
10026-10031	S 87°21'17" W	30.00'
10027-10028	N 27°21'17" W	1,782.79'
10027-10030	N 87°21'17" E	30.00'
10027-10031	S 27°21'17" E	1,782.79'
10027-10032	S 87°21'17" W	30.00'
10028-10029	N 27°21'17" W	1,782.79'
10028-10031	N 87°21'17" E	30.00'
10028-10032	S 27°21'17" E	1,782.79'
10028-10033	S 87°21'17" W	30.00'
10029-10030	N 27°21'17" W	1,782.79'
10029-10032	N 87°21'17" E	30.00'
10029-10033	S 27°21'17" E	1,782.79'
10029-10034	S 87°21'17" W	30.00'
10030-10031	N 27°21'17" W	1,782.79'
10030-10033	N 87°21'17" E	30.00'
10030-10034	S 27°21'17" E	1,782.79'
10030-10035	S 87°21'17" W	30.00'
10031-10032	N 27°21'17" W	1,782.79'
10031-10034	N 87°21'17" E	30.00'
10031-10035	S 27°21'17" E	1,782.79'
10031-10036	S 87°21'17" W	30.00'
10032-10033	N 27°21'17" W	1,782.79'
10032-10035	N 87°21'17" E	30.00'
10032-10036	S 27°21'17" E	1,782.79'
10032-10037	S 87°21'17" W	30.00'
10033-10034	N 27°21'17" W	1,782.79'
10033-10036	N 87°21'17" E	30.00'
10033-10037	S 27°21'17" E	1,782.79'
10033-10038	S 87°21'17" W	30.00'
10034-10035	N 27°21'17" W	1,782.79'
10034-10037	N 87°21'17" E	30.00'
10034-10038	S 27°21'17" E	1,782.79'
10034-10039	S 87°21'17" W	30.00'
10035-10036	N 27°21'17" W	1,782.79'
10035-10038	N 87°21'17" E	30.00'
10035-10039	S 27°21'17" E	1,782.79'
10035-10040	S 87°21'17" W	30.00'
10036-10037	N 27°21'17" W	1,782.79'
10036-10039	N 87°21'17" E	30.00'
10036-10040	S 27°21'17" E	1,782.79'
10036-10041	S 87°21'17" W	30.00'
10037-10038	N 27°21'17" W	1,782.79'
10037-10040	N 87°21'17" E	30.00'
10037-10041	S 27°21'17" E	1,782.79'
10037-10042	S 87°21'17" W	30.00'
10038-10039	N 27°21'17" W	1,782.79'
10038-10041	N 87°21'17" E	30.00'
10038-10042	S 27°21'17" E	1,782.79'
10038-10043	S 87°21'17" W	30.00'
10039-10040	N 27°21'17" W	1,782.79'
10039-10042	N 87°21'17" E	30.00'
10039-10043	S 27°21'17" E	1,782.79'
10039-10044	S 87°21'17" W	30.00'
10040-10041	N 27°21'17" W	1,782.79'
10040-10043	N 87°21'17" E	30.00'
10040-10044	S 27°21'17" E	1,782.79'
10040-10045	S 87°21'17" W	30.00'
10041-10042	N 27°21'17" W	1,782.79'
10041-10044	N 87°21'17" E	30.00'
10041-10045	S 27°21'17" E	1,782.79'
10041-10046	S 87°21'17" W	30.00'
10042-10043	N 27°21'17" W	1,782.79'
10042-10045	N 87°21'17" E	30.00'
10042-10046	S 27°21'17" E	1,782.79'
10042-10047	S 87°21'17" W	30.00'
10043-10044	N 27°21'17" W	1,782.79'
10043-10046	N 87°21'17" E	30.00'
10043-10047	S 27°21'17" E	1,782.79'
10043-10048	S 87°21'17" W	30.00'
10044-10045	N 27°21'17" W	1,782.79'
10044-10047	N 87°21'17" E	30.00'
10044-10048	S 27°21'17" E	1,782.79'
10044-10049	S 87°21'17" W	30.00'
10045-10046	N 27°21'17" W	1,782.79'
10045-10048	N 87°21'17" E	30.00'
10045-10049	S 27°21'17" E	1,782.79'
10045-10050	S 87°21'17" W	30.00'
10046-10047	N 27°21'17" W	1,782.79'
10046-10049	N 87°21'17" E	30.00'
10046-10050	S 27°21'17" E	1,782.79'
10046-10051	S 87°21'17" W	30.00'
10047-10048	N 27°21'17" W	1,782.79'
10047-10050	N 87°21'17" E	30.00'
10047-10051	S 27°21'17" E	1,782.79'
10047-10052	S 87°21'17" W	30.00'
10048-10049	N 27°21'17" W	1,782.79'
10048-10051	N 87°21'17" E	30.00'
10048-10052	S 27°21'17" E	1,782.79'
10048-10053	S 87°21'17" W	30.00'
10049-10050	N 27°21'17" W	1,782.79'
10049-10052	N 87°21'17" E	30.00'
10049-10053	S 27°21'17" E	1,782.79'
10049-10054	S 87°21'17" W	30.00'
10050-10051	N 27°21'17" W	1

