



In this study, the economic impact of Luck Companies is estimated for two specific regions: Chester County and the state of South Carolina as a whole. The first step in the estimation process is to compile projected expenditure data for the new quarry. Luck Companies provided annual data on projected revenue, expenses, employment, and payroll associated with all capital investment and operational expenses of the new Chester County quarry for its first 21 years. All impact estimates were calculated using detailed structural models (known as input-output models) of the South Carolina economy containing specific information on economic linkages between different industries throughout the state and within Chester County. This study also utilized the input-output modeling software IMPLAN in calculating estimates.

Impact estimates were calculated for each of the three categories – defined below – that summarize the impact of the Chester County quarry on Chester County and on the state of South Carolina as a whole, with each category’s estimates broken down into direct, indirect, and induced effects:

Total Economic Impact (or Output):
the dollar value representing the total contribution to overall economic activity

Employment:
the total number of full-time equivalent jobs that are needed to deliver the demand for the goods and services as measured by total economic output

Total Compensation:
the total contribution to wages, salaries, and benefits affiliated with total employment



SECTION *Four*

The Economic Impact of the Chester County Quarry

Temporary Economic Impacts: Construction and Site Development

When the development and operation of the currently proposed Chester quarry moves forward, Luck Companies is expected to invest approximately \$93.0 million in Chester County towards site development and construction over the next twenty years. As **Table 1** below denotes, this would consist of two primary investment phases of approximately ten years each that would include all purchases related to property acquisition and the construction of facilities (along with all equipment requirements) necessary for housing business activities associated with quarry operations. Note that the average annual capital expenditures are projected to increase from approximately \$3.9 million in Years 1-10 to \$5.4 million in Years 11-20.



Table 1 - Anticipated Capital Investments in Chester County

Source: Luck Companies

Project Phase	Time Period	Estimated <i>Annual</i> Investment	Estimated <i>Total</i> Investment
Phase I	Quarry Years 1-10	\$3,857,107	\$38,571,066
Phase II	Quarry Years 11-20	\$5,445,452	\$54,454,519



As described in Section III, in order to determine the total economic impact arising from purchases associated with this construction and site development, a detailed structural model (known as an input-output model) of the Chester County economy is utilized, with these capital investments serving as the primary direct effects. These initial

rounds of direct spending then lead to subsequent rounds of spending (known as the multiplier effect). The total economic impacts in Chester County that will likely arise from all anticipated purchasing activity associated with the construction and site development of the quarry appear in **Table 2**.

Table 2 - Economic Impact of Construction and Site Development on Chester County

Project Phase	Description	Annual Employment	Annual Total Compensation	Annual Total Impact
Phase I Quarry Years 1-10	Direct Effect	31	\$1,444,424	\$3,857,107
	Multiplier Effect	8	\$278,092	\$1,053,606
	Total Impact	38	\$1,722,516	\$4,910,713

Phase II Quarry Years 11-20	Direct Effect	45	\$2,200,850	\$5,445,452
	Multiplier Effect	10	\$374,288	\$1,434,443
	Total Impact	55	\$2,575,138	\$6,879,894

Cumulative Totals		47¹	\$42,976,539	\$117,906,073

Phase I – the first ten years of capital investment into the Chester County quarry – will likely begin by the year 2022. All of the construction and site development associated with this initial investment is expected to generate an average annual economic impact of approximately \$4.9 million for Chester County during this ten-year timeframe (Quarry Years 1-10). This total impact is also estimated to create an average of approximately 38 temporary jobs each year that would pay approximately \$1.7 million in total compensation annually.

Following this initial investment and the beginning of regular operations at the new quarry, an increase in capital investment primarily geared towards additional infrastructure (plant and equipment) – Phase II – will occur from Quarry Years 11-20. During this period an additional \$54.5 million will be invested into the Chester County quarry, or about \$5.5 million per year. This additional investment activity would generate an average annual economic impact of approximately \$6.9 million for Chester County throughout this ten-period period. This total impact, in turn, is estimated to create approximately 55 temporary jobs each year that would pay \$2.6 million in total compensation annually.

¹ This estimate represents the average number of jobs created per year due to construction and site development between Years 1 and 20; estimates in all tables throughout this report may not always sum due to rounding.



In sum, all construction and site development associated with all projected capital investments towards the Chester County quarry for the first twenty years are estimated to generate a total economic impact of nearly \$118 million for Chester County.

In sum, all construction and site development associated with all projected capital investments towards the Chester County quarry for the first twenty years are estimated to generate a total economic impact of nearly \$118 million for Chester County. This level of economic activity will initially support an average of 38 temporary jobs each year during Quarry Years 1-10, which will then scale up to 55 temporary jobs during Quarry Years 11-20. This implies that the average annual number of temporary jobs that will be created across the full twenty-year investment period is 47.

In addition to Chester County itself, the economic impacts of the new quarry will also extend statewide. As previously noted, many direct and indirect expenditures associated with the economic impact of the quarry will be made outside of Chester County for a variety of reasons. For example, workers will spend part of their incomes inside of South Carolina - but outside of Chester County, just as some of the vendors servicing the quarry will be based in South Carolina but outside of Chester County. These additional economic impacts can be quantified and, when added to the existing impact estimates shown in **Table 2**, reflect the total impact of the Chester County quarry on South Carolina. These results are displayed in **Table 3**.



Table 3 - Economic Impact of Construction and Site Development on South Carolina

Project Phase	Description	Annual Employment	Annual Total Compensation	Annual Total Impact
Phase I Quarry Years 1-10	Direct Effect	31	\$1,444,424	\$3,857,107
	Multiplier Effect	24	\$842,683	\$2,809,970
	Total Impact	54	\$2,287,107	\$6,667,076

Phase II Quarry Years 11-20	Direct Effect	45	\$2,200,850	\$5,445,452
	Multiplier Effect	24	\$1,121,481	\$3,735,079
	Total Impact	68	\$3,322,331	\$9,180,531

Cumulative Totals		61²	\$56,094,375	\$158,476,070

Note that the total economic impact of the Chester County quarry from capital investment during Years 1-20 increases from approximately \$118 million to \$158 million when examining its impact at the state level. This \$158 million in economic activity

also implies that the average annual number of temporary jobs that will be created across the state during the full twenty-year investment period is 61, which will be projected to pay a total of \$56.1 million in total compensation over this same time period.

Permanent Economic Impacts: Ongoing Operations

The temporary economic impacts associated with all construction and site development will be followed by more permanent impacts associated with the ongoing operations of the quarry. Specifically, the operations of the new Chester County quarry are expected to begin during Quarry Year 2. In other words, Luck Companies expects that sufficient construction and site development will be completed after one year of capital investment at the quarry site

for partial operations to begin. Based on projections provided by Luck Companies over the first twenty years of quarry operations (Quarry Years 2-21) as it continuously scales up to full capacity, this study has estimated the total permanent economic impacts that will likely arise from such operations in both Chester County and the state of South Carolina as a whole. These estimates are broken down and displayed in **Tables 4-5**.

² This estimate represents the average number of jobs created per year due to construction and site development between Years 1 and 20.


Table 4 - Economic Impact of Ongoing Operations on Chester County

Quarry Year	Annual Employment		Annual Total Compensation		Annual Total Impact	
	Direct	Total	Direct	Total	Direct	Total
1	0	0	\$0	\$0	\$0	\$0
2	11	18	\$788,822	\$1,054,407	\$3,750,000	\$4,715,573
3	11	18	\$804,599	\$1,075,495	\$5,737,500	\$7,214,827
4	11	18	\$820,691	\$1,097,005	\$7,803,000	\$9,812,164
5	27	44	\$1,887,303	\$2,522,731	\$10,612,080	\$13,344,543
6	27	44	\$1,925,049	\$2,573,186	\$13,530,402	\$17,014,293
7	27	44	\$1,963,550	\$2,624,650	\$14,077,030	\$17,701,670
8	27	44	\$2,002,821	\$2,677,143	\$14,645,742	\$18,416,818
9	27	44	\$2,042,878	\$2,730,685	\$15,237,430	\$19,160,857
10	27	44	\$2,083,735	\$2,785,299	\$15,853,022	\$19,934,956
11	27	44	\$2,125,410	\$2,841,005	\$16,493,485	\$20,740,328
12	27	44	\$2,167,918	\$2,897,825	\$17,159,821	\$21,578,237
13	27	44	\$2,211,277	\$2,955,782	\$17,853,078	\$22,449,998
14	27	44	\$2,255,502	\$3,014,897	\$18,574,342	\$23,356,978
15	27	44	\$2,300,612	\$3,075,195	\$19,324,746	\$24,300,600
16	27	44	\$2,346,625	\$3,136,699	\$20,105,466	\$25,282,344
17	27	44	\$2,393,557	\$3,199,433	\$20,917,726	\$26,303,751
18	27	44	\$2,441,428	\$3,263,422	\$21,762,803	\$27,366,422
19	27	44	\$2,490,257	\$3,328,690	\$22,642,020	\$28,472,026
20	27	44	\$2,540,062	\$3,395,264	\$23,556,757	\$29,622,296
21	27	44	\$2,590,863	\$3,463,169	\$24,508,450	\$30,819,037
Totals	25³	40	\$40,182,960	\$53,711,984	\$324,144,902	\$407,607,719



³ This estimate – along with the total jobs estimate of 40 – represents the average number of jobs created per year due to all Chester quarry operations in Chester County, SC between Quarry Years 2 and 21.



