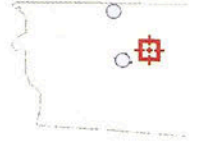




Overview



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 <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**
GEOSPATIAL

Next Year (2023) Changes

Search Options

Map Number 089-00-00-001-000 Real 00641093 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 128,000

Address 1 PO BOX 29682

Building Value 132,900

Address 2 RICHMOND VA

Total Market Value 260,900

Zip Code 23242

Total Tax Value 153,400

Codes

District 02

Fire Code CS CITY SUB

Town

Neighborhood R2 RURAL 2

Subdivision

Use Class

Description LANCASTER RD

Legal SEE COMMENTS

Location Street Number 1297 Street Name LANCASTER HWY

Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied

TIF Base

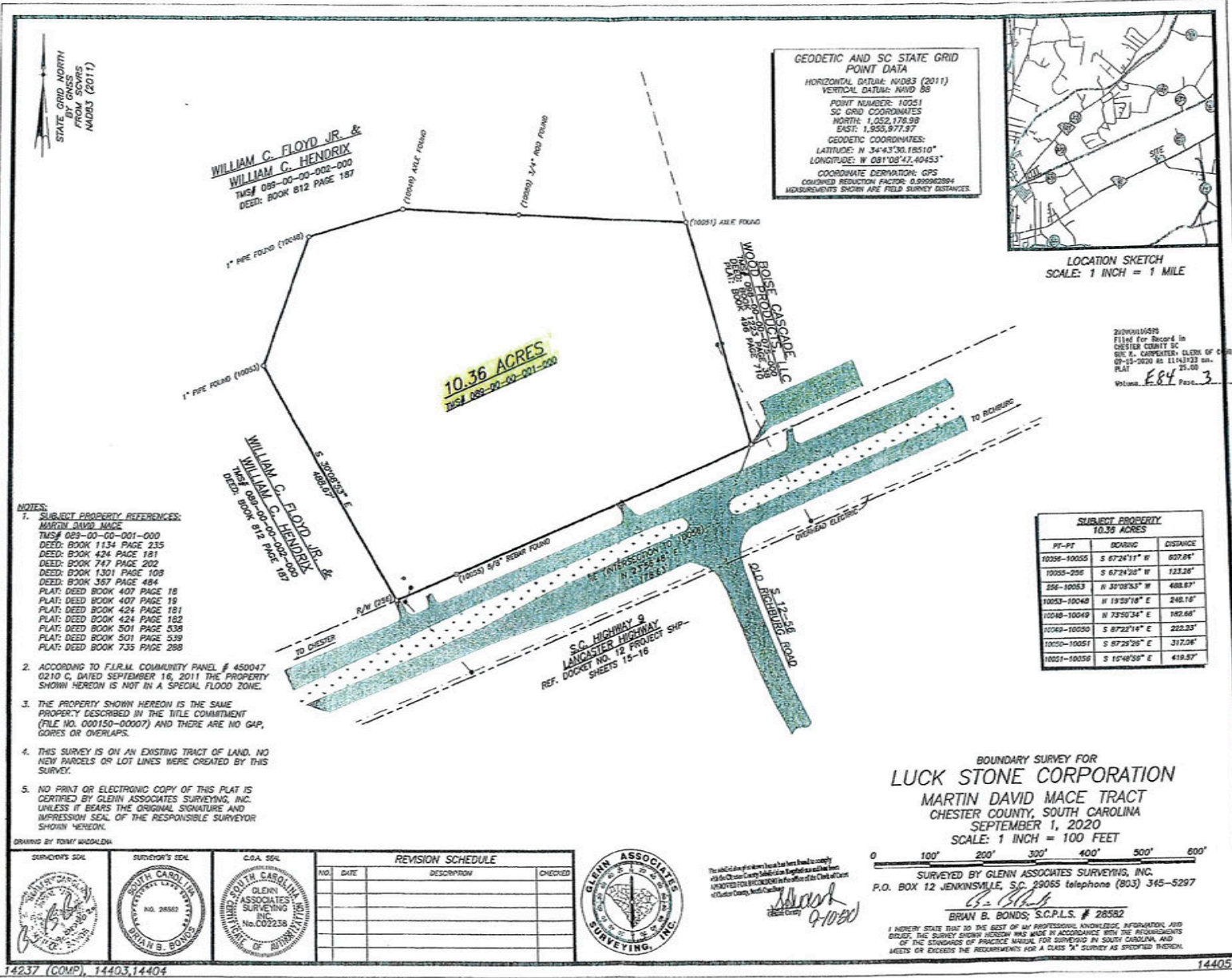
Agricultural Use Reappraisal Notice

MCIP Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



GEODETC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 88
 POINT NUMBER: 10051
 SC GRID COORDINATES
 NORTH: 1,052,178.88
 EAST: 1,555,977.87
 GEODETIC COORDINATES:
 LATITUDE: N 34°43'30.18510"
 LONGITUDE: W 081°02'47.40453"
 COORDINATE DERIVATION: GPS
 CORRECTED REDUCTION FACTOR: 0.00002894
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.



2020010695
 Filed for Record in
 CHESTER COUNTY SC
 BY: S. CARPENTER, GLENN OF
 09-15-2020 AS 114-1423 UN-
 PLAT
 25.00
 Volume **EBV** Page **3**

SUBJECT PROPERTY 10.36 ACRES

PT-PT	BEARING	DISTANCE
10036-10035	S 67°24'11" W	607.64'
10035-250	S 67°24'20" W	123.26'
250-10053	N 30°09'53" W	488.87'
10053-10048	N 19°09'10" E	245.16'
10048-10049	N 73°00'34" E	182.66'
10049-10050	S 87°22'14" E	222.23'
10050-10051	S 67°29'26" E	312.24'
10051-10056	S 15°48'50" E	419.27'

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
 MARGIN SHOWN NAME
 TMS# 029-00-00-001-000
 DEED: BOOK 1134 PAGE 235
 DEED: BOOK 424 PAGE 181
 DEED: BOOK 747 PAGE 202
 DEED: BOOK 1301 PAGE 108
 DEED: BOOK 367 PAGE 484
 PLAT: DEED BOOK 407 PAGE 18
 PLAT: DEED BOOK 407 PAGE 19
 PLAT: DEED BOOK 424 PAGE 181
 PLAT: DEED BOOK 424 PAGE 182
 PLAT: DEED BOOK 501 PAGE 538
 PLAT: DEED BOOK 501 PAGE 539
 PLAT: DEED BOOK 735 PAGE 288

- ACCORDING TO F.I.R.M. COMMUNITY PANEL # 450047 0210 C, DATED SEPTEMBER 16, 2011 THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD ZONE.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00007) 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.