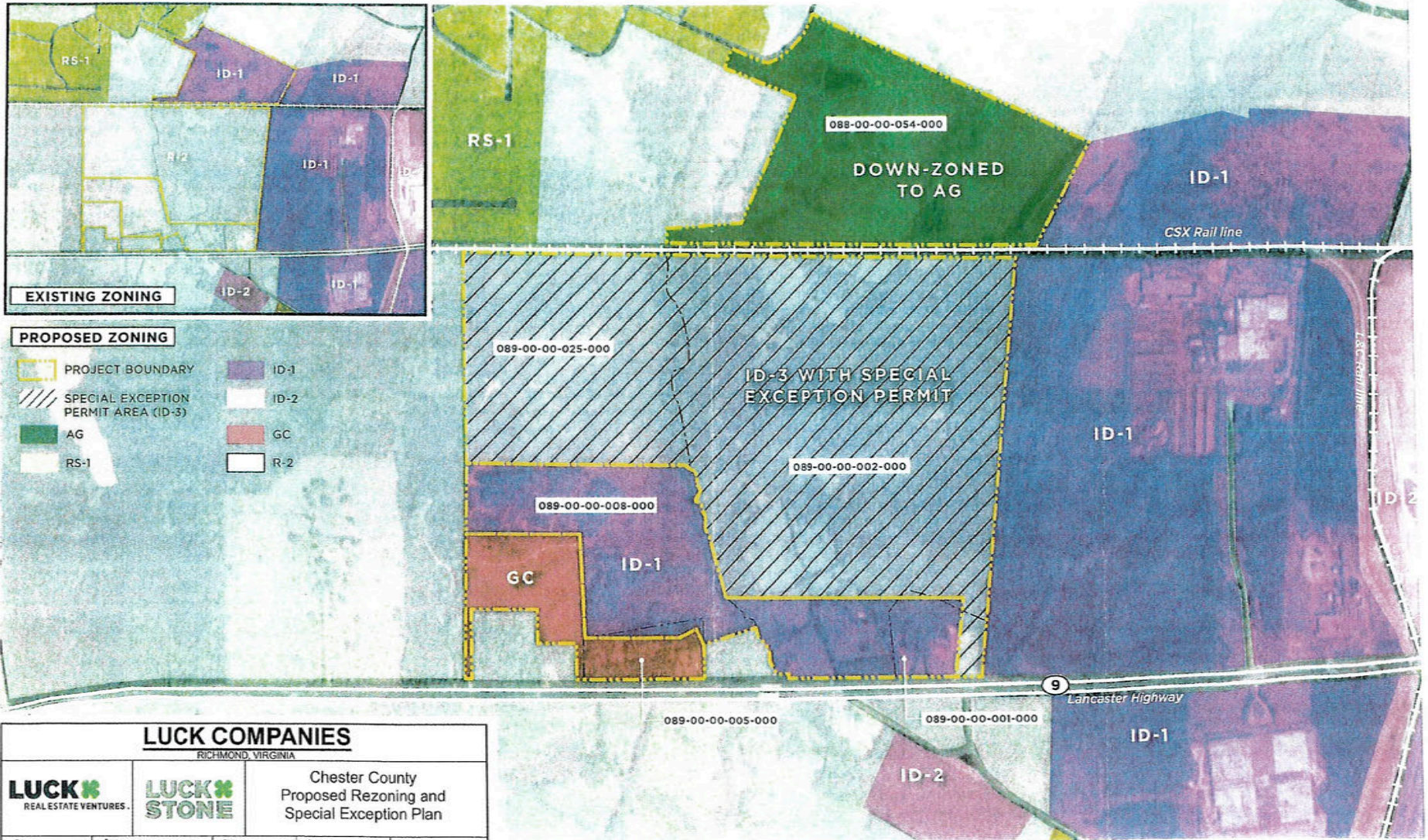
PARCEL #089-00-00-025-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



Date	Scale	Source	Approx. 1" = 700'	Page	3 OF 4	Drawn by	Patrick Hess
11/11/22	Chester County GIS, Google Maps						

NOT every effort has been made to ensure the accuracy, completeness and timeliness of actual property lines, this plan is based on the best available data and data as approved, and we are not responsible for surveying or engineering standards.

Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

Parcel ID	Owner	Address	Survey Acreage	Current Zoning	Desired Zoning	Desired Zoning Acreage (Per GIS)	Special Exception Application	Summary of Use
089-00-00-005-000	Harvey and Anne Reed	1207 Lancaster HWY Chester, SC 29706	9.62	R-2	GC	7.8	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	1.82	n/a	Business Park
089-00-00-008-000	Pinnacle Partners INC	1113 Lancaster HWY Chester, SC 29706	66.81	R-2	GC	17.92	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	48.89	n/a	Business Park
088-00-00-054-000	Albert D Oliphant III	n/a	90.39	I-1	AG	90.39	n/a	Agricultural Education
089-00-00-002-000	Luck Stone Corporation	1421 Collie Lane Chester, SC 29706	193.81	R-2	ID-3 w/ Special Exception	174.46	✓	Quarry and Ancillary Uses
					ID-1	19.35	n/a	Business Park
089-00-00-025-000	Luck Stone Corporation	n/a	72.4	R-2	ID-3 w/ Special Exception	72.4	✓	Quarry and Ancillary Uses
089-00-00-001-000	Luck Stone Corporation	1297 Lancaster HWY Chester, SC 29706	10.36	R-2	ID-3 w/ Special Exception	1.01	✓	Quarry and Ancillary Uses
					ID-1	9.35	n/a	Business Park

Total GC Rezoning Area	25.72
Total ID1 Rezoning Area	79.41
Total ID3 w/ Special Exception Rezoning Area	247.87
Total AG Rezoning Area	90.39

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-33 Luck Companies request a portion (9.35 acres) of Tax Map # 089-00-00-001-000 at 1295 Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Vice Chairman Smith motioned to approve, second by Commissioner Howell. Vote 5-0 Approved.

County Attorney Joanie Winters stated Mr. Chairman, if I may, I just want the commission to recognize that everyone that you're approving is also contingent on the conditions that are attached to the application that were presented by Luck. And they'll be required. It's almost like when you all do a reverter clause. If these conditions aren't met, then essentially would revert. So, these conditions are hard and fast. They're part of the application you're approving. I just want to make sure you all understand that.

Commissioner Howell stated that it's basically they've put their money where their mouth is and they don't if they don't do what they say, they lose what they asked for.

County Attorney Joanie Winters stated well, they've set the rules and y'all had an opportunity to read them. So, when you're approving the application, you're also approving those conditions.



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: 12.20.22 Case # CCMA 22-33 Invoice # 5948

The applicant hereby requests that the property described to be rezoned from R-2 to ID-1

Please give your reason for this rezoning request:

Zoning amendment enables economic development upon the property. Please see included "Luck Companies Chester County Economic Development Project Rezoning and Special Exception Application and Conditions".

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: _____

Property Address Information

Property address: 1295 Lancaster HWY Chester, SC 29706
 Tax Map Number: 089-00-00-001-000 (portion) Acres: 9.35 Acres Rezoned to ID-1 out of total 10.36 Acre Parcel

Any structures on the property: yes no . If you checked yes, draw locations of structures on plat or blank paper. See attached "Proposed Rezoning and Special Exception Plan" for aerial photo

PLEASE PRINT:

Applicant (s): Luck Companies
 Address PO BOX 29682 Richmond, VA 23242
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): _____
 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: 11/11/22
 Applicant signature: [Signature] Date: 11/11/22

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



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

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-33

Please advise that applicant Luck Companies has made an application with Chester County Planning Commission to rezone property located on 1295 Lancaster Hwy, Chester, SC 29706.

This property is identified as Tax Map # 089-00-00-001-000. The property is currently zoned R2 (Rural Two District), and the request is to change a portion (9.35 acres) of the zoning to ID-1 (Restricted Industrial District).