Table 5 - Economic Impact of Ongoing Operations on South Carolina

Quarry Year	Annual Employment		Annual Total Compensation		Annual Total Impact	
	Direct	Total	Direct	Total	Direct	Total
1	0	0	\$0	\$0	\$0	\$0
2	11	24	\$788,822	\$1,435,674	\$3,750,000	\$5,823,543
3	11	24	\$804,599	\$1,464,388	\$5,737,500	\$8,910,021
4	11	24	\$820,691	\$1,493,676	\$7,803,000	\$12,117,628
5	27	59	\$1,887,303	\$3,434,935	\$10,612,080	\$16,479,974
6	27	59	\$1,925,049	\$3,503,634	\$13,530,402	\$21,011,967
7	27	59	\$1,963,550	\$3,573,706	\$14,077,030	\$21,860,851
8	27	59	\$2,002,821	\$3,645,181	\$14,645,742	\$22,744,029
9	27	59	\$2,042,878	\$3,718,084	\$15,237,430	\$23,662,888
10	27	59	\$2,083,735	\$3,792,446	\$15,853,022	\$24,618,869
11	27	59	\$2,125,410	\$3,868,295	\$16,493,485	\$25,613,471
12	27	59	\$2,167,918	\$3,945,661	\$17,159,821	\$26,648,255
13	27	59	\$2,211,277	\$4,024,574	\$17,853,078	\$27,724,845
14	27	59	\$2,255,502	\$4,105,065	\$18,574,342	\$28,844,929
15	27	59	\$2,300,612	\$4,187,167	\$19,324,746	\$30,010,264
16	27	59	\$2,346,625	\$4,270,910	\$20,105,466	\$31,222,678
17	27	59	\$2,393,557	\$4,356,328	\$20,917,726	\$32,484,074
18	27	59	\$2,441,428	\$4,443,455	\$21,762,803	\$33,796,431
19	27	59	\$2,490,257	\$4,532,324	\$22,642,020	\$35,161,807
20	27	59	\$2,540,062	\$4,622,970	\$23,556,757	\$36,582,344
21	27	59	\$2,590,863	\$4,715,430	\$24,508,450	\$38,060,271
Totals	25⁴	54	\$40,182,960	\$73,133,903	\$324,144,902	\$503,379,140

⁴ This estimate—along with the total jobs estimate of 54—represents the average number of jobs created per year due to all Chester quarry operations in South Carolina between Quarry Years 2 and 21.



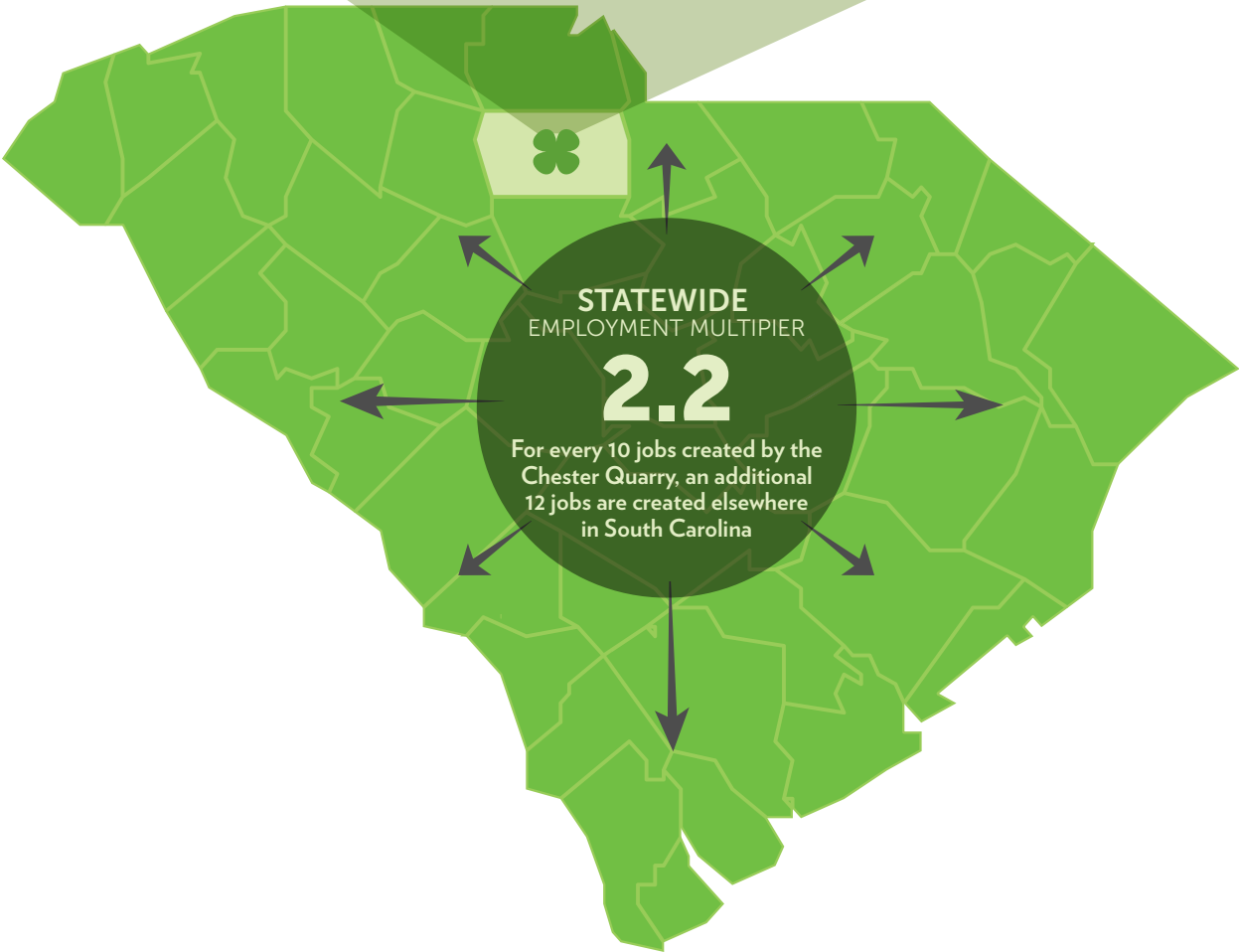
These tables highlight how the operations at the Chester County quarry site will scale up consistently for the first five years until meeting full operational capacity and then will likely sustain a steady projected growth rate of approximately four percent per year. More specifically, after one year of capital investment (Quarry Year 1) in which quarry-related construction and site development is completed to the point that it allows for operations to begin, **Table 4** reveals that the quarry's total economic impact will increase from \$4.7 million in Quarry Year 2 to \$13.3 million by Quarry Year 5. This impact will increase further such that by Quarry Year 21, the projected permanent economic impact of the quarry's ongoing operations will total \$30.8 million annually. These figures reflect the dollar value representing all final goods and services produced in Chester County that can be attributed (directly or indirectly) to the quarry's ongoing operations. This level of economic activity in Quarry Year 21 is also estimated to generate 44 permanent jobs in Chester County that will - in turn - generate approximately \$3.5 million in total compensation. In sum, in Quarry Years 2-21, all quarry operations in Chester County are expected to generate nearly \$408 million in total economic activity for Chester County, which will support a total of 44 permanent jobs by Quarry Year 21.

In a similar fashion, as shown in **Table 5**, expanding the region of analysis to South Carolina reveals that the total economic impact of the Chester County quarry for the state as whole will total nearly \$504 million from Quarry Years 2-21. By Quarry Year 21, all quarry operations are anticipated to generate a permanent total annual economic impact of \$38.1 million on the state of South Carolina. This would support (directly or indirectly) 59 permanent jobs for South Carolinians along with approximately \$4.7 million in annual total compensation.

In addition to the overall magnitude, a second important takeaway of these results is the employment multiplier effect itself. **Tables 4-5** specifically reveal that the employment multiplier associated with the operations of the Chester County quarry is approximately 1.6. This implies that for every 10 jobs that are created and supported directly by the operations of the quarry, an additional 6 jobs are created elsewhere in Chester County. Moreover, this employment multiplier effect increases to an estimated value of 2.2 when extending the analysis statewide. This means that every 10 jobs created directly by the quarry leads to 6 additional jobs within Chester County and 6 additional jobs outside of Chester County, but within South Carolina. These multiplier effects are the result of the high degree of local purchasing on the part of Luck Companies. For example, because Luck Companies does not employ truckers directly, it will hire local truckers in and around Chester County for transportation requirements associated with the quarry.