DRAWING BY TOMMY WOODALEN



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	CHECKED



This subdivision of the above tract has been found to comply with the Chester County Ordinance regarding subdivision and has been recorded in the Public Records Office of the Clerk of Court in Chester County, South Carolina.

Brian B. Bonds
 Brian B. Bonds
 9-10-20

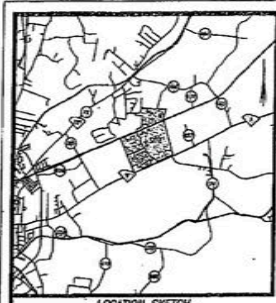
BOUNDARY SURVEY FOR
LUCK STONE CORPORATION
 MARTIN DAVID MACE TRACT
 CHESTER COUNTY, SOUTH CAROLINA
 SEPTEMBER 1, 2020
 SCALE: 1 INCH = 100 FEET

0 100' 200' 300' 400' 500' 600'
 SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
 P.O. BOX 12 JENKINSVILLE, SC 29055 Telephone (803) 345-5297
 Brian B. Bonds
 BRIAN 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.

14237 (COMP), 14403, 14404

14405-3



PT-PT	Bearing	Distance
10002-10003	N 27°13'17" W	1,782.75
10003-10004	N 82°30'12" E	30.00
10005-10006	S 27°53'18" E	1,782.15
10006-10007	S 82°30'12" E	30.00

PT-PT	Bearing	Distance
4311-4312	N 87°13'25" W	25.00
4312-4313	N 87°13'25" W	136.00
4313-4314	N 24°54'42" E	131.55
4314-4315	S 87°13'25" E	136.00

PT-PT	Bearing	Distance
4313-4314	N 24°54'42" E	31.67
4314-4315	S 24°54'42" E	242.29
4315-4316	S 87°13'25" E	31.00
4316-4317	S 24°54'42" E	226.42

PT-PT	Bearing	Distance
10001-10002	N 87°13'17" W	772.27
10002-10003	N 27°13'17" W	1,782.20
10003-10004	N 82°30'12" E	30.00
10004-10005	N 27°13'17" W	772.27
10005-10006	S 27°13'17" W	772.27

PT-PT	Bearing	Distance
10006-10007	S 82°30'12" E	30.00
10007-10008	S 27°13'17" W	772.27
10008-10009	S 27°13'17" W	772.27
10009-10010	N 27°13'17" W	772.27
10010-10011	N 82°30'12" E	30.00

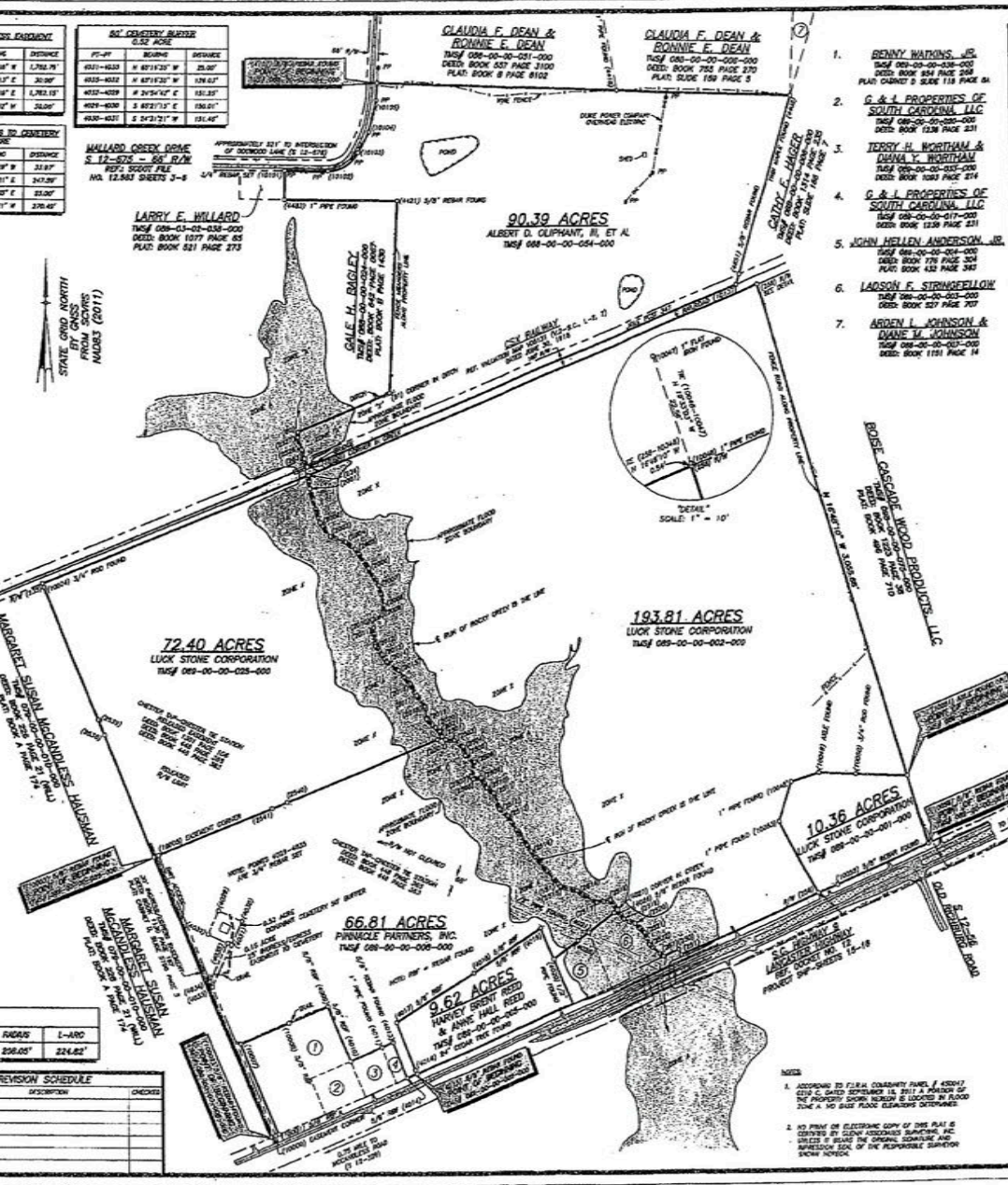
PT-PT	Bearing	Distance
4016-4017	N 22°53'23" W	258.73
4017-4018	N 82°30'12" E	548.52
4018-4019	N 82°30'12" E	548.52
4019-4020	S 27°32'37" E	300.00
4020-4021	S 87°24'41" E	344.98

