

Patrick Young stated Good Evening now, my name is Patrick Young. I live at 1091 Craighbrow Circle. I've lived there for roughly 18 years. Like my neighbors I am concerned noise, dust, water, traffic, and all these issues. Luck Stone has made some effort looks like to try to correct some of these things. But I am still opposed to this, and I hope the commission is. One of my bigger concerns is the water. We went to one of the open houses that they had at the Gateway Center. Talk to one of the Luck Stone employees and they say well if it does affect your well, we'll bring you bottled water out there until you know you can get another well in and or you can tie into the municipal system. There is no municipal system even remotely close to Craighbrow. So, I see this is you know Luck Stone is not going to be a good fit for Chester. It is not worth the impact for 15 or 20 jobs for what is going to do to our community in our neighborhood. Thank you.

Joanna Ingle stated Thank you, I'm Joanna Ingle and I live at 2762 Blaney Road and Lewis Turnout. And here we go again. Five days before Christmas. I want to emphasize why the three parcels Luck Stone is seeking to have rezoned to ID-3 don't qualify for ID-3. I would like to call your attention to a critical point from the Chester County Zoning Ordinance adopted January of 2020 which says ID-3 districts are intended for heavy industrial manufacturing and processing uses in areas isolated from residential, rural, and agricultural districts. Now, the area that they wish to rezone to ID-3 is immediate proximity to more than 200 homes in three of the County's most stable and desirable neighborhoods. They are less than one mile from one of the largest Elementary School complexes in South Carolina. A public middle school, a private church school, the Chester campus of York Technical College, two churches, a public park, a golf course, and a very large cattle farm. Though those properties they wish to rezone are not isolated, they are not isolated, and they do not qualify for ID-3. Thank you.

Dan Huntsinger stated good evening my name is Dan Huntsinger and I reside at 918 Craighbrow Circle, Chester, South Carolina. My wife and I moved to Craighbrow Circle three years ago. And we moved from York County and the reason we did was we wanted quiet we wanted wonderful neighbors. We wanted room and we found it there. Our neighbors are wonderful. We've seen our real estate cost, real estate value go way up. We see new homes built in the area. We've seen a home in our neighborhood just about a year and a half ago when it for sale and there were eight bids the first day. That's happening in Chester County. Putting in a rock quarry in that is going to mess all that up. There's no doubt about that. As Debbie said, it's proven that property values go down. Two years ago, you folks rejected the request. The gentleman has come back today and made some adjustments. But keep in mind he says well subject to later zoning. He can go come back in two years and change everything. This is just any company that is detrimental to all the citizens doesn't have to do all the things that he mentioned today. They come in and they do business and everybody's happy. Nobody wants to rock quarry. You may know this, but our neighbors in Lancaster County just miles away. Last year, denied a rock quarry by a seven to nothing vote on the Zoning Commission, 7.0. You denied it last time. Why would that change? Because he makes a few changes that are subject that, he can change in a year or two. When you folks are gone, he can come back and say you know we're going to do this. The bottom line is he wants to dig holes. He wants to have a rock quarry and it's detrimental to our community. I was looking at his new proposals and one of them had to do with the water. They said, well if DHEC determines your well was messed up, how long does that take six months. What are we going to do for showers. How are we going to wash our clothes for six months? And then if they do determine that is what are they going to do? Bring a water truck and park in your front

yard. We are your neighbors? Would you all like that to happen to you? I don't think so. The bottom line please don't vote for this. I have two grown daughters and years ago I had a 12 o'clock curfew for them. And they said dad that we want to stay out we want to stay out, and I said honey, nothing good happens at 2am in the morning. Nothing good happens when you bring a rock quarry into your community. Please, please we're your neighbors. There are hundreds of us, for 25 jobs please say no like you did last time. No reason to change your mind. For a quote unquote a few little things that could go away in a year or two. Thank you very much.

Vice Chairman Smith stated that was the end of the list of folks that were signed up to speak but we do have time so we're going to allow one more speaker. The gentleman who was sitting over here, please come up to state your name and your address for the record. And there's a three-minute timer on it.

Trent Bagley stated I apologize; I did not see the list, and this is my first time being in here. My name is Trent Bagley. I'm here representing myself and my mom at 1076 Craighbrow Circle. And when luck had their first meeting, I don't think there was a bigger opponent than me. I was so anti it, I wouldn't visit Virginia. I was heavily concerned, and I believe my mom's property is the largest and closest to the project. That's in Craighbrow. Because of these concerns, I started to do research on how I could stop them without cost. I went through the creeks, and I looked for endangered species. I mean, you name it I did. Ironically, the research that now has me on their side. I've seen the way they make things look nice. I've seen their safety record when I went to the Kershaw plant, and I've seen their environmental and their community approach which is grown this time around. The truth of the matter is that another company that comes may not offer these things may not have the safety aspect. You're not going to get a list of qualifications from them. And they're given that to us. If you read through their zoning qualifications and conditions, I believe they have addressed the possible issues head on. And following my research. I initially started to back Luck for the simple fact that I felt like there would be a better neighbor of lesser of two evils if you would say. That change with the community outreach that they're making right now. The Nature Trail, if we can walk down the Nature Trail, and we're not having issues that's them putting confidence in their system in there, their ways. They've not been guarded with us. I've hounded the death out of them and DHEC, and it's my thought that the sciences from DHEC and the sciences, it's okay. The qualifications that they're putting with the permit are what makes it legally they have to abide by. So, if the science is wrong, per chance we still have that legal opportunity with the qualifications. It's for these reasons that we support Luck Stone zoning change. Thank you for your time and I appreciate that.