Scaling Up Employment in Chester County and Across South Carolina



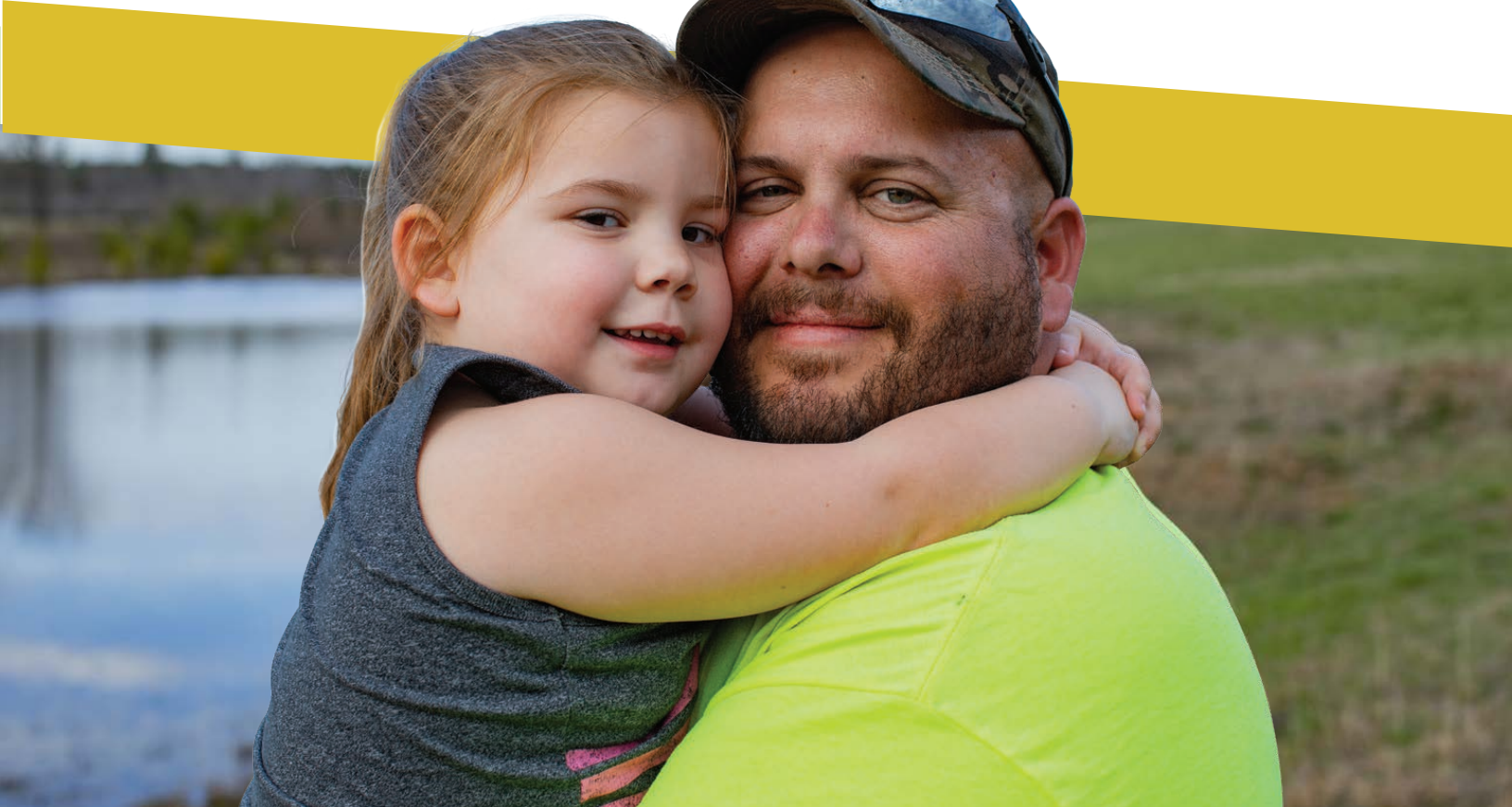
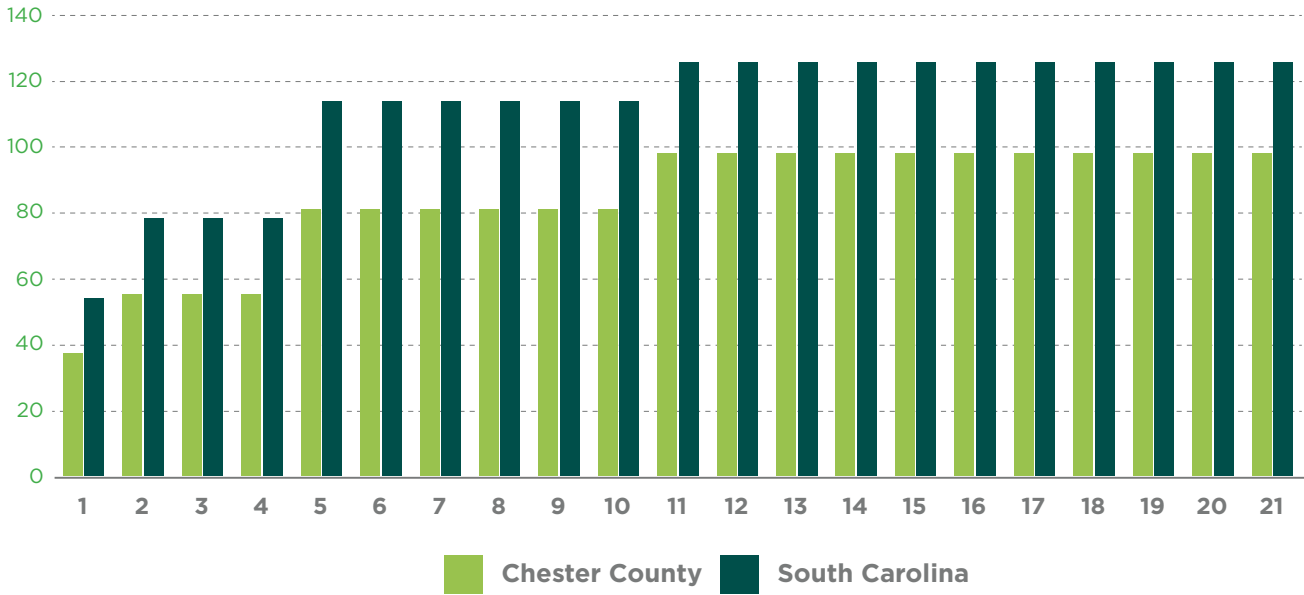


When combining the economic impacts associated with both construction and site development alongside all ongoing operations, the cumulative economic impact of the quarry on Chester County and the state of South Carolina by Quarry Year 21 is projected to total nearly \$526 million and \$662 million, respectively. This impact represents the sum total of all economic activity supported (directly or indirectly) by the

quarry in Chester County and in South Carolina from Quarry Years 1-21. **Figure 1** summarizes the annual total job creation associated with these economic impact estimates. Note that by Quarry Year 21, total job creation in Chester County and South Carolina resulting from all economic activity associated with the Chester quarry site – including both direct and indirect employment – is estimated to total 99 and 127, respectively.



Figure 1 - Annual Total Employment Generated from the Chester County Quarry: Years 1-21





Economic Impacts of Ancillary Industrial Commercial Property

In addition to the development and operation of a new quarry site in Chester County, Luck Companies is also planning to engage in the site development and construction of additional industrial commercial property on adjacent land in Chester County for external use. Once this site development and construction is completed, it will be leased by Luck Companies to businesses looking to relocate/expand to Chester County and/or South Carolina. The site development and construction will be specifically tailored for use by manufacturing, logistics, and warehousing businesses.

Another long-run economic benefit to Chester County and South Carolina that will likely result from the development and operation of the Chester County quarry is this ancillary industrial commercial property development. Yet while **Tables 6-7** highlight the economic impacts from this planned capital investment, these do not account for the significant potential impacts that such infrastructure will create over time. Through expanding basic infrastructure in Chester County, Luck Companies is increasing the local resources available to the county to aid in their efforts toward proactively recruiting businesses and engaging in broader economic development efforts. This type of resource expansion can lead to sizable long-run economic benefits for the region. The economic impacts of the industry commercial property development itself is displayed in **Tables 6-7**. These impacts will yield total economic activity of \$6.8 million and \$9.1 million in Chester County and South Carolina, respectively. This level of activity is estimated to create (directly and indirectly) between 45 and 59 temporary jobs during period of construction and site development.