PT-PT	Bearing	Distance
4016-4017	N 22°53'23" W	258.73
4017-4018	N 82°30'12" E	548.52
4018-4019	N 82°30'12" E	548.52
4019-4020	S 27°32'37" E	300.00
4020-4021	S 87°24'41" E	344.98

PT-PT	CHORD	DELTA	ARCUS	L-ARC
10102-10103	N 59°43'45" E	214.04'	061°35'30"	236.05'
				224.82'



REVISION	DATE	DESCRIPTION	CHECKED



PT-PT	Bearing	Distance
10011-10012	N 87°13'17" W	312.67
10012-10013	S 27°13'17" W	772.27
10013-10014	S 82°30'12" E	30.00
10014-10015	S 27°13'17" W	772.27
10015-10016	N 27°13'17" W	772.27

PT-PT	Bearing	Distance
2010-2011	N 84°30'12" W	63.00
2011-2012	N 44°28'42" W	161.71
2012-2013	N 64°28'42" W	6.00
2013-2014	N 27°38'12" W	31.00
2014-2015	N 87°13'17" W	31.29

PT-PT	Bearing	Distance
10016-10017	S 87°13'17" W	772.27
10017-10018	N 27°13'17" W	772.27
10018-10019	N 82°30'12" E	30.00
10019-10020	N 27°13'17" W	772.27
10020-10021	N 82°30'12" E	30.00

PT-PT	Bearing	Distance
3010-3011	N 87°13'17" W	108.52
3011-3012	N 82°30'12" W	84.82
3012-3013	N 82°30'12" W	84.82
3013-3014	N 82°30'12" W	84.82
3014-3015	N 82°30'12" W	84.82

AREA SUMMARY	Value
TMS 088-00-00-002-000	= 193.81 ACRES
TMS 088-00-00-004-000	= 90.39 ACRES
TMS 088-00-00-028-000	= 72.40 ACRES
TMS 088-00-00-008-000	= 66.81 ACRES
TMS 088-00-00-001-000	= 10.36 ACRES
TMS 088-00-00-003-000	= 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

0 300' 600' 900' 1,200' 1,500' 1,800'

APPROVED BY F.L.R.H. COLLEGEY, PAVEL # 42007
 2022 & GLENN ASSOCIATES SURVEYING, INC. # 26928
 THIS SURVEY SHOWS NEARBY & LOCATED BY RECORD
 TO BE 10 FEET PLICE RECORDS DETERMINED.

NO PART OF THIS SURVEY COPY IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GLENN ASSOCIATES SURVEYING, INC.

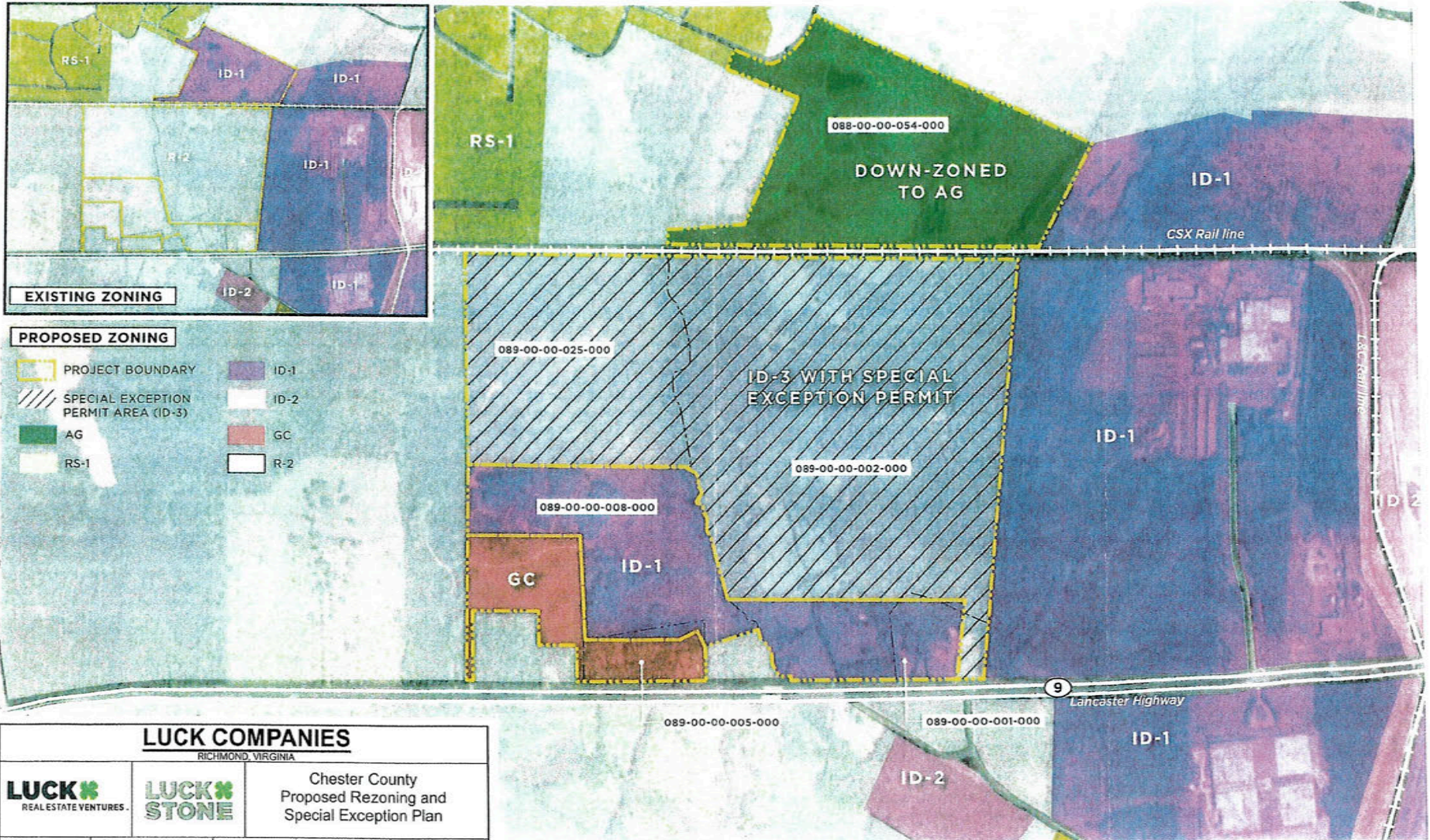
BROWN & BONDS, S.C. # 26928

IF ANY PART OF THIS SURVEY IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GLENN ASSOCIATES SURVEYING, INC.