Vice Chairman Smith stated that's the end of the public comment section and now we will give Mr. Thompson a ten-minute rebuttal to the concerns.

Mr. Thompson stated Thank you, Mr. Chairman. Again, my name is Ben Thompson with Luck Companies. I've heard a lot of concerns and I wanted to point out how many of those are very directly addressed. One of the things the young lady in front row here, stress concerned about wells that came up several times. So wanted to kind of talk about the process and then the condition that's in front of you. So as a process, we had to do a hydro geologic study at the property, which understands how water moves in the ground. It also does pump tests to ensure the recharge rates of those wells. Those monitor wells stay in place. They're monitored for a year prior to operation so that you have a baseline and then those are the first wells where identification of any concern would take place. That's a safety mechanism. On the concern

point of is my well going to go dry. DHEC does not approve something if the science doesn't show that there's consistent competent rock there, and that the water body and aquifer are not impacted. So, if there is a complaint, a third party comes in. DHEC oversees it. It's the operator if found to be in fault, and this is standard language. We've also provided it to the county as condition. If there is deemed to be fought, then the operator is responsible for digging the new well or providing water to that person in some form or fashion. As a company practice, we also provide water while that investigation is ongoing. So, when individuals have heard well, we could extend local water lines to you. That's a comment that is a general umbrella. It's meant as an insurance policy. It's also an insurance policy for us. As we go through. The appearance question came up you can see the highway 9. I would also say that we have done line of sight studies from all adjoining properties to ensure that there's no visible insight into our operation. That does come with one exception. That exception is along the trail that we intend to build. There will be an overlook and if committed to build, there will be an overlook where people can see it. A big part of putting that trail in is so people can visibly see Rocky Creek. There was some stress concern about Rocky Creek. Rocky Creek is in a pretty bad shape right now. It's had a lot of cows in it for a lot of years. Not only on our property, but also upstream. There's pretty high E coli factor within there. And so, and I didn't stress this we also own a business that stream bed restoration management and so part of that is to make that a laboratory and a visible aspect where everyone in the community can see the change within. There were several comments to air quality. We have dust suppression on all of our sites. We also there was some allusions to cancerous product. We also in there is some reality to a competitive desk called silica which is a shaped material. We do testing on site that really is an operator concern or something that an operator can address his it's in very low ventilated areas. So, our site is open air. It also is not a concern in America from that standpoint. We also have a dust permit attached to that so part of when I say not only not only there's these state conditions, also putting them local. The difference there is if they're local, the local body doesn't have to look to DHEC, they can say you run afoul of your conditions and therefore we are pulling your permit. So that is part of further confidence and trying to put that forward. There were a couple articles or quaza articles that were tough to follow. We don't have an operation in Sterling, Virginia so don't think that was anything related to us. Again, it goes back to brand and how we show up. That's why we have been very open to anybody and everybody to contact us. We've put our phone numbers out there. We've offered everybody trips. That is something so there's visibility, and it's not just somebody standing at podium professing something. So, people can see it for themselves. Hear for themselves. know it to be true. In an addition to the words that you're hearing. The blasting component, there's a condition in there also, that we do pre blast surveys prior to any blasting occur. We don't use dynamite. The mechanisms are separated, so there's no possibility for ignition until it's digitally ignited. It's a millisecond event. Those that have seen it know that the rock simply just slumps down on the bench in front of it. It's not the dramatic Hollywood event that is in a lot of people's minds. That is on a frequency of about once every week and a half to two weeks. So, a millisecond event. It's done during the daytime we don't blast during lunch in the event that somebody comes to wants to go home to eat for lunch and all of a sudden didn't know this was going to happen. We also have call list, and we will call people and tell them Hey, this time tomorrow we're going to blast. Typically, what you see is the concern that was expressed a moment ago. Typically, what you see three or four years from now is that was a great group. Those concerns were unfounded, and it becomes much more comfortable. And I know that is upsetting for some to hear tonight. But that is the reality. We also have provided in the appendix to this application, current date pictures of Rocky Creek. All what I'm trying to impress is that everything we're doing and talking about is very visible. We don't have anything to hide, which is why we offer those visits. We want people

to meet us, we want people to engage with us. The idea that we haven't been present is kind of both sides. You know, it's they've been at all these events and doing all these things, but yet they're not talking to us. And when we've offered our phone numbers and things of that nature. I do not harbor any ill feelings about people expressing concern. I think that's natural. What I hope people recognize is that the people standing in front of you tonight. This isn't an attorney that's hired by the company. I worked for this company for a reason. I believe in this company. This is my job. And I do this job because of the people that I work with and how much they mean, and that know what we do in communities. See if there any other we you know, oh the question about the jobs have migrated upward and that is due to the market changing. So, the market is much more robust, there's a lot of energy and growth. And we see that as an opportunity to hire more individuals. I think that's probably about my 10 minutes. I'm glad to answer any additional questions.