Through expanding basic infrastructure in Chester County, Luck Companies is increasing the local resources available to the county to aid in their efforts toward proactively recruiting firms and engaging in broader economic development efforts. This type of resource expansion can lead to sizable long-run economic benefits for the region.



Table 6 – Economic Impact of Ancillary Industrial Commercial Property on Chester County

Projected Impacts Resulting from Capital Investment and Rental Revenue

	Employment	Total Compensation	Economic Output
Direct Effect	35	\$1,854,930	\$5,350,000
Multiplier Effect	10	\$372,506	\$1,452,272
Total Impact	45	\$2,227,436	\$6,802,272

Table 7 – Economic Impact of Ancillary Industrial Commercial Property on South Carolina

Projected Impacts Resulting from Capital Investment and Rental Revenue

	Employment	Total Compensation	Economic Output
Direct Effect	35	\$1,854,930	\$5,350,000
Multiplier Effect	24	\$1,129,078	\$3,797,429
Total Impact	59	\$3,032,189	\$9,147,429

SECTION *Five*

Conclusion

Luck Companies will significantly expand their investment activities in South Carolina in 2021, which will generate sizable long-run economic benefits for the Palmetto State in the coming years. Part of this investment includes \$93.0 million in local spending towards the site development, construction, and long-term operations of a new quarry site in Chester County.

This study has found that the investment dollars associated with site development and construction of the quarry in Chester County will generate a total economic impact of nearly \$118 million in Chester County alone over the next 20 years along with an average of 47 jobs annually. This impact of the Chester quarry expands to \$158 million and 61 jobs when examined at the state level. In addition, the operations of the quarry site – which are scheduled to begin during the second year of construction and site development – are anticipated to generate an additional \$408 million in economic activity for Chester County along with an average of 44 permanent jobs by the 20th year of operations. The impact of the Chester quarry site’s operations on South Carolina will total over \$503 million by the 20th year and supporting 59 permanent jobs.

As South Carolina continues to recover from the COVID-19 pandemic, capital investments and new, sustainable business activities that help to support higher rates of long-run economic growth have become more important for the state than perhaps ever before. The South Carolina-based investments of Luck Companies, in particular, serve not only to boost long-run rates of economic growth through providing a sizable number of jobs and incomes for local residents, but also through supporting broader investments in more rural areas of the state where economic growth is needed most. It is these types of sustainable, long-term investments that will help put South Carolina in a position to continue to outpace the nation’s economic growth rate in the 2020s as it has over the previous decade. 🍀





For us, our family and our company, sustainability is about harnessing the potential in people: using our energy, resources, and values to positively impact those around us, now and into the future. We work to ensure that we are honoring those who came before us by operating in ways that generate growth for those who will come after.



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Chester County Planning Commission Minutes

December 20, 2022

- A. **CCMA22-25 Luck Companies request a portion (7.8 acres) of Tax Map # 089-00-00-005-000 at 1207 Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC).**

Ben Thompson stated he was with Luck Company and is here on behalf of the company. He understands I've been before you all previously, back in 2020. So, I am going to somewhat abbreviate what would be a typical presentation and kind of the full breadth of who we are as a company. Try to get a little more into details and in particular denote. What has changed from the last application to the current proposal that's in front of you. Would love to answer any questions you may have at the end. Also, I'm sure there will be some comments made during the public hearing. That would love the opportunity as questions arise from those to be able to answer and provide as much clarity and transparency on this project as possible. So, in 2020, we came before you we had a project that was exclusively comprised of a Creek Restoration Project, a quarry portion of the property, so a heavy industrial zoning request on the back of a property, and then a frontage request for light industrial which would be economic development. So, we stood before you, and it was COVID Time. Education ability was a little lower on our side, and we received a negative vote from this council and certainly understand why. And so, we decided, well, we need to get out of this period, do more work in the community, listen a lot more. So, in doing so, we've been present over the past two years. We do pride ourselves in relationships and getting out but received a lot of feedback during those times. That feedback enabled us to come back to you with an application that has some similar parts, but many different parts as well. So as a company, yeah, one of the things that near and dear to our heart is the people and relationships. And so, when you're doing a project like this, there's a lot of anxiety that pops up in communities. There's a lot of fear of the unknown, there's also a lot of oversight, and conversations and studies that you must engage in. All that goes back to learning and as you're learning we start to see how the projects can change. So, with a lot of that good feedback, we have a project now that has a request to approve an industrial zoning. So, you're one distinction here is you're not approving as a quarry. You're approving the zoning. The quarry is another step that we do need to take. So, we're in front of you requesting an ID-3 zoning on a portion of property and I have maps that will depict this. We are also requesting that you down zone a piece of property so there's an industrial property attached to our application that we're requesting changes from its current state of ID-1 to an agricultural state. We also have attached to our application, a recreation area, so a trail component, as well. As a 50 plus acre commercial business park and retail center. In addition to that, we have conditions wrapping all of this. So, the conditions speak to either direct concern that individuals may have and those are typical concerns that we hear. But it also does some things like make commitments to within our project there's a government give space. So, we've set aside 15.8 acres that could grow as the county grows and has a need for additional service areas, satellite office, what have you, that area would be a donation to the county. We also have a component that is a community fund. So, I'm sure lots of people here have seen our name be present in the community. That is something that as part of our mission of igniting human potential that we feel is very important. But we also recognize that there might be some

voices saying, well, you're just doing certain things to win favor to gain a permit. So, to combat that, we've gone in and committed ourselves to an ongoing give to the community. That is completely separate from the foundation we have as a company that many local nonprofits have already participated with. So, with the plan that you see in front of you, and I'm hoping it's a little more legible on your personal screens. But we must get into specifics 1.39 miles of trail on site, the 15-point acres I mentioned as the donation we are keeping greater than 40% of open space on our project in total. We have 200, a minimum of 291,000 feet, and that's on the western portion of the property. So, where you see buildings in orange that is the general commercial area and the business park component. We recognize there's a void in the county of smaller square footage buildings, so there's lots of land that could absorb a million square foot type building. What there is not is inventory that allows the existing business within the county to grow or the follow along businesses to house themselves in the county. We also have if you'll look at the top north of the CSX rail line. That's a 90-acre piece of property, that property is currently zoned industrial. primary access to that property is through a residential neighborhood. And so, we have proposed to take that property down zone it from industrial to agriculture, and we have made a commitment and our conditions to work to partner with the schools for ag education, whether that be the school program itself or partnering with FFA. But we see that as an opportunity to get kids to the site. Also, an opportunity for a revenue stream for those programs to be created. That could fund future scholarships or reinvest in the schools themselves. So, this is the retail and business center portion, the defining line, so on the bottom you'll see Hwy 9. As you run into north south orientation, you'll see a blue line there. That's Rocky Creek. So, this is everything west of Rocky Creek. The purple area is the denoted space for the government donation. The yellow buildings in the back of that property are our larger flex space buildings. So anywhere from 20,000 to 80,000 square foot buildings and then the front edge would be truer to retail office competitor. Again, this is the property on the north side you can see it's currently zoned industrial and for a fuller orientation, if you look to the right hand of the map there that is Boise Cascade. So just from a general orientation, we are immediately adjacent to Boise Cascade on Highway 9, one property to the west of it. And I can pause if there are any questions at this point or I'm happy to keep going. So, as you're running through the overall project, and I've stated the numbers on the right-hand side, the quarry portion of the property has become fully vetted as well. So, we spent about two and a half years in Chester County talking to people looking at various properties of land. A lot of the spring's property, a lot of farms. Rock is not pervasive. So, while you may hit rock, it may not be the quality, or you may see an outcropping of rock and you go 20 feet to the right of it and you don't hit a point of refusal as you put a drill in the ground. So, this is not a type of use or a type of geologic body that you just say, well, why don't you go two miles down the road. After looking at about 14 properties. And we were in conversation with Karlisa Parker, and she brought to our attention this property that was on the economic development list. So, we liked a couple of things about it. We're always looking to be on the main road. We do not want trucks on secondary roads unless they are going to a project. It had the access to the I-77 interchange, which we liked. We recognize that part of the comp plan. This was the area to focus industrial development as denoted in the comp plan. And then we also recognized, and this is in a stronger, more global state. This was a linchpin area for the state of South Carolina. So, now we have worked on this site, we have gone through all state permitting, we did so to ensure that the science was sound. The State really looks at it from two perspectives does science work and is this group a good steward of property? Our reputation covers that piece well. And, and we can talk about that from an environmental Award standpoint, or we can talk about it from a safety standpoint or just a culture as a company standpoint. But in doing so, we reviewed this piece of property for roughly two years. Many experts on the site we heard lots of