PARCEL #089-00-00-001-000



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

We warrant that this plan has been made to secure the accuracy, completeness and timeliness of historic information, and to be approved by the relevant planning and public officials, and our services are not intended to constitute a survey or engineering plan.



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 Collier 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

CCMA22-34 Luck Companies request a portion (1.01 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 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 # CCMA22-34 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: 1295 Lancaster HWY Chester, SC 29706

Tax Map Number: 089-00-00-001-000 (portion) Acres: 1.01 Acres Rezoned to ID-3 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: # CCMA22-34

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 (1.01 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.

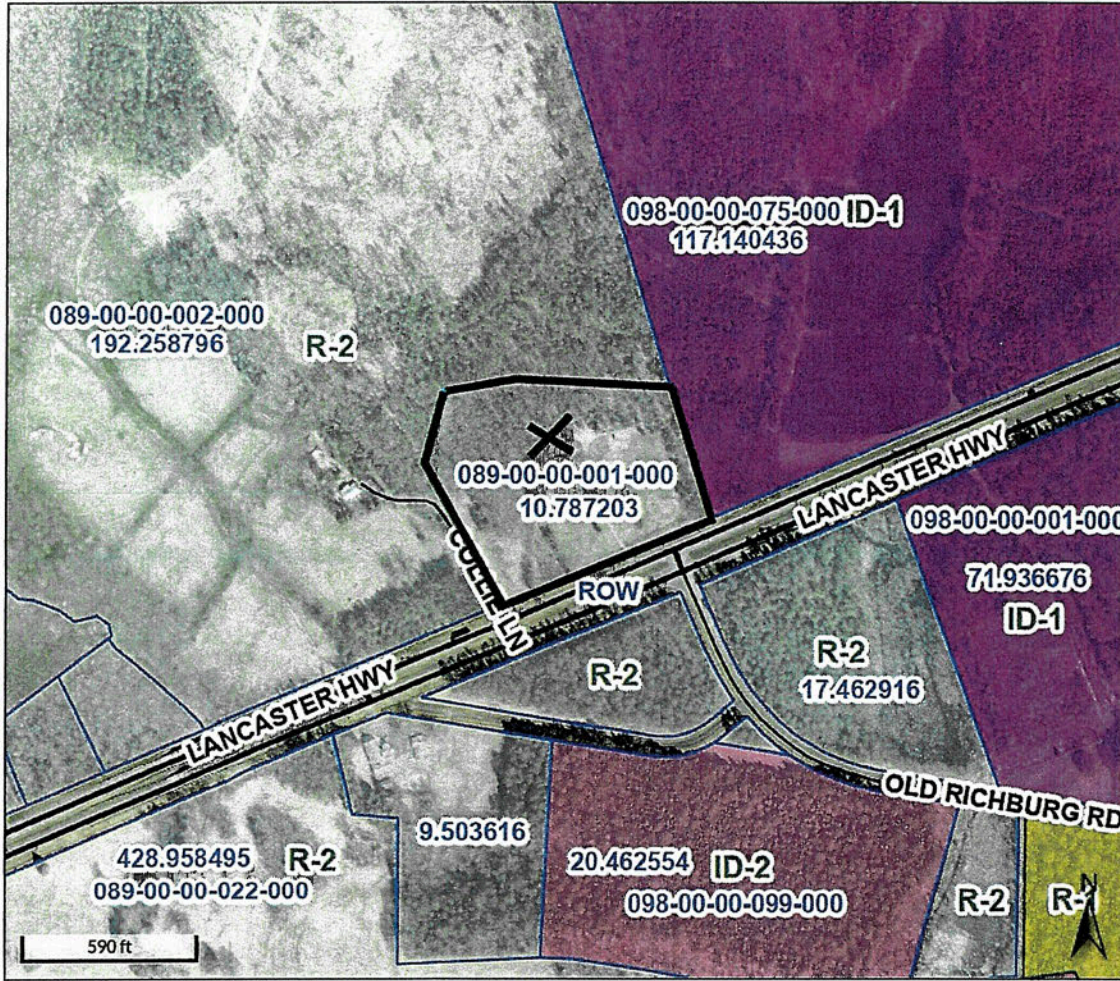
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

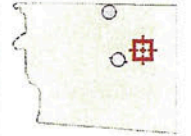
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



Parcel ID	089-00-00-001-000	Alternate ID	n/a	Owner Address	LUCK STONE 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)				

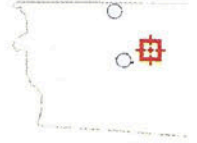
Date created: 11/18/2022

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

Developed by  Schneider
GEO SPATIAL



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				
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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