Vice Chairman Smith asked if any of the Commissioners have any additional questions.

Commissioner Howell asked how much water that you use is recycled?

Mr. Thompson stated thank you for asking that. So, the gallons reference is part of a permit. So, as you're developing a site, we will need to pump water. So, which will be used for the equipment. So basically, dust control but upon the first step in developing a site is that you are also going in and building ponds. So, the water that we use within our site is recycled water. So, with stormwater, we manage that ultimately the site acts like a funnel and capture stormwater in the bottom. We pump that to multiple settling ponds. And from there it's incorporated back into our system, both for dust suppression, water trucks for roads, and to make clean stone product also. So, in then, the whole cycle continues. So, we are not pulling water consistently out of the ground. That is in the permit. Truck traffic is a bit of a misnomer about growing it. Reason being is that product is currently making its way into the county today. So, what we would be doing is displacing those trucks that are traveling from other counties and generating revenue for those other counties. But displacing those but doing so with primary road system. York County has two quarries and Lancaster County has two quarries and so this is the way to protect and keep your product local and support local.

County Attorney Joanie Winters stated for the record to Mr. Levister that when Mr. Thompson was finished with his rebuttal, he still had two minutes left. Which with the question and the explanation he did clock off the extra two minutes so that's why he spoke additionally. I just wanted that in the record.

Vice Chairman Smith stated any discussion.

Commissioner Howell stated Let's face it, everybody's houses got rock. Everybody's driveways got rock. The roads we drive on got rock, and it's being brought from somewhere else. The taxes are being paid in another county. The one cent sales tax is being paid in another county. Also, the two-cent sales tax that the county hits when taxes is charged to offset our cost of our taxes for the county for us to operate. So, no matter what we do the floor we're standing on got rock in it. The parking lot and we parked on got rock. The building the concrete columns here have rock. It's part of everyday life. I know some people don't want it. But my question is Craigbrow closer to the plywood plant. Whatever it goes by now, and I had my job allowed me in the plants and some of the wood product plants were the some of the nastiest

places I ever went, Boise Cascade, they use caustic chemicals they use is just a number of chemicals that are used in a plant that's just as close as to Florida and it runs 24/7, 365. So, you have to look at what did they lose when the plywood plant went in and what will they gain with the quarry. Cheaper stone for the county, taxes for the county, the schools. They're not asking for a reduction in taxes. fee in lieu of taxes. They're asking to be a community partner. So, I will support this. I know some people in here are not happy with that, but just the amount of tax money that would be generated by this product in the county will change lives. They should lower our county taxes. I grew up a mile from the quarry in Rock Hill. I bought a house a half a mile from the quarry in Rock Hill. I lived there eight years. I never knew it was there. I never knew it was there when I was growing up. So yes, I do know what it's like to live beside a quarry.

Vice Chairman Smith stated that this is not an open format here, this is a discussion between the Commissioners.

Commissioner Grant stated Mr. Chairman, I got one comment. I could see where that would be beneficial, is when they get really started in making gravel. The 901 parts that comes from Lowry's to Highway 9. Maybe they can go in and finally fix that road. Because there's a lot of gravel truck traffic on that road. That would be one benefit that I could see, cut down traffic from the Hanson quarry. And I understand there's another one going beside Hanson.

Commissioner Howell stated that yes, York County has approved another quarry in that area.

Vice Chairman Smith stated at this point are there any other comments and he will entertain a motion. Commission Howell motion to approve, second by Commissioner Grant. Vote 5-0 Approved.

Designation of Agent for Zoning Map
Amendment and for Special Exception Application

Chester County, South Carolina

We hereby appoint Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as our agent to represent us in connection with applications to Chester County, South Carolina for a Zoning Map Amendment (Rezoning) and for a Special Exception with respect to the property described below:

Property Address Information

Property Address: 1207 Lancaster Highway, Chester, SC 29706
Tax Map Number: 089-00-00-005-000 Acres: 9.38

Applicant:

Luck Stone Corporation d/b/a Luck Companies
515 Stone Mill Drive
Manakin-Sabot, Virginia 23103
Attention: Benjamin A. Thompson
Telephone: Office: [REDACTED] [REDACTED]

Owner:

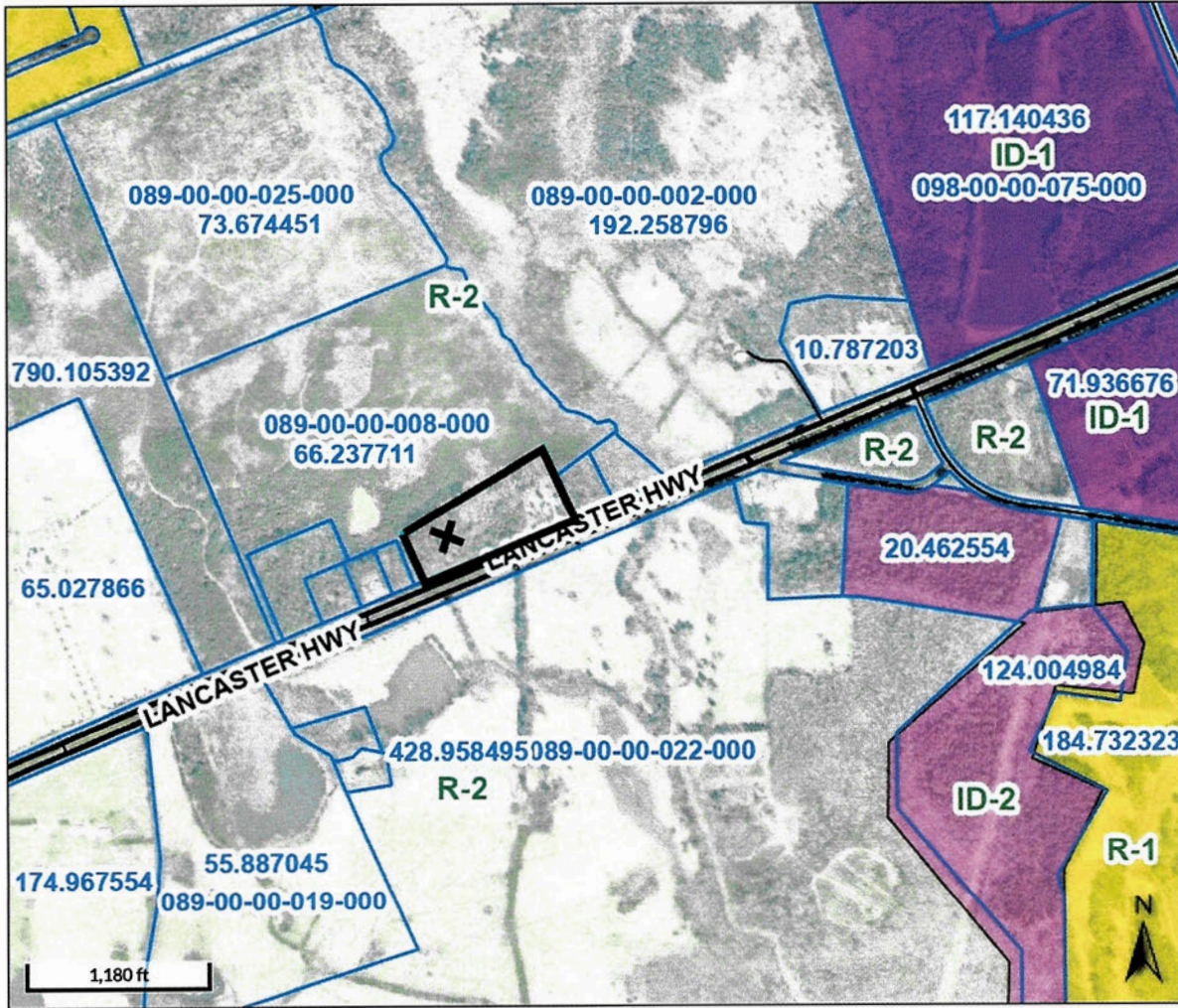
Anne Reed
Harvey Brent Reed
1207 Lancaster Highway
Chester, South Carolina 29706
Telephone: Home/Office: [REDACTED] ; Cell: [REDACTED]

We hereby agree that this information we have presented is correct.

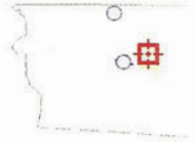
Owner's signature: *Anne Reed* Date: November 5, 2022
Anne Reed