statements about well, maybe there's threatened and endangered species on the property. Well, that's part of the study that the state requires. Maybe there's cultural resource issues with the site. Well, that's a study that the state requires. So, from an erosion and sediment control from a groundwater overview and hydro geologic analysis. All these studies have been complete and approved by the state. What we didn't do, was take into account the county as a whole. So, where we were trying to address certain things like, well, there, there needs to be trails and things like that. There were a lot more statements than that. Our schools need to get better, and our retail needs to be upgraded. We don't have spaces for existing companies to grow within the county. So that's where we really took the initiative to move further to the west. Grab that piece of property and start to do an appropriate design for that. We also heard as we went through this from many in the Craigbrow neighborhood of, we need more buffer, it's too close. So, for us, and we have examples we can show. That neighborhood is one of the furthest neighborhoods away from any operation we have, and our footprint is running from Maryland to Georgia. So, we felt very comfortable with that. That does not alleviate the concern for those individuals. That's where we really focused on, well, I wonder if people even know that there's a property that can be developed right now and send industrial traffic through their neighborhood. So, in grabbing that, we felt like that was a good fit to bridge that with the schools and provide additional buffer for the neighborhood itself. These are also applications where when you're talking to the state, you're sitting there and laying out monitor wells. All the pieces and parts that would create anxiety or concern for individuals are addressed in those applications. Now we've doubled down on that, while those are state agreements, and certainly valid at the state level. We have also included those and many more in in this request proposal before you. So, as you're in and you probably got blurry eyed reading that, but we have about seven or eight pages that are just strictly conditions, everything from hours of operation to concern about noise and so we're placing decibel levels on things. As a as an example that we put in here we will not exceed 80 decibel levels at the property line. We received feedback just recently from some folks saying 80 seems okay but at nighttime that seems pretty loud. So just to go on record and then this would be addressed at the Zoning Board of Appeals. But we would reduce the nighttime different than the language you have to 70 decibel levels. And so those are the kinds of things when people engage and talk to you. We now can kind of have a working dialogue and make the applications even better. So, this is the zoning plan that would be the vote for this evening. So, you'll see in the hatched area that is a request to zone two ID-3. So, we were very purposeful to try to pull the ID-3 which is the heavier zoning off the Hwy 9 corridor and leave ID-1 on the front to ensure lower intensity uses. We also went into ID-3, and we said the ID-3 zoning category has a lot of allowed uses that may create concern for people. So, we went into ID-3, and we struck through most of the uses that are in ID-3. Really the only reason we want ID-3 is because that's the category to move forward with a special exception for a quarry. So that area and again, greater than 40% of that property will be open space. And from a quarry standpoint, for the first 20 years, we will only be operating in about 30 acres of a of a 260-acre portion of property there. The ID-1 is the darker purple on the property. And it's got kind of a linear shape to it. So, what that capture is the frontage in front of ID-3 and wraps behind it as it crosses the river for the business park component. The other zoning is GC which is General Commercial. That'll be for the retail office component, as well as the government use component that falls within the GC category. So, I'm not going to try to speak through this. But simply want to call out that every portion of the project like this is about engaging with stakeholders, whether that's community whether that's politicians, whether that's regulators and trying to bridge all those desires to make the healthiest project possible. You'll see that we are at the tail end here. We have all our necessary permits. This is really a zoning exercise that we need to undergo. While the state may say it's okay. What we really

need at this point is the County to bless it. So, a lot of people in and I don't want to be redundant here, but we have been very present and the community. That is very genuine to us. It's an authentic thing that will persist. So, one of the best compliments that I've received since being in Chester is that since you guys showed up and started participating, we've seen other businesses start to engage. Whether that's given money, whether that's time all those things are hugely valuable to communities. So, when you're talking about kind of just the general premise of sustainability, couple things are important. You got to have services, you got to have supply of materials. You got to have the oversight to be able to manage appropriately. And you got to have leadership.

I believe the project that we have before you today address all those things, and we want to remain with that. But we have further conditioned ourselves that there will be a community engagement group that's attached to our project. So, on a quarterly basis, we've committed that a community citizen group will meet with us, during that time, we will share where we are, what's going on, where's our planning. It will also be an opportunity for feedback. So, if there's any ongoing concern, we can hear it and address it. That grows relationships and in addition to that, we've also said that we're going to take a percentage of net revenue and that is going to be appropriated to community groups. So, this is a way to make sure that we are pushing our goodwill out in the community as we're receiving. And we really do operate in this space where there's a belief and rising tide raises all ships. And so, as Chester grows and as Chester improves and its schools get strong, all that benefits our business and our community members that are here. In this just restate so in our conditions, you'll see things addressing as well. You'll see sound, you'll see concerned about blasts, you'll see things about dust, and you'll see things about truck traffic. SCDOT has looked at this level of service does not change on Highway 9. Also, when you have a local source here on the main road and ensures that the product is not traveling from the north coming down secondary roads, longer miles. The things we haven't talked about here today are things like reclamation plans, investment, jobs, glad to talk about all those. With reclamation. We do have a reclamation plan on file with the state. We are not a group that at in the life puts a fence around something and just lets it be abandoned. This is a great value in other communities. We've done parks, we've done water reservoirs. We did a project in Fairfax County, Virginia not too long ago, where the development community there has an issue due to natural topography, no site ever balances there's always an excess of material. And so, we received clean fill dirt in one of our quarries now, and ultimately that will have a next generation life use. It's hard to contemplate what 50 plus years from now will be the right use for this site. But there is no default of we can just go do something now. All of those are community conversations and would necessitate the need for another zoning conversation. So again, our ask is that you concur with the state of South Carolina, SCDOT, DHEC, DNR, US Fish and Wildlife. This does meet the comprehensive plans criteria. We've scoured that and looked at that information. And by and large there is a community voice stayed in support for this. I'm going to shut it down there be respectful of time that would like to answer any questions you might have.

Commission Howell asked if the business park that you proposed, will that be limited to the same decimals to the quarry would be limited to?

Mr. Thompson stated yes and actually it's from a US standpoint predominantly enclosed. So yes, it would be.

Commissioner Grant asked how long do you estimate this will be quarry?

Mr. Thompson stated so lifespan of quarries are deposit dependent and market dependent. So, the larger market gets and the more demand the more stone goes up quicker. I would say in our estimation, this is somewhere between a 50- and 70-year quarry. That's pretty wide span that's 20 years span. But the energy that is coming north to south along the I- 77 corridor, and the so Chester's got a phenomenal location. It does have an inventory of land and it's got a strong work base. So, I think opportunities are going to continue to come and we want to be a part of that. So, I would say it's reasonable to think 50-year mark.

Commission Grant stated he had an opportunity to visit the quarry in VA, so how long has that one been in operation?

Mr. Thompson stated that one's a larger operation. So had more acreage because when you develop a floor you have to stair step down. So ultimately, depending on size you run out of space at the bottom. That one has been there since 1932.

Commissioner Grant asked when would you anticipate putting the trails in. Take into account that all of this is approved, and you get the exception permit. How long before would you start saying we have boots on the ground or shovel in the dirt?

Mr. Thompson stated so from a site work standpoint, we would need to coordinate with county planning office and building. It takes about six to eight months to prep the site to be able to start to remove material for sale. There is a requirement associated with this site that we have to put in monitor wells, and this has become more of a routine attachment to every mine permit in the state. So, we would monitor those wells for a year period of time, create a baseline. And so, it's reasonable to say that from approval the earliest would be a year's timeframe, more than likely it would be in that year to 18 months. So, in year terms it would be 2025 would be a good benchmark.

Commissioner Grant stated all that you are going to give to the County, and you know, turn the deeds over and all that kind of stuff. What's holding you? Is there an official agreement between you and the County that will be made?

Mr. Thompson stated that is a great question. There's no current official agreement. However, when you attach to zoning conditions like this, and Joanie can speak to this as well. When you attach it becomes legally binding. So, our zoning would be approved with these conditions attached.

Commission Grant asked that these conditions are the ones you spelled out yourself?

Mr. Thompson answered yes.

County Attorney Winters stated that would be my question because you provided this commission with written documents of special exception conditions and zoning conditions. So, you're saying that if this is approved, this would be part of that approval?

Mr. Thompson answered yes and the difference to that would be the conditions attached to the special exception. So, the more quarry uses specific, those would be attached upon approval of the special exception. The ones for the zoning would be attached per the approval of zoning.

County Attorney Winters stated that the zoning conditions are a three-page document, and the commission has that attached to the application. If the Commission decides to approve, it would be contingent on these conditions being a part of the approval.

Commission Grant stated that he was privileged enough to go see the VA quarry. From what I saw, you were in middle of a neighborhood with \$700,000 to \$800,000 houses. A couple of million-dollar houses on the very end. And the other thing that impressed me was, is that you washed the truck wheels before hitting the road. Is that something you would intend to put here to?