089-00-00-001-000

Real

00641093

History Year

Name 1

LUCK STONE CORPORATION

Other Map Number



Find

Alerts

Has Additional Comments

Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

PO BOX 29682

Address 2

RICHMOND VA

Zip Code

23242

Land Value

128,000

Building Value

132,900

Total Market Value

260,900

Total Tax Value

153,400

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

LANCASTER RD

Legal

SEE COMMENTS

Location

Street Number

1297

Street Name

LANCASTER HWY

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

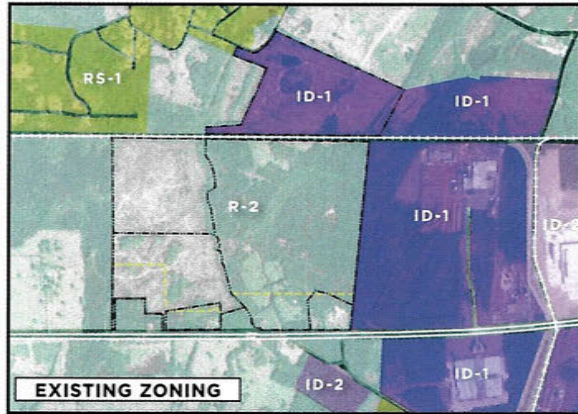
Industrial Park ID

Rollback

Exempt

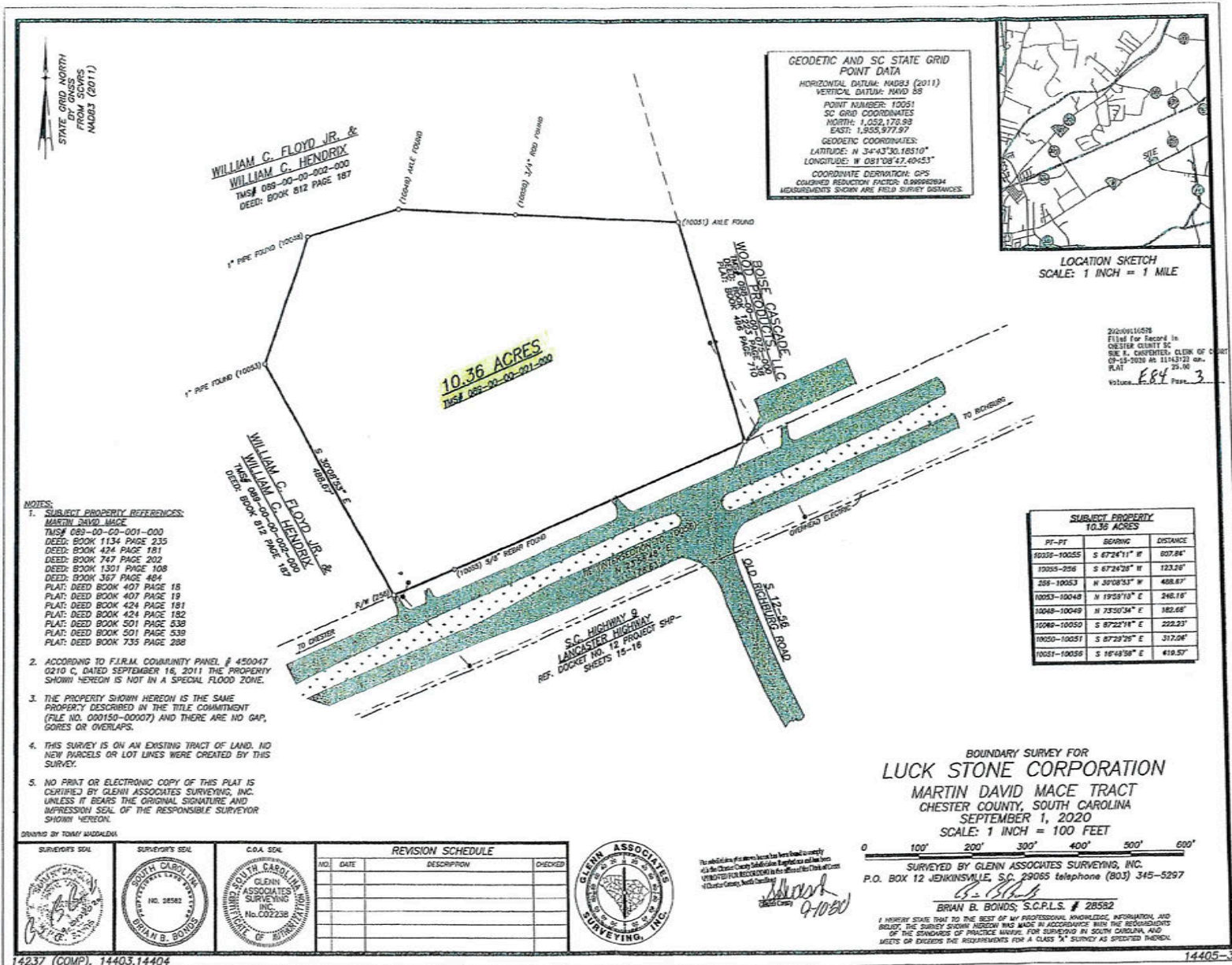
Scroll by: MAP#

PARCEL #089-00-00-001-000

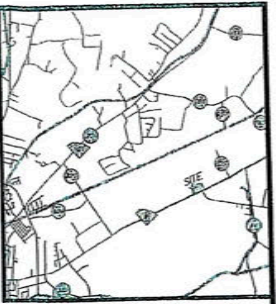


PROPOSED ZONING





GEODETTIC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 83
 POINT NUMBER: 10051
 SC GRID COORDINATES
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 LONGITUDE: W 081°08'47.40453"
 COORDINATE DERIVATION: GPS
 GRAVITY REDUCTION FACTOR: 0.99960000
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



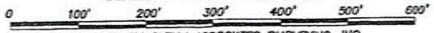
202-0911659
 Filed for Record in
 CHESTER COUNTY SC
 SUE L. CHESTER, CLERK OF COURT
 09-15-2020 AT 11:43:23 am.
 PLAT
 7:24 AM
 Volume: **884** Page: **3**

- NOTES:**
- SUBJECT PROPERTY REFERENCES:**
 MARTIN DAVID MACE
 TMS# 089-00-00-001-000
 DEED: BOOK 1134 PAGE 235
 DEED: BOOK 424 PAGE 181
 DEED: BOOK 747 PAGE 202
 DEED: BOOK 1301 PAGE 108
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PT-PT	BEARING	DISTANCE
10038-10055	S 87°24'11" W	607.84'
10055-256	S 87°24'28" W	123.20'
256-10053	N 89°08'53" W	468.47'
10053-10048	N 19°59'16" E	246.18'
10048-10049	N 73°30'34" E	182.68'
10049-10050	S 87°22'14" E	222.23'
10050-10051	S 87°29'26" E	317.06'
10051-10059	S 16°48'58" E	419.57'

BOUNDARY SURVEY FOR
LUCK STONE CORPORATION
 MARTIN DAVID MACE TRACT
 CHESTER COUNTY, SOUTH CAROLINA
 SEPTEMBER 1, 2020
 SCALE: 1 INCH = 100 FEET



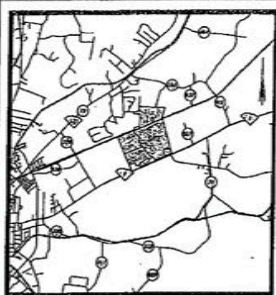
SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
 P.O. BOX 12 JENKINSVILLE, SC 29065 telephone (803) 345-5297
 BRIAN B. BONDS, S.C.P.L.S. # 28582

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 "X" SURVEY AS SPECIFIED THEREIN.