Owner's signature: *Harvey Brent Reed* Date: November 5, 2022
Harvey Brent Reed

Doc#133253272



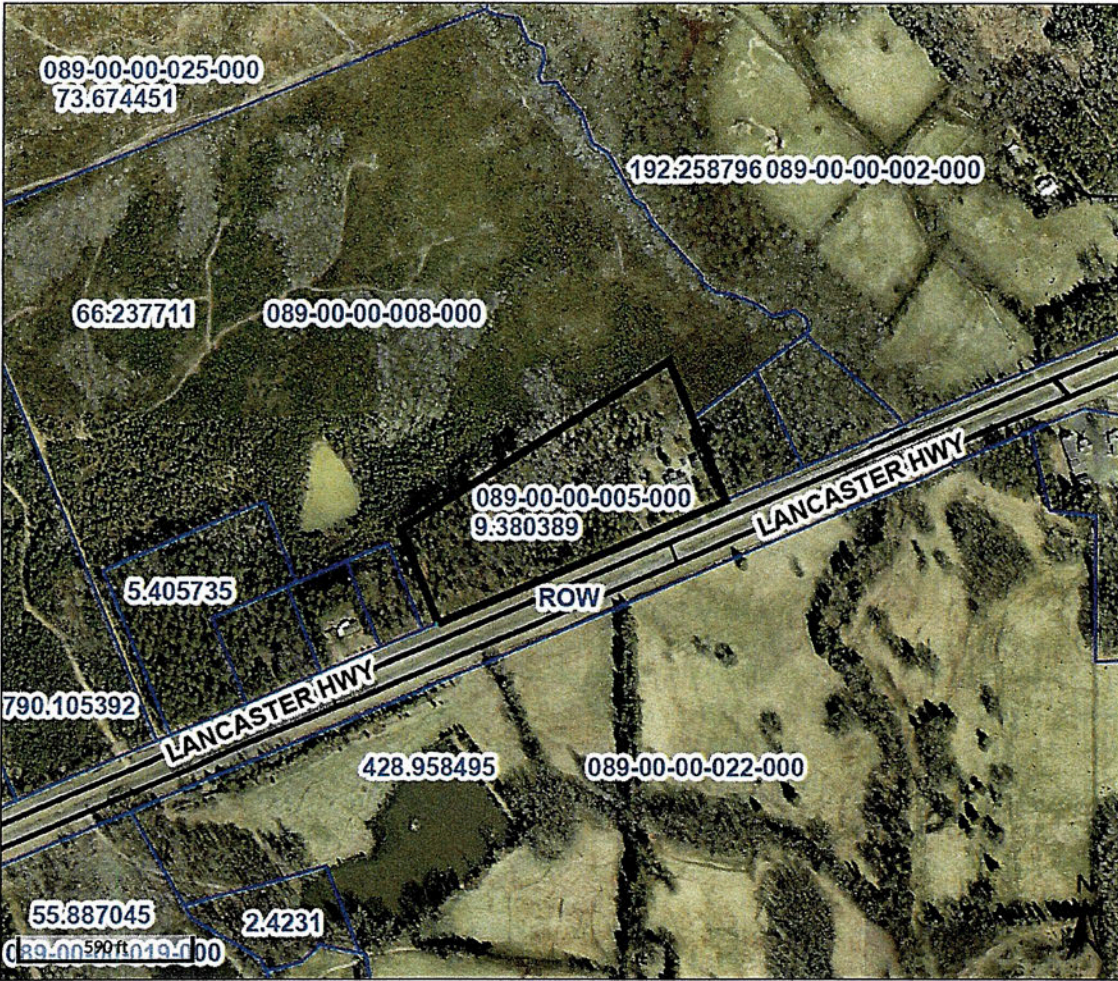
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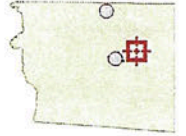
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|-----------------------|---|--------------|------|---------------|--------------------------------|
| Parcel ID | 089-00-00-005-000 | Alternate ID | n/a | Owner Address | REED HARVEY BRENT-SURVIVORSHIP |
| Sec/Twp/Rng | n/a | Class | R | | REED ANNE HALL-SURVIVORSHIP |
| Property Address | 1207 LANCASTER HWY | Acreage | 9.38 | | 1207 LANCASTER HWY |
| | | | | | CHESTER SC 297066771 |
| District | 02 | | | | |
| Brief Tax Description | LANCASTER RD | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 12/15/2022
 Last Data Uploaded: 12/15/2022 3:16:50 AM

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Overview



| | | | | | |
|------------------|--------------------|--------------|------|---------------|--------------------------------|
| Parcel ID | 089-00-00-005-000 | Alternate ID | n/a | Owner Address | REED HARVEY BRENT-SURVIVORSHIP |
| Sec/Twp/Rng | n/a | Class | R | | REED ANNE HALL-SURVIVORSHIP |
| Property Address | 1207 LANCASTER HWY | Acreage | 9.38 | | 1207 LANCASTER HWY |
| | | | | | CHESTER SC 297066771 |

District 02
 Brief Tax Description LANCASTER RD
 (Note: Not to be used on legal documents)

Date created: 11/17/2022
 Last Data Uploaded: 11/17/2022 3:10:12 AM

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Next Year (2023) Changes



Search Options

Map Number Real History Year

Name 1 Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials Reason for Change

Name 2 Activity Date

Address 1 Land Value

Address 2 Building Value

Zip Code Total Market Value

Total Tax Value

Codes

District Fire Code CITY SUB

Town

Subdivision

Neighborhood RURAL 2

Use Class

Description

Legal

Location

Street Number Street Name Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied

Agricultural Use Reappraisal Notice

Rollback

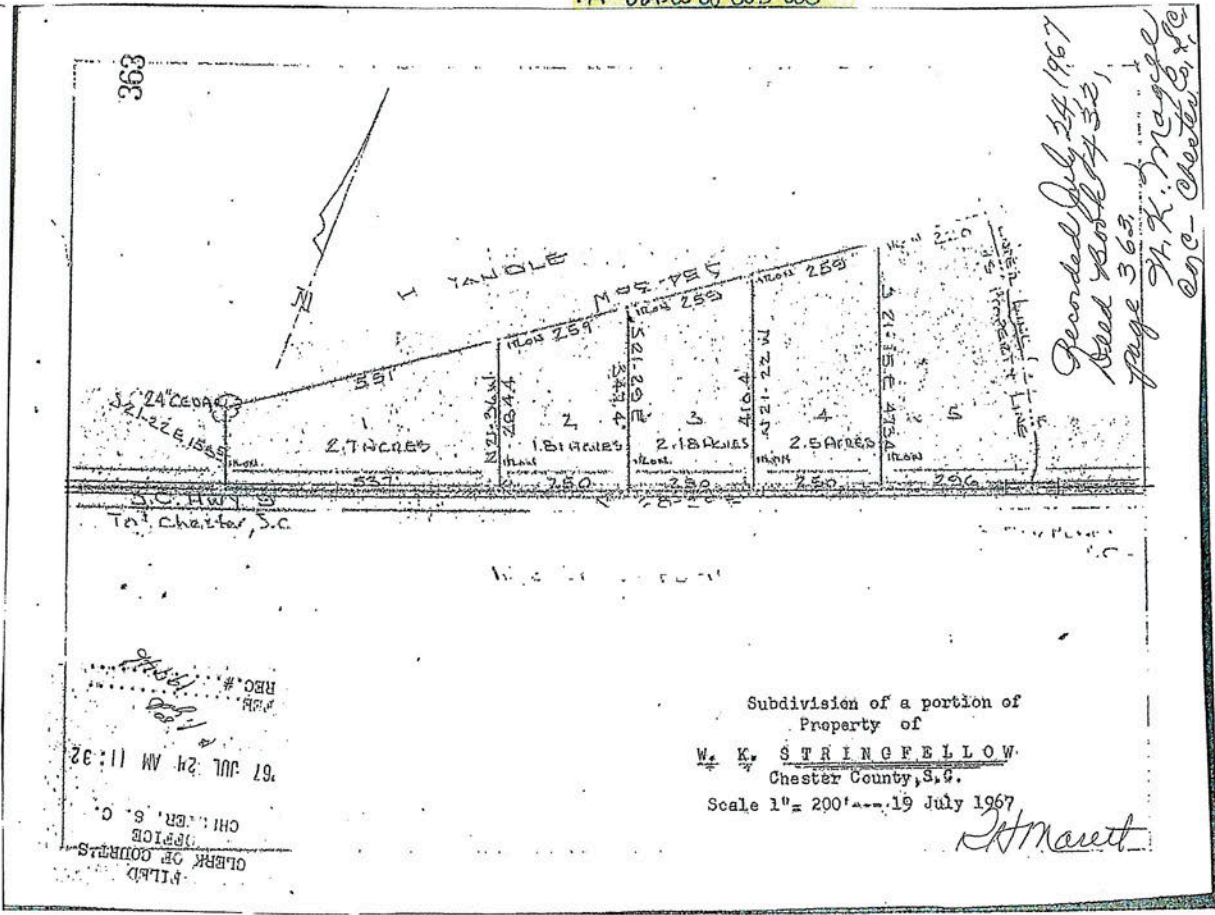
TIF Base

MCIP Industrial Park ID

Exempt

Scroll by: MAP#

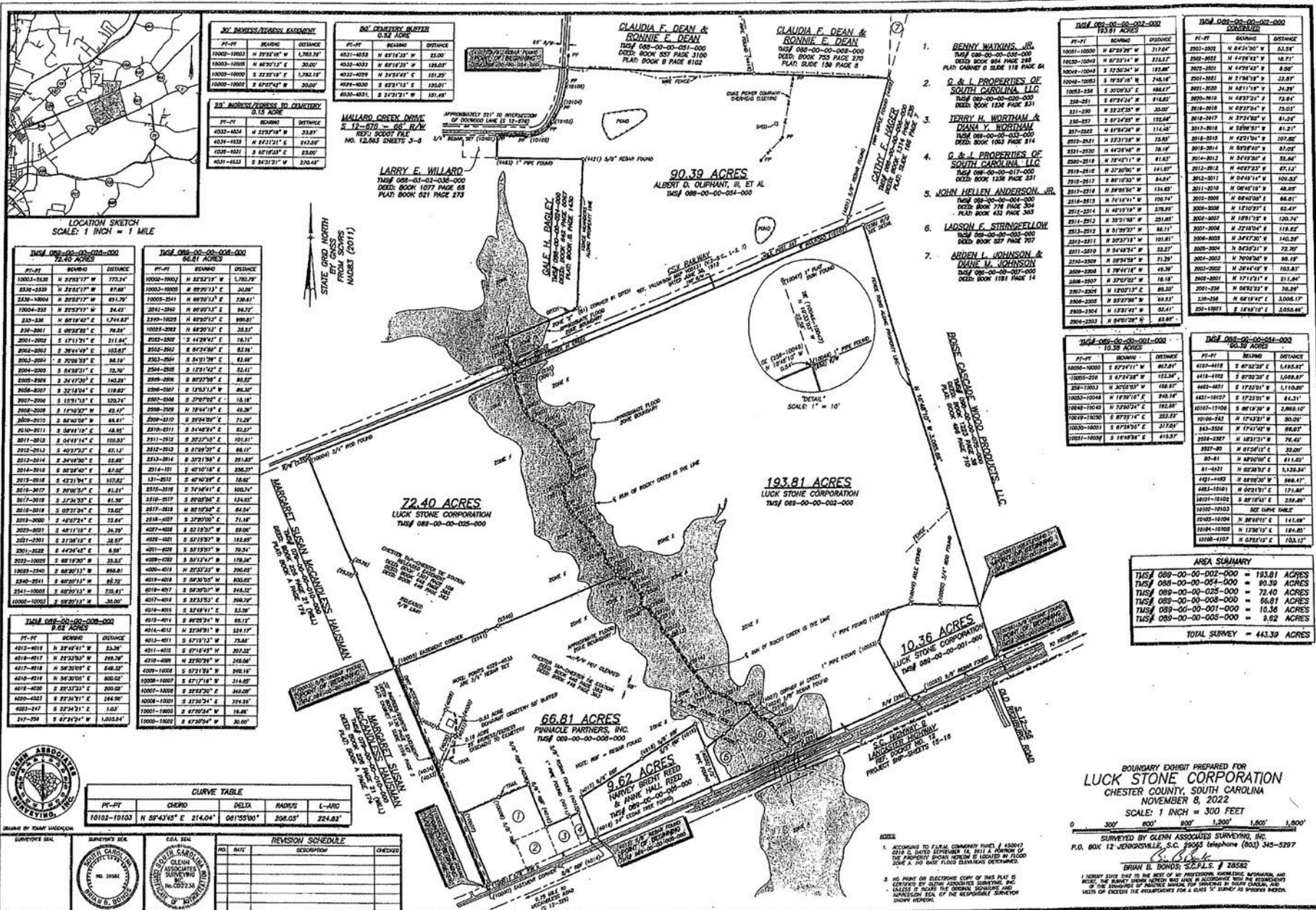
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Recorded July 24, 1967
 Book 366 p. 33,
 Page 363,
 W. K. Stringfellow
 c/o C. Chester, S.C.