This application will be presented to the Planning Commission at its December 20, 2022, meeting. The meeting is scheduled to begin at 6:30 PM at the R. Carlisle Roddey Complex in the Council Chambers. Adjoining landowners are invited to attend.

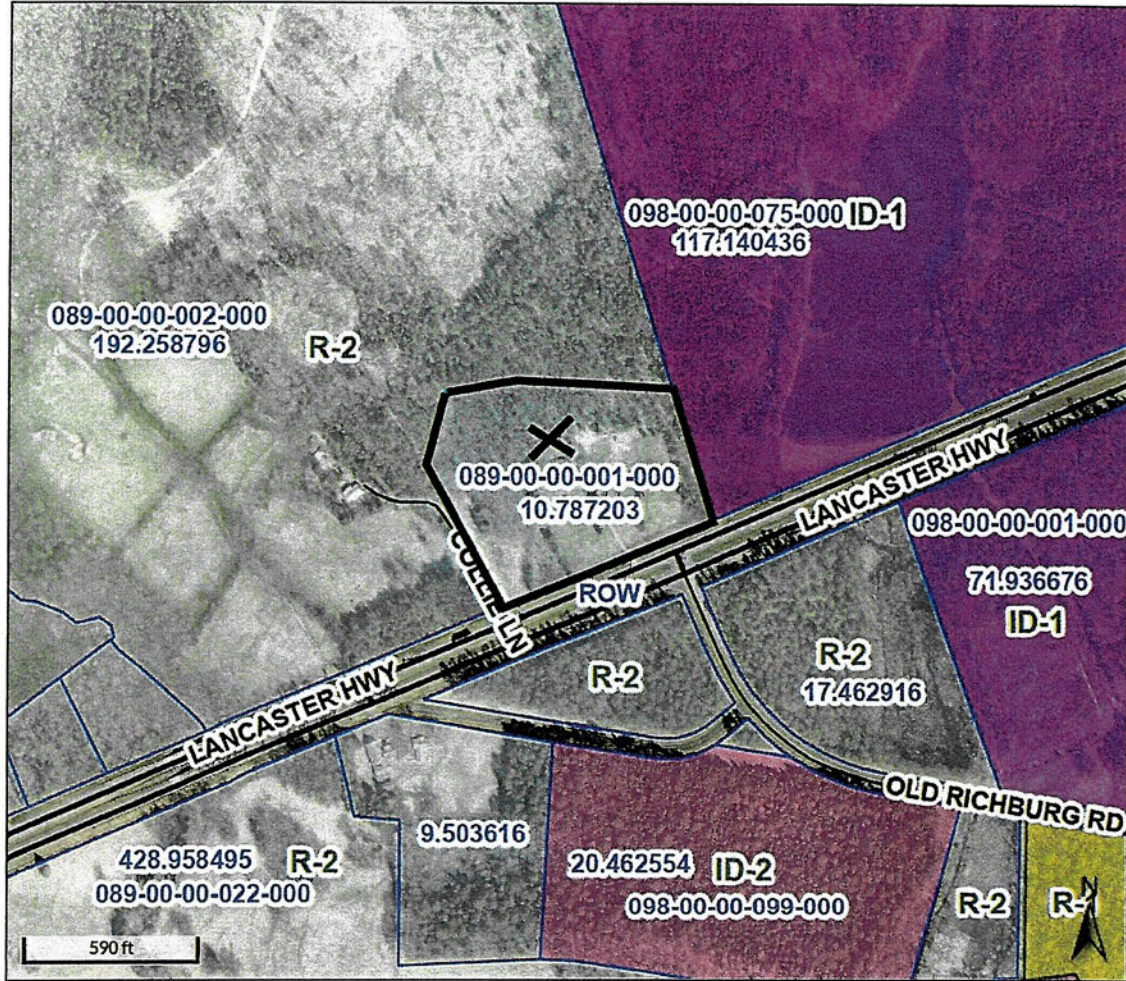
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

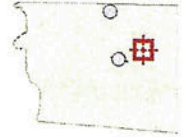
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



Parcel ID	089-00-00-001-000	Alternate ID	n/a	Owner Address	LUCKSTONE CORPORATION
Sec/Twp/Rng	n/a	Class	RN		PO BOX 29682
Property Address	1295 LANCASTER HWY	Acreage	10.787		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

Date created: 11/18/2022
 Last Data Uploaded: 11/18/2022 3:11:25 AM

Developed by  **Schneider**
 GEOSPATIAL