		REVISION SCHEDULE		
		NO.	DATE	DESCRIPTION

14237 (COMP), 14403, 14404

14405-3



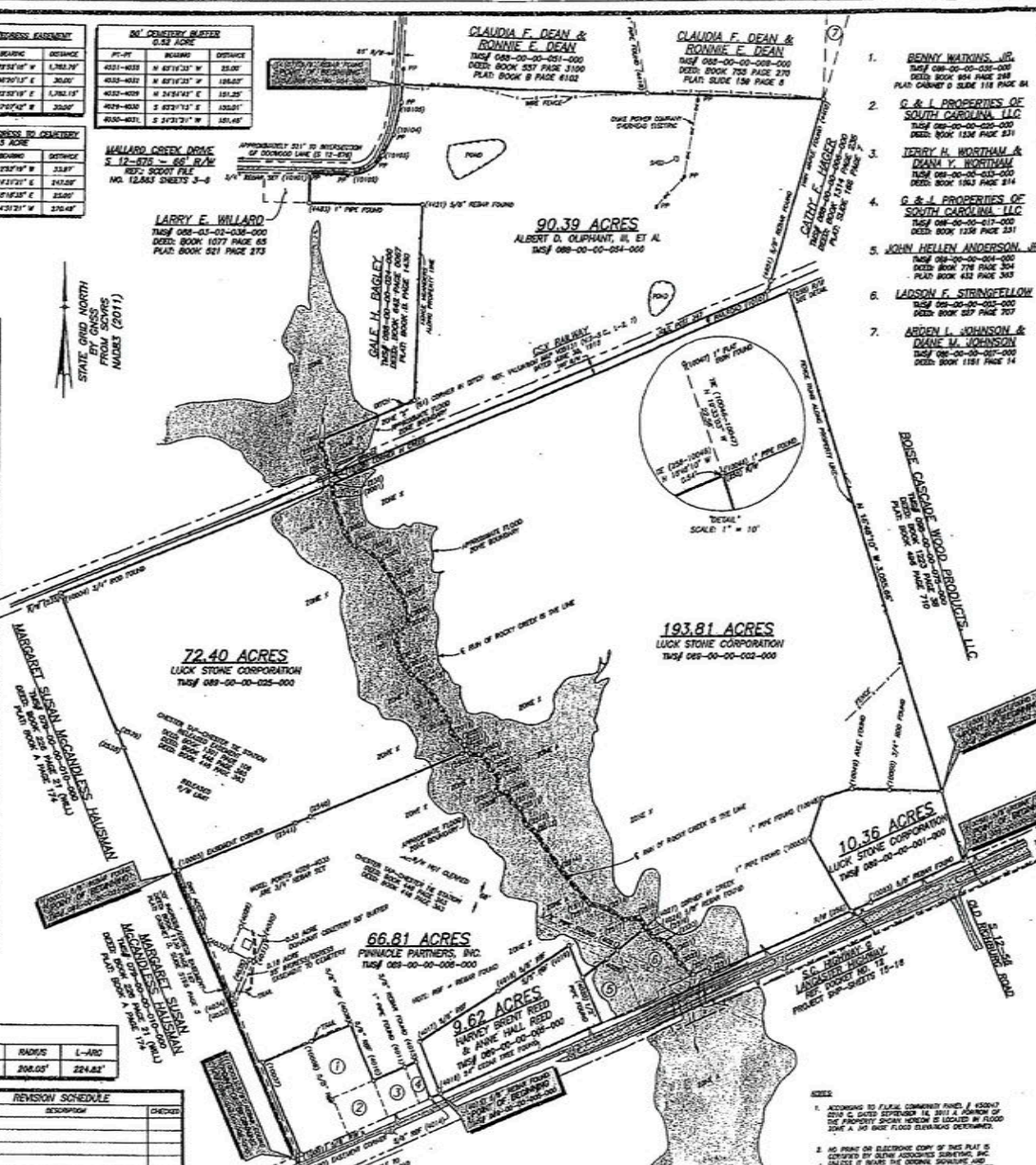
PT-PT	Bearing	Distance
10000-10001	N 87°34'18" E	1,762.74'
10001-10002	N 87°34'18" E	1,762.74'
10002-10003	N 87°34'18" E	1,762.74'
10003-10004	N 87°34'18" E	1,762.74'
10004-10005	N 87°34'18" E	1,762.74'
10005-10006	N 87°34'18" E	1,762.74'
10006-10007	N 87°34'18" E	1,762.74'
10007-10008	N 87°34'18" E	1,762.74'
10008-10009	N 87°34'18" E	1,762.74'
10009-10010	N 87°34'18" E	1,762.74'

PT-PT	Bearing	Distance
4031-4032	N 87°34'18" W	35.00'
4032-4033	N 87°34'18" W	35.00'
4033-4034	N 87°34'18" W	35.00'
4034-4035	N 87°34'18" W	35.00'
4035-4036	N 87°34'18" W	35.00'
4036-4037	N 87°34'18" W	35.00'
4037-4038	N 87°34'18" W	35.00'
4038-4039	N 87°34'18" W	35.00'
4039-4040	N 87°34'18" W	35.00'
4040-4041	N 87°34'18" W	35.00'

PT-PT	Bearing	Distance
4033-4034	N 87°34'18" W	35.00'
4034-4035	N 87°34'18" W	35.00'
4035-4036	N 87°34'18" W	35.00'
4036-4037	N 87°34'18" W	35.00'
4037-4038	N 87°34'18" W	35.00'
4038-4039	N 87°34'18" W	35.00'
4039-4040	N 87°34'18" W	35.00'
4040-4041	N 87°34'18" W	35.00'

TMSF 088-00-00-002-000 72.40 ACRES			TMSF 088-00-00-002-000 66.81 ACRES		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
10000-10001	N 87°34'18" E	1,762.74'	10000-10001	N 87°34'18" E	1,762.74'
10001-10002	N 87°34'18" E	1,762.74'	10001-10002	N 87°34'18" E	1,762.74'
10002-10003	N 87°34'18" E	1,762.74'	10002-10003	N 87°34'18" E	1,762.74'
10003-10004	N 87°34'18" E	1,762.74'	10003-10004	N 87°34'18" E	1,762.74'
10004-10005	N 87°34'18" E	1,762.74'	10004-10005	N 87°34'18" E	1,762.74'
10005-10006	N 87°34'18" E	1,762.74'	10005-10006	N 87°34'18" E	1,762.74'
10006-10007	N 87°34'18" E	1,762.74'	10006-10007	N 87°34'18" E	1,762.74'
10007-10008	N 87°34'18" E	1,762.74'	10007-10008	N 87°34'18" E	1,762.74'
10008-10009	N 87°34'18" E	1,762.74'	10008-10009	N 87°34'18" E	1,762.74'
10009-10010	N 87°34'18" E	1,762.74'	10009-10010	N 87°34'18" E	1,762.74'