Mr. Thompson stated absolutely. So much of what we do, whether it's community or on-site practice is about our brand. And so, our brand means a couple of different things. Our brand means the nicer our sites are and the healthier work environments we have, the more recruitment we can have of individuals to work force and retain them. But it's also about growth. So, you know we permitted a site and just from a South Carolina standpoint, permitted a site in Spartanburg we have a site and an additional permit in Kershaw County, we permitted the site in Fairfield. If we are not responsible citizens and we are not in good favor with communities and doing everything to the best of our abilities. That word is going to travel pretty quick. And Facebook's an easy avenue and Twitter's an easy avenue. The next county we go to if we're not responsible and thought well of, that's going to impact our ability to grow. And so, there is a selfish component to doing everything the right way also.

Vice Chairman Smith asked a question about the permits and applications with DHEC and other state agencies. When you first submitted those, when was that and are you planning on submitting them again, what is the time difference, and are there any time stipulations associated with that?

Mr. Thompson stated we came before you all I believe it was 2020. About four months prior to that we received our approvals from DHEC for the mine permit. We do not need to revisit that unless there is some modification or dramatic change. It's considered a valid permit and it just awaits your blessing on land use. Those permits are 99-hundred-year permits. That is not indicative of how long people expect to mine. That's just the 10 year of the permit itself. And it is one of many.

Vice Chairman Smith stated he had another question if you remember the hearing in 2020. The topic came up of the noise level, the decibel levels, and about the crusher right in 24 hours. What's the status on that? I mean, I know you say we're going to lower to 70 but as at shutting down the crusher at certain times.

Mr. Thompson stated when people are at a site, the primary noise creator is the primary crusher. So, we do a couple of things outside of the hour's operation, which I'll get to. So, we use topography for that. So, we put the crusher down in the pit as we're going, which is able to use the topography as a noise abatement opportunity. Then you have berms that are vegetated and so that's one component and distance helps with sound. We have hours of operation that say the primary crusher will not run at nights and on the decibel levels. What we've said is that will be measured at the property line. And we've written

a condition for 80, which is just a blanket day or night. And what I'm saying that we will amend it to is 80 during the daytime, 70 at nighttime.

Commission Howell stated that what you are saying is that you will be quieter than a train going through there. You will be a quiet neighbor.

Mr. Thompson stated Yes. So, we also did in, and this isn't we have boards that we can show this to, but we did do a fair amount of noise readings. And what we did was travel around the site and take ambient level noise readings, for you know, obviously we're not there operating. And then we took it to similar distances at our operating sites and took noise readings. And it did demonstrate that the ambient noise they're not with the train running just standard ambient noise is higher than our decibel readings that are our operating locations. Yes, I do understand there are some by right uses on Highway 9 that are operating nighttime hours. And there is noise and so I do get the concern about noise. I just don't want it to be played that we are a major contributor to that. And for those that have been to our sites. You can see how the berms changed things and you can see how distance alleviate sound.

Commissioner Grant asked how deep is the quarry in VA?

Mr. Thompson stated the one in Goochland is 350 feet and actually in its kind of far, but you can see some pictures over here and this speaks to both depth and in relationship to water. But the one on the top there is in downtown Richmond. The distance between the water and the edge of the pit at the narrow spot is around 75 feet and that one's 350 feet below the James River, which is the primary water body in Virginia, inland water body.

Vice Chairman Smith asked if there were any plans for transporting rock via rail?

Mr. Thompson stated No, we've reserved that right. But this site is predicated on local supply. The rails are tricky and, in many times, more costly than you would imagine. We don't envision in any kind of any near-term fashion, that would be a component use of this property. But we do fully recognize that L&C rail sitting right there as well as the CSX mainline. So, if there is an opportunity, we'd like the opportunity to have that conversation. I can tell you one thing from our design. So, we have been thoughtful. You'll see a berm stretching along the back of our property. One of the thoughts of that berm is that if you were to do a spur that you bring it inside of that berm so that the spur sits between the berm and any offsite properties.

Vice Chairman Smith asked how similar the Kershaw plant is compared to the one in Chester.

Mr. Thompson stated my smile is because the plant manager for the commercial operations is here and I'm getting ready to speak a little poorly about it. So, we acquired that site. And Tim done a phenomenal job of bringing it up to our standard, but it's much harder to, it's a lot easier to make something your standard when you're starting from scratch. So, when we acquired that site, it didn't have indoor plumbing, didn't have electrical permits on most of the buildings. They're just it was kind of a duct tape and pretty poorly run operation, especially to our standards and so we progressively been working to bring it up. Things like it's got a dirt road access to the site. When we build our own operations and it's a

condition and they're you know, we're paving the first 3000 feet driveway into the operation has to ensure there's no dust escape that comes out. Dust suppression in and of itself. You're having to modify things to create dust suppression on the Kershaw site, whereas when you're building from scratch, you're employing all those tactics into all of the initial setup. So, and conditions like that are within your document as well. So, I guess short answer, it will be our standard, but it is not our standard now.

Vice Chairman Smith stated he has one last question. Right off the bat, like within the first couple of years. How many jobs total do you envision?

Mr. Thompson stated Yeah, So, jobs are in a couple different categories. So direct to the plant itself, the quarry. That's going to be somewhere between initially 15 to 20. That likely ramps up by about year 12, to 15 to 25. Where most of the numbers come from, is on the trucking side. We purposely make a choice not to employ our own trucking. What we feel that does is if you in our community, and you start to offer a bunch of trucking jobs, you're displacing existing trucking that's in the community. So, our process is to work with those groups. Allow somebody that owns one truck to grow to three trucks or a fleet of 10 to become 20. Typically, there's about 50 to 70, haulers, truck jobs. Those are not direct employees. Those are contractors. On the business park side that's a little more speculative. That could be somebody like a distribution group that comes in that has 350 jobs or could become piecemeal and be you know 20 jobs per 10,000 feet as it goes. These are good jobs. And glad to talk about our benefits and our packages and all that if you be interested.

Vice Chairman Smith asked if any other Commissioners have questions for Mr. Thompson?

Commissioner Walley asked if they would start in Chester County for the trucking jobs or do you have to go outside the county? How do you determine those jobs?

Mr. Thompson stated so there is always, and it doesn't just stop in the trucking competitive. There's always preference for the local. So, it goes back to that notion of you support local support to you. Yes, and we have done research on the trucking there is a good trucking base here. The other component that I didn't mention, and I thought you were going to go somewhere else with your question, but when you have contract haulers, it's a lot easier to dictate expectations to contract haulers. And that's not to say if, if they were our associates, they'd be doing anything differently, but you can give a warning. And anytime a vehicle leaves our site, it doesn't matter whose name on the door. It's going to be tied to us. And so that's the kind of rigor and expectation that we attach to it. And so, we are explicit down to giving the exact directions. People that haul for us they have an app on their phone. That app allows us to see that they are taking the route. It also allows us to communicate with the customer. When exactly they can expect receipt and the customer also has visibility to that. So, they can say the truck is 10 miles away and I need to get to my house for my driveway.

Mr. Howell asked if the substandard trucks, they wouldn't be allowed to haul your stone?

Mr. Thompson stated Yes, we do have standards that they meet now if they don't meet that, we absolutely work with people to whether it's getting them the right insurance and walking them through that process or ensuring that the inspections are done on their truck to bring it up to the right quality. There is an expectation that they are environmentally doing the right thing, doing the right thing from a safety

standpoint, and they are legally responsible. So, all of that while they might be independent. That's where I say all of it ultimately kind of falls under our umbrella. And so, we're very attended to that.

Vice Chairman Smith stated we would take a ten-minute break and then start with the public comments. Vice Chairman Smith stated to the public comment section, and we have a list here where we've had folks sign up to speak. I just want to remind everybody, there's a three-minute time limit. And we're going to keep a close watch on that because we do have several speakers. We're not trying to stay up here all night. After the comment section, we're going to give Mr. Thompson 10 minutes for rebuttal. With that being said, I'm going to go ahead and move forward and call up the names of people who sign up in order. And the first one on the list is Brandon Lindsey. Please come forward to the microphone. And this is for every speaker, state your name and your address and after you do that, you'll have three minutes to speak.

Brandon Lindsay stated he lives at 10630 Sweet Haven Lane, Harrisburg North Carolina. I'm here representing Hoopaugh Grading Company tonight. Hoopaugh Grading is a large general site development contractor. We've been doing projects in this community since 1953. We have 725 team members representing 725 families, many of which reside in Chester County. We're here tonight to voice our support of Luck. Our support of Chester County and our support have continued emphasis on responsible growth. You guys have been successful in that over the years, and we too are in support of that responsible growth. In fact, we have 725 families that are absolutely dependent on that responsible grid. We've been blessed to have been part of some very significant projects that this county has had over the last several years and we're excited to be part of many more in the future. Those projects even responsible growth require significant investment in infrastructure, roads, sidewalks, utilities, water, sewer erosion control. And all of that requires the use of materials everything that we do at Hoopaugh Grading requires the use of aggregates. And so, I will tell you that having a source for those materials is absolutely critical to being able to achieve the goals, the growth goals of the county but having a local source of those materials is absolutely critical. Given the cost of transportation and how difficult it is to find those materials. I believe truly that having a local source of those materials is critical to being able to achieve the goals. We have had the pleasure of being able to partner with Luck on some projects and we have found them to be exactly what they've told you. They've been very transparent. They've been great partners. They've been very honest, very fair, and they are very committed to investing back into the communities in which they live and work. It is our belief that they will be great partners for this county that they will be great neighbors and they will be great ambassadors for the county. Thank you.