432

Recorded: July 24 1967
 Recorder's Office
 Chester, S.C.



NO. 100000/ADDRESS EASEMENT

| PT-PT | BEARING | DISTANCE |
|-------------|---------------|----------|
| 10000-10000 | N 87°21'12" E | 30.00 |
| 10000-10000 | S 27°21'12" E | 1.9623 |
| 10000-10000 | S 47°21'12" E | 30.00 |

NO. 100000/ADDRESS EASEMENT

| PT-PT | BEARING | DISTANCE |
|-----------|---------------|----------|
| 4031-4032 | N 87°18'25" W | 82.00 |
| 4032-4033 | N 87°18'25" W | 1.9623 |
| 4033-4034 | S 27°21'12" E | 1.9623 |
| 4034-4035 | S 47°21'12" E | 30.00 |
| 4035-4036 | S 27°21'12" W | 1.9623 |

NO. 100000/ADDRESS EASEMENT

| PT-PT | BEARING | DISTANCE |
|-----------|---------------|----------|
| 4032-4033 | N 27°21'12" E | 31.07 |
| 4033-4034 | N 27°21'12" E | 212.00 |
| 4034-4035 | S 67°18'25" E | 25.00 |
| 4035-4036 | S 47°21'12" E | 270.47 |

NO. 100000/ADDRESS EASEMENT

| PT-PT | BEARING | DISTANCE |
|-----------|---------------|----------|
| 4032-4033 | N 27°21'12" E | 31.07 |
| 4033-4034 | N 27°21'12" E | 212.00 |
| 4034-4035 | S 67°18'25" E | 25.00 |
| 4035-4036 | S 47°21'12" E | 270.47 |

TRISE 089-00-00-002-000
72.40 ACRES

| PT-PT | BEARING | DISTANCE |
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| 10004-10005 | N 29°21'12" W | 87.68 |
| 10005-10006 | N 29°21'12" W | 831.79 |
| 10006-10007 | N 29°21'12" W | 24.43 |
| 10007-10008 | N 87°18'25" E | 174.82 |
| 10008-10009 | S 27°21'12" E | 70.29 |
| 10009-10010 | S 27°21'12" E | 211.44 |
| 10010-10011 | S 27°21'12" E | 103.67 |
| 10011-10012 | S 27°21'12" E | 84.19 |
| 10012-10013 | S 27°21'12" E | 72.70 |
| 10013-10014 | S 27°21'12" E | 140.29 |
| 10014-10015 | S 27°21'12" E | 119.82 |
| 10015-10016 | S 27°21'12" E | 120.74 |
| 10016-10017 | S 27°21'12" E | 82.47 |
| 10017-10018 | S 27°21'12" E | 68.81 |
| 10018-10019 | S 27°21'12" E | 48.85 |
| 10019-10020 | S 27°21'12" E | 100.03 |
| 10020-10021 | S 27°21'12" E | 62.15 |
| 10021-10022 | S 27°21'12" E | 55.89 |
| 10022-10023 | S 27°21'12" E | 82.00 |
| 10023-10024 | S 27°21'12" E | 22.27 |
| 10024-10025 | S 27°21'12" E | 101.81 |
| 10025-10026 | S 27°21'12" E | 66.11 |
| 10026-10027 | S 27°21'12" E | 281.83 |
| 10027-10028 | S 27°21'12" E | 256.27 |
| 10028-10029 | S 27°21'12" E | 70.29 |
| 10029-10030 | S 27°21'12" E | 300.74 |
| 10030-10031 | S 27°21'12" E | 134.65 |
| 10031-10032 | S 27°21'12" E | 64.84 |
| 10032-10033 | S 27°21'12" E | 71.16 |
| 10033-10034 | S 27°21'12" E | 89.00 |
| 10034-10035 | S 27°21'12" E | 182.89 |
| 10035-10036 | S 27°21'12" E | 70.29 |
| 10036-10037 | S 27°21'12" E | 202.02 |
| 10037-10038 | S 27°21'12" E | 210.00 |
| 10038-10039 | S 27°21'12" E | 240.16 |
| 10039-10040 | S 27°21'12" E | 214.05 |
| 10040-10041 | S 27°21'12" E | 244.00 |
| 10041-10042 | S 27°21'12" E | 184.28 |
| 10042-10043 | S 27°21'12" E | 30.00 |