TMSF 088-00-00-002-000 72.40 ACRES			TMSF 088-00-00-002-000 66.81 ACRES		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
10010-10011	N 87°34'18" E	1,762.74'	10010-10011	N 87°34'18" E	1,762.74'
10011-10012	N 87°34'18" E	1,762.74'	10011-10012	N 87°34'18" E	1,762.74'
10012-10013	N 87°34'18" E	1,762.74'	10012-10013	N 87°34'18" E	1,762.74'
10013-10014	N 87°34'18" E	1,762.74'	10013-10014	N 87°34'18" E	1,762.74'
10014-10015	N 87°34'18" E	1,762.74'	10014-10015	N 87°34'18" E	1,762.74'
10015-10016	N 87°34'18" E	1,762.74'	10015-10016	N 87°34'18" E	1,762.74'
10016-10017	N 87°34'18" E	1,762.74'	10016-10017	N 87°34'18" E	1,762.74'
10017-10018	N 87°34'18" E	1,762.74'	10017-10018	N 87°34'18" E	1,762.74'
10018-10019	N 87°34'18" E	1,762.74'	10018-10019	N 87°34'18" E	1,762.74'
10019-10020	N 87°34'18" E	1,762.74'	10019-10020	N 87°34'18" E	1,762.74'



- BENNY WATKINS, JR.
TMSF 088-00-00-002-000
DEED BOOK 854 PAGE 248
PLAT CORNER & SLIDE 118 PAGE 84
- G. & I. PROPERTIES OF SOUTH CAROLINA, LLC
TMSF 088-00-00-002-000
DEED BOOK 1204 PAGE 231
- JERRY H. WORTHAM & DIANA V. WORTHAM
TMSF 088-00-00-002-000
DEED BOOK 1363 PAGE 214
- G. & I. PROPERTIES OF SOUTH CAROLINA, LLC
TMSF 088-00-00-002-000
DEED BOOK 1204 PAGE 231
- JOHN HELLEN ANDERSON, JR.
TMSF 088-00-00-002-000
DEED BOOK 778 PAGE 304
PLAT BOOK 432 PAGE 303
- LADSON F. STRANGFELLOW
TMSF 088-00-00-002-000
DEED BOOK 627 PAGE 707
- ARLEN L. JOHNSON & DALE M. JOHNSON
TMSF 088-00-00-002-000
DEED BOOK 1184 PAGE 14

TMSF 088-00-00-002-000 193.81 ACRES			TMSF 088-00-00-002-000 66.81 ACRES		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
10020-10021	N 87°34'18" E	1,762.74'	10020-10021	N 87°34'18" E	1,762.74'
10021-10022	N 87°34'18" E	1,762.74'	10021-10022	N 87°34'18" E	1,762.74'
10022-10023	N 87°34'18" E	1,762.74'	10022-10023	N 87°34'18" E	1,762.74'
10023-10024	N 87°34'18" E	1,762.74'	10023-10024	N 87°34'18" E	1,762.74'
10024-10025	N 87°34'18" E	1,762.74'	10024-10025	N 87°34'18" E	1,762.74'
10025-10026	N 87°34'18" E	1,762.74'	10025-10026	N 87°34'18" E	1,762.74'
10026-10027	N 87°34'18" E	1,762.74'	10026-10027	N 87°34'18" E	1,762.74'
10027-10028	N 87°34'18" E	1,762.74'	10027-10028	N 87°34'18" E	1,762.74'
10028-10029	N 87°34'18" E	1,762.74'	10028-10029	N 87°34'18" E	1,762.74'
10029-10030	N 87°34'18" E	1,762.74'	10029-10030	N 87°34'18" E	1,762.74'

TMSF 088-00-00-002-000 72.40 ACRES			TMSF 088-00-00-002-000 66.81 ACRES		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
10030-10031	N 87°34'18" E	1,762.74'	10030-10031	N 87°34'18" E	1,762.74'
10031-10032	N 87°34'18" E	1,762.74'	10031-10032	N 87°34'18" E	1,762.74'
10032-10033	N 87°34'18" E	1,762.74'	10032-10033	N 87°34'18" E	1,762.74'
10033-10034	N 87°34'18" E	1,762.74'	10033-10034	N 87°34'18" E	1,762.74'
10034-10035	N 87°34'18" E	1,762.74'	10034-10035	N 87°34'18" E	1,762.74'
10035-10036	N 87°34'18" E	1,762.74'	10035-10036	N 87°34'18" E	1,762.74'
10036-10037	N 87°34'18" E	1,762.74'	10036-10037	N 87°34'18" E	1,762.74'
10037-10038	N 87°34'18" E	1,762.74'	10037-10038	N 87°34'18" E	1,762.74'
10038-10039	N 87°34'18" E	1,762.74'	10038-10039	N 87°34'18" E	1,762.74'
10039-10040	N 87°34'18" E	1,762.74'	10039-10040	N 87°34'18" E	1,762.74'

TMSF 088-00-00-002-000 72.40 ACRES			TMSF 088-00-00-002-000 66.81 ACRES		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
10040-10041	N 87°34'18" E	1,762.74'	10040-10041	N 87°34'18" E	1,762.74'
10041-10042	N 87°34'18" E	1,762.74'	10041-10042	N 87°34'18" E	1,762.74'
10042-10043	N 87°34'18" E	1,762.74'	10042-10043	N 87°34'18" E	1,762.74'
10043-10044	N 87°34'18" E	1,762.74'	10043-10044	N 87°34'18" E	1,762.74'
10044-10045	N 87°34'18" E	1,762.74'	10044-10045	N 87°34'18" E	1,762.74'
10045-10046	N 87°34'18" E	1,762.74'	10045-10046	N 87°34'18" E	1,762.74'
10046-10047	N 87°34'18" E	1,762.74'	10046-10047	N 87°34'18" E	1,762.74'
10047-10048	N 87°34'18" E	1,762.74'	10047-10048	N 87°34'18" E	1,762.74'
10048-10049	N 87°34'18" E	1,762.74'	10048-10049	N 87°34'18" E	1,762.74'
10049-10050	N 87°34'18" E	1,762.74'	10049-10050	N 87°34'18" E	1,762.74'

AREA SUMMARY	
TMSF 088-00-00-002-000	193.81 ACRES
TMSF 088-00-00-004-000	90.39 ACRES
TMSF 088-00-00-008-000	72.40 ACRES
TMSF 088-00-00-001-000	66.81 ACRES
TMSF 088-00-00-000-000	10.36 ACRES
TMSF 088-00-00-000-000	9.62 ACRES
TOTAL SURVEY	443.39 ACRES



CURVE TABLE				
PT-PT	CHORD	DELTA	RADIUS	L-ARC
10102-10103	N 87°34'18" E 214.04'	081°33'00"	208.03'	224.82'

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	CHECKED

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

0 300 600 900 1,200 1,500 1,800'

SURVEYED BY GLENN ASSOCIATES SURVEYORS, INC.
 P.O. BOX 12, JENKINSVILLE, S.C. 29024 Telephone (803) 345-5297

BRIAN B. BONDS, S.E.P.L.S. # 28582

1. ACCORDING TO FIELD CORNER PINS & 450/12 2010 & 2010 & 2010 STATIONED IN 2011 A PORTION OF THE PARCELS SHOWN HEREON IS LOCATED IN FLOOD ZONE & NO BOUNDARY MEASUREMENTS WERE TAKEN.