Jay Williams stated my wife and I live in 1652 Woods Road. Here in Chester. We own a cattle farm, and we are within probably a mile through the woods from this quarry. Now I am in favor of this quarry very much so. We get up in the morning. You set your feet on the floor, foundation of house, the stone made from a quarry from somewhere. Your driveway to get you to the road is made from a quarry. The road you drive to work, to school, to the grocery store are made from a quarry. So, you can do everything you touch in life, stone gets you there one way or the other. So, people need to realize how valuable this is to Chester County. The things that they have offered to do for Chester County are phenomenal like 15 acres, the business park, the schools, the agriculture property that they've set aside. These things all need to be considered very positive. Now we have a farm. I got two ponds, two wells that I dug and built. If the waters going to be drained. That's detriment to me. But I have sat down and voice these concerns with Luck

Stone. Personally, one on one. And they always came back with an answer. That was positive and that they were not here to hurt anybody, that they were here to build a good reputation within the county and support the county. Now I've been in this county for 25 years, and I really worked hard for this county. I mean very hard at no pay. I've been in most of the houses and in the community, we live in when people were in trouble. So, this is something that I feel like will help support this County. And I hope you'll consider that.

Debbie Parsons stated my name is Debbie Parsons and I live at 1051 Craibrow Circle. Before I get into the remarks that I intended to make, I'd like to remind you as a country girl, that you all are the keepers of the barn door. And once those horses get out, it's awfully hard to round them back up and put them in their stable. So, keep that in mind as you hear the remarks that some of us have to make this evening. I am speaking to ask you to deny the zoning request being made by Luck Corp. You have previously heard our concerns regarding air quality water levels, especially in neighborhoods like ours and surrounding areas that have wells and septic systems. Noise levels which have been addressed to some part tonight. But we live where we do because we want to be in a quiet, peaceful neighborhood. Where we can enjoy outdoor activities. Lots of my neighbors walk through our neighborhood on a regular basis. And we don't want that to stop. We know there will also be increased traffic in our county, not necessarily on our secondary roads, but in our county. So, all of those concerns that we've always previously still exist. In addition, there are some other factors for your consideration. One there was a recent Fairfield County study that shows that property values decline, the closer you get to a quarry. So, keep that in mind. There is proof in an article that was researched to show that property values decline the closer they are to a quarry. Scientists from North Carolina particularly meteorologists have reported that in areas where there is high dust, maybe not even dust that you can see, you would still need to limit your time outdoors, because it would be dangerous for you to breathe that dust in what love would bring to our life would be a detriment to our air quality. The same meteorologists have also recently reported in North Carolina that a quarry blast resulted in activity strong enough to result in a recorded seismic activity. It was not an earthquake, but it was a blast from a quarry. Our county is poised to become a destination based upon natural resources. Tourists don't need to see or hear and unsightly quarry as they traveled to destinations looking for clean air and water. And most importantly our county strategic plan should be your guide and all decision-making regarding planning and zoning. Nowhere in that strategic plan, do I find a quarry mentioned. Do not allow all-expense paid trips to a demonstration that can be controlled by a company, cloud your judgment or your responsibility to follow the county strategic plan and to look out for the welfare of our citizens who are your neighbors. Thank you.

Don Foster stated he lives 1036 Craibrow Circle. Luck Stone has been pretty busy in the last year and a half. They wrote checks to the school board. They've wrote checks to the Chester Chamber of Commerce. They come in her saying that they're answering questions. But if anybody from Craibrow had a question, I'd go to Chamber of Commerce or the school board or go skeet shooting or go to a downtown develop to even see them. Ain't nobody in Craibrow seen them since they pulled their permit. So that's bull. We have a constitutional right to be heard. Here we are, we're being heard. We have the constitutional right. Freedom of speech. Everybody said what they had to say. We had the constitutional right to own and bear arms. I don't say Chester County's confiscate nobody firearms. Who have the constitutional right to have religious liberties. I don't say Chester County shut down no church. Now if you will bear with me just a second. I want to read something to you. We the People of the United States in order to form a more

perfect union, which that is the constitution United States, established justice to ensure domestic tranquility. Let's stop there. Because time restraint. I'll looked in the Webster dictionary and it says these three words, ensure domestic tranquility and ensure to make certain domestic related to household, family, neighborhoods. Tranquility, free from agitation, free from disturbance, quiet, serene, peaceful, tranquil tranquility. That is our constitutional rights. And nobody in Chester County had the right to take our constitutional rights away from us, and they don't have the right to pick and choose what constitution that they can give the citizens of Chester County. And they sure don't have the right to put it up for sale for Luck Stone to buy. They bought the school board and Chamber of Commerce out. If they act like they do in Craigbrow a flavor about building a berm. They have to pile that dirt up somewhere. They're not here for dirt, they are here for rock and then they say they're going to plant grass on it and trees. They have to, that's erosion control. So, it's our constitutional right to live in peace and quiet. And not to be disturbed or agitated. I'm through.

Joyce Aragon stated my name is Joyce Aragon I live at 1579 Peden Bridge Road here in Chester. I was born in Chester County and have lived here on and off most all of my life. We my husband and I have a small farm that we ride horses and have pastureland here on Peden Bridge Road. We were at the last meeting at Gateway. And I know that y'all denied the permit. And I thought that was the end of it. And I thought you know this is a great thing that y'all just did. Because for 25 jobs. They're going to destroy hundreds of acres, hundreds, and hundreds of acres. And it's what everybody had wanted to rename gateway road, the gateway into Chester, and there's where all of the destruction is going to be. And I'm just really worried about the water table. I know that was a big issue, but we were down at the Gateway talking about it. My house is on a well and a septic tank. And I did read in the paper where it said that if what they were doing disturbs your water and you lose water. They will find some way to get you some more water. Now where are they going to get it from? Because Chester has got old iron pipe and stuff you know in the City of Chester, I'm way outside the City of Chester. I don't think there's any way they're going to be able to fill my well back up with water. It is definitely, they know that is going to lower the water table suing in all those millions of gallons of water that they're doing trying to keep the dust down. Like bought up farms and farmland. I've been trying to relocate from the road that I'm on to just a little smaller section and looking for a farm and I've been watching that old pile of Hollander piece of land there on Lancaster Road. My husband and I were riding down that road and there was a rezoning on it and I'm like why we backed up, pulled up in the driveway and Luck Stone bought it. And I just read something from Tim Scott on Facebook today and it's talking about Chester County and how we have lost people here in the county. And Luck Stone is not going to bring a big factory of jobs here. They're going to have 25 jobs. And I just don't know why that is enough to destroy all the property and upset all the people in Chester over that. You've already voted no to their rezoning. I expect that you would still vote no for it, and I don't know why they're still here. Thank you

Speaker Mr. Ervin declined to speak. Another citizen wanted to speak in their place. They didn't see the sign-up sheet before the meeting.

Vice Chairman Smith suggested to see Planning Director Mike Levister.

Planning Director Mike Levister asked County Attorney Joanie Winters if that was allowed.

County Attorney Joanie Winters stated that we can't yield time. There was a sign-up sheet out in the hallway for everyone. This is not a debate. It's a hearing. It's parliamentary procedure. Let's see how this goes. And if we're tracking on time, then we'll allow it but we'll only allow one person because we allow you to do and then we have to open it up to anybody else who didn't sign up. So, do you see the issue? That's how public hearings work. You have to sign up to talk so we'll see how much time we have left. We're trying to stay on track so that y'all get home and have dinner or whatever else you need to do but y'all need to also have the opportunity to speak. We don't want to shut anybody down from speaking, but we do have rules. Okay, so we'll hold that in abeyance for right now if that's okay. Thank you.