2. NO PRINT OR ELECTRONIC COPY OF THIS PLAN IS TO BE MAINTAINED BY GLENN ASSOCIATES SURVEYORS, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND PROFESSIONAL SEAL OF THE RESPONSIBLE SURVEYOR THEREON.

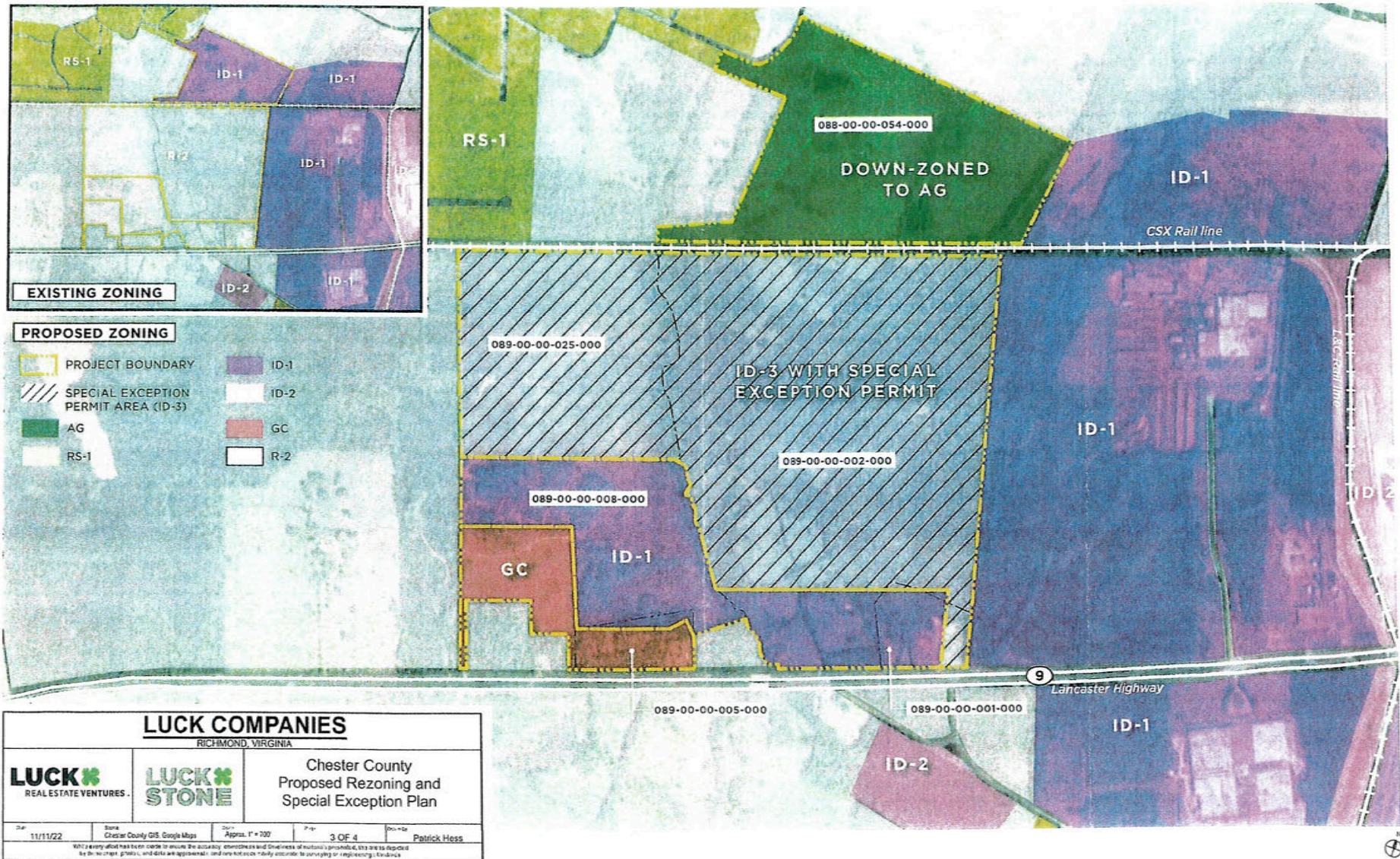
Luck Companies

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 IMC	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/e	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


PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



The table below summarizes the number of items and total cost within each activity you have requested funding for. This table will update as you change the items within your grant request details.

Grant request summary

Activity	Number of items	Total cost
Equipment	1	\$210,632.40
Total	1	\$210,632.40

Is your proposed project limited to one or more of the [following activities](#)  : Planning and development of policies or processes. Management, administrative, or personnel actions. Classroom-based training. Acquisition of mobile and portable equipment (not involving installation) on or in a building.

Yes

Budget summary

Budget summary

Object class categories	Total
Personnel	\$0.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$210,632.40
Supplies	\$0.00
Contractual	\$0.00
Construction	\$0.00
Other	\$0.00
Total direct charges	\$210,632.40
Indirect charges	\$0.00
TOTAL	\$210,632.40
Non-federal resources	

Object class categories	Total
Applicant	\$10,030.11
State	\$0.00
Other sources	\$0.00
Remarks	The county has a fund set aside for matching grants. The department will be utilizing this fund for non-federal resources.
Total Federal and Non-federal resources	
Federal resources	\$200,602.29
Non-federal resources	\$10,030.11
TOTAL	\$210,632.40
Program income	\$0.00

Contact information

Did any individual or organization assist with the development, preparation, or review of the application to include drafting or writing the narrative and budget, whether that person, entity, or agent is compensated or not and whether the assistance took place prior to submitting the application?

No

Secondary point of contact

Please provide a secondary point of contact for this grant.

The Authorized Organization Representative (AOR) who submits the application will be identified as the primary point of contact for the grant. Please provide one secondary point of contact for this grant below. The secondary contact can be members of the fire department or organizations applying for the grant that will see the grant through completion, are familiar with the grant application, and have the authority to make decisions on and to act upon this grant application. The secondary point of contact can also be an individual who assisted with the development, preparation, or review of the application.

**MR Michael
Ehrmantraut**
Assistant Fire Chief

Primary phone
8038991165
Mobile

Additional phones
8037893636
Work