Matt Pulling stated my name is Matt Pulling. I live at 133 Colony Drive. I'm the current plant manager at our Kershaw and Fairfield operations here in South Carolina. I've worked with Luck Stone for over 12 years now. In a few different operational roles throughout the company. And I know you guys have heard this over and over tonight. But I just wanted to reiterate that our mission is not around the product that we produce, but it is around making an impact on people. And it's not just the impact that we make on people inside of our gate, such as our customers or our associates. It's the impact that we make on our communities and neighborhoods where we live and where we work. So just wanted to go over a few things that we have done in the community since we've been here in South Carolina. There was a need to help with a workforce planning program that historic Camden was designing and putting on, so we leaned in to help donate some property and some tools to let them learn some new skills and trades that they could further their career paths. We've donated to the food banks in Kershaw County and Fairfield County. We partnered with United Way of Kershaw to help them finish a mobile Nutrition Center and mobile nutrition Van, which is now currently being used to deliver food out to the more rural areas of Kershaw County. When the tornado came through and destroyed, North Central High School, we helped donate some money so they could rebuild the school. So those are just a few of the things that we've done since we've been here in South Carolina and to make a positive impact. So just wanted to share those with you guys. Thank you.

Clyde Roberts stated my name is Clyde Roberts. I live at 105 Irwin Street Chester, South Carolina. I'm totally against this Luck rock quarry because I can't see where it's going to do any good for anybody. But not to mention this how close the schools are to this Luck rock quarry, but the accidents do happen. When you are involved in the operations you have, and I have something here from Rock Blasting exercise shows what's safe in light of recent violations. In less than a second 33,000 tons of rock is created from a pit that is created by Luck Stone. The demonstration comes a year after folks, after rock went flying and damage homes and cars and businesses in Sterling, I guess that's in Virginia. So, in January 2015, the Virginia Department of Mines, Minerals an entity has taken 17 complaints from quarries in Loudoun County and two of them have been in violation. We know accidents happen, you know, in neighborhoods. People going to get hurt. And they do happen. And so, another thing comes from Chantilly, Virginia, we watch the blast rocks from Bull Run Quarry in Loudoun. You can feel the foundation shake your house. Kind of rambled a little bit. It makes you uneasy as a homeowner which I can understand that, and I got one more little thing. So, day in and day out the trucks go to and from luck stone quarry on Belmont Ridge Road near Leesburg, Virginia. Trucks enter and exit the quarry about 600 times each weekday. According to officials that Luck Stone and the Belmont Green neighborhood residents say there's always a film of gray dust on houses and trees and trucks and the blasting and crushing of trap rock inside Luck Stones 500-acre plant. The residents think the dust is making them and their trees sick. They say that chronic bronchitis and

asthma are common. Ear infections has skyrocketed. A dozen trees have died. We have people who suffer from respiratory things. Much of a 100-foot buffer of trees between them and the quarry has been cut down to make room for utilities. A half dozen neighbors heard the complaints at a hearing before the Loudon County Supervisor. We're not saying that the dust is totally Luck Stones. It's like the board is not thinking of environmental impact. So, they're you know that's the gateway to our town. It's you know, that's where any other industry, anybody going to come down that road, and they're going to see a rock quarry. And, you know, they're dynamite, and they've been here for dynamite. You know, if they're above their decibel level, we're going to hear that. So, it was something else there. Can I just make one more comment. Logging trucks, school buses. Busiest highway in Chester County.

Daniel Whiteman stated my name is Daniel Whiteman. I live at 608 Old Richburg Road. I'm Pastor of Orrs Baptist Church. I am directly across from where this environmental disaster is scheduled to be. I'm well aware of the dangers of this plan. I have worked as an environmental monitor in Kentucky and also some in Tennessee with some of my jobs there. I know what this does to people and the lungs. My daughter who was a high school runner, exercises right there where all the silica dust will be coming because it cannot be stopped in such a way as they may want to claim. This product might produce useful product, but it produces a byproduct that is dangerous and a carcinogen. Mr. Thompson when I met with him two years ago, told me that I believe there are going to be 10 to 12 employees only I see that numbers doubled now. That's a change or a change of statement there. But here's what I'd like to say. Mr. Thompson, you say that you're a goodwill company. If you are, I appreciate that. I'd like to tell you Welcome to South Carolina. Now take your business and go home.

Joanna Timms stated Hello, good evening. I am Joanna Timm's I reside at 1110 Dogwood Lane also in the Craigbrow community and before I start, I just want to say I personally am a person who believes in trusting people, but that trust needs to be earned and there has been nothing that Luck Stone has done to earn my trust. I've heard the commute about the community involvement. The only time I have seen them in the last two years was in the parade to wave at us. That's the first time I've seen you guys. So that just doesn't seem to add up. I have been a resident of Chester County for nearly excuse me, let me put my glasses on so I can see for nearly four decades and more than half of that has been in the Craigbrow community. My husband has retired from the Chester County wastewater recovery in 2018 and has nearly three decades of service to this county. He's currently the CEO of Timm's Environmental Consulting as well as the vice president of ETT Environmental. I own my own health and wellness business and I am also a mother of eight and grandmother of two. My family is very passionate about the environment and how it affects our health. I stand before you today to voice one or a few of the many concerns that is regarding this proposed quarry on behalf of myself and my community and my children and grandchildren as well. Luck's hydrogeological assessment suggests that water requirements for the quarry will be 100,000 gallons of water a day. This threatens not only the hundreds of wells nearby, which many of us fought to get in 2004 when our community well exploded, but also streams and lakes that support local wildlife and cattle. CMD and CWR are both privately owned, and they do not have any current plans to expand the water and sewer to our community leaving us 100% dependent on our wells for our clean water. There is no way that Luck Stone can guarantee there will be no contamination in the water table since they have to use equipment in the water table to get to the granite that is below it. Water sustains life. In addition to the water contamination concerns I have also spoken with a resident who purchased a home near a quarry. Sara states we had been living in our home for one week when I felt the first blast, I thought it was

an earthquake. Our home has cracks in the drywall and on blasting days the air is filled with so much dust many homes are completely gray. The truck traffic has destroyed our roads and our yards are full of potholes. I hope you reconsider for the sake of your community, Sarah Saldana. Lastly, I would like to ask that the imposed impact fees are for this proposal and is Chester County prepared to foot the bill for the damages caused to our wells, our roads, and our overall quality of life. I am publicly appealing to the planning commission today to deny all Luck requests in sections G through P two for rezoning and Chester County has nothing to gain for this, but much to lose.

Joan Hyde stated good evening, Joan Hyde 2440 Gill Jordan Road, Chester. My sources are the quarry mine case study in the Loudoun Times Virginia newspaper, The Chester News and Reporter, and the Federal Motor Carrier Safety Administration. Between the years 2013 And 2021, 30 inspections were done on Luck trucks in Virginia. And there were 26 violations and those violations included failure to secure load cargo, tires that were bald, or the ply showing, and there were accidents. In the last two years, Luck Stone in Virginia had four mine citations. Now because of the time, I can't go on to other plants. So, my focus was Virginia. In 2015, a truck driver died after he was buried beneath debris because Luck Stone failed to follow up from a 2012 inspection whereby recommendations were made, and they were not followed, or necessary actions taken. The failure to make sure proper safety inspections were completed for the US Department of Labor, Mine and Safety Health Administration. However, Mr. Kesterson, a Luck Stone employee you know when he said those accidents are far and few between. Tell that to the family of the man who died. Blasts have sent rocks into cars, homes, and businesses; management has failed to provide proper safety protocol. Blasting is to believe to cause dust, water pollution, traffic, and decrease property values between negative 4% to negative 39%. Excessive water uses per Luck even said this on a DHEC permit, thereby affecting the wells water table. There was a mine in Virginia that the neighbors someone referenced it earlier. There's the 750,000-million-dollar homes. They were on kind of okay at first with the mine. But now Luck Stone wants to increase that mine and the people have now said that the traffic has increased. The buffers trees which were reiterated earlier were cut after the initial build. That there's great dust from the blasting in the crushing and they believe it's making them sick with chronic bronchitis as my ear infections, and the trees have died. The Chester effects close to home. The explosives on the site will be hauled by semis, this is per Luck Stone. The 400 to 500 feet quarry, that can never be filled if they decide to leave town in five years, two years. 10 years can't be filled. And only 20 jobs and damage to Rocky Creek. One of the largest Chester County creeks. Questionable tactics to get approved. Luck calls citizens who opposed this plan, naysayers. They said some people had nothing to do but to attend meetings. And those were people who are persisted with opposition. If approved. They want this Joint School program, which was mentioned tonight, and they would donate 15.8 acres to Chester County. Vote no, vote no to recommendation to the County Council. This is for our health, our safety, the roads, everything. Quarry no! If they want to maybe do some economic development in this county. Fine. We could maybe listen to that. But no quarry. Thank you.

Eileen Brown stated I'm Eileen Brown, I live at 1211 Dogwood Lane. And I just got a couple questions. I want to know why since he cannot do anything about the water and wells because Robbins Circle has every home. Could he not use city water? And if he can't use city water, is he willing to pay to have City water run to all the houses and I forget the name of the place, Craighbrow.

Vice Chairman Smith state that Mr. Thompson will have a rebuttal at the end to answer questions.