TRISE 089-00-00-004-000
66.81 ACRES

| PT-PT | BEARING | DISTANCE |
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| 10005-10006 | N 29°21'12" W | 739.61 |
| 10006-10007 | N 29°21'12" W | 94.72 |
| 10007-10008 | N 87°18'25" E | 898.81 |
| 10008-10009 | S 27°21'12" E | 70.29 |
| 10009-10010 | S 27°21'12" E | 161.17 |
| 10010-10011 | S 27°21'12" E | 82.94 |
| 10011-10012 | S 27°21'12" E | 52.41 |
| 10012-10013 | S 27°21'12" E | 89.27 |
| 10013-10014 | S 27°21'12" E | 80.20 |
| 10014-10015 | S 27°21'12" E | 16.16 |
| 10015-10016 | S 27°21'12" E | 70.29 |
| 10016-10017 | S 27°21'12" E | 71.29 |
| 10017-10018 | S 27°21'12" E | 22.27 |
| 10018-10019 | S 27°21'12" E | 101.81 |
| 10019-10020 | S 27°21'12" E | 66.11 |
| 10020-10021 | S 27°21'12" E | 281.83 |
| 10021-10022 | S 27°21'12" E | 256.27 |
| 10022-10023 | S 27°21'12" E | 70.29 |
| 10023-10024 | S 27°21'12" E | 300.74 |
| 10024-10025 | S 27°21'12" E | 134.65 |
| 10025-10026 | S 27°21'12" E | 64.84 |
| 10026-10027 | S 27°21'12" E | 71.16 |
| 10027-10028 | S 27°21'12" E | 89.00 |
| 10028-10029 | S 27°21'12" E | 182.89 |
| 10029-10030 | S 27°21'12" E | 70.29 |
| 10030-10031 | S 27°21'12" E | 202.02 |
| 10031-10032 | S 27°21'12" E | 210.00 |
| 10032-10033 | S 27°21'12" E | 240.16 |
| 10033-10034 | S 27°21'12" E | 214.05 |
| 10034-10035 | S 27°21'12" E | 244.00 |
| 10035-10036 | S 27°21'12" E | 184.28 |
| 10036-10037 | S 27°21'12" E | 30.00 |

TRISE 089-00-00-005-000
9.62 ACRES

| PT-PT | BEARING | DISTANCE |
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| 4010-4011 | N 27°41'41" W | 23.26 |
| 4011-4012 | N 27°41'41" W | 268.27 |
| 4012-4013 | N 27°41'41" W | 648.32 |
| 4013-4014 | N 27°41'41" W | 802.02 |
| 4014-4015 | S 27°41'41" E | 200.20 |
| 4015-4016 | S 27°41'41" E | 244.00 |
| 4016-4017 | S 27°41'41" E | 1.63 |
| 4017-4018 | S 27°41'41" E | 1.03 |

TRISE 089-00-00-006-000
10.36 ACRES

| PT-PT | BEARING | DISTANCE |
|-----------|---------------|----------|
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| 4011-4012 | N 27°41'41" W | 268.27 |
| 4012-4013 | N 27°41'41" W | 648.32 |
| 4013-4014 | N 27°41'41" W | 802.02 |
| 4014-4015 | S 27°41'41" E | 200.20 |
| 4015-4016 | S 27°41'41" E | 244.00 |
| 4016-4017 | S 27°41'41" E | 1.63 |
| 4017-4018 | S 27°41'41" E | 1.03 |

CURVE TABLE

| PT-PT | CHORD | DELTA | RADIUS | L-ARC |
|-------------|---------------|---------|------------|---------|
| 10102-10103 | N 59°43'45" E | 214.04' | 061°55'50" | 208.05' |
| | | | | 224.82' |

REVISION SCHEDULE

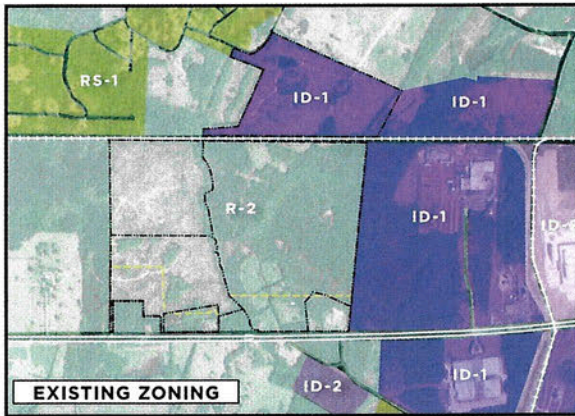
| NO. | DATE | DESCRIPTION | CHECKED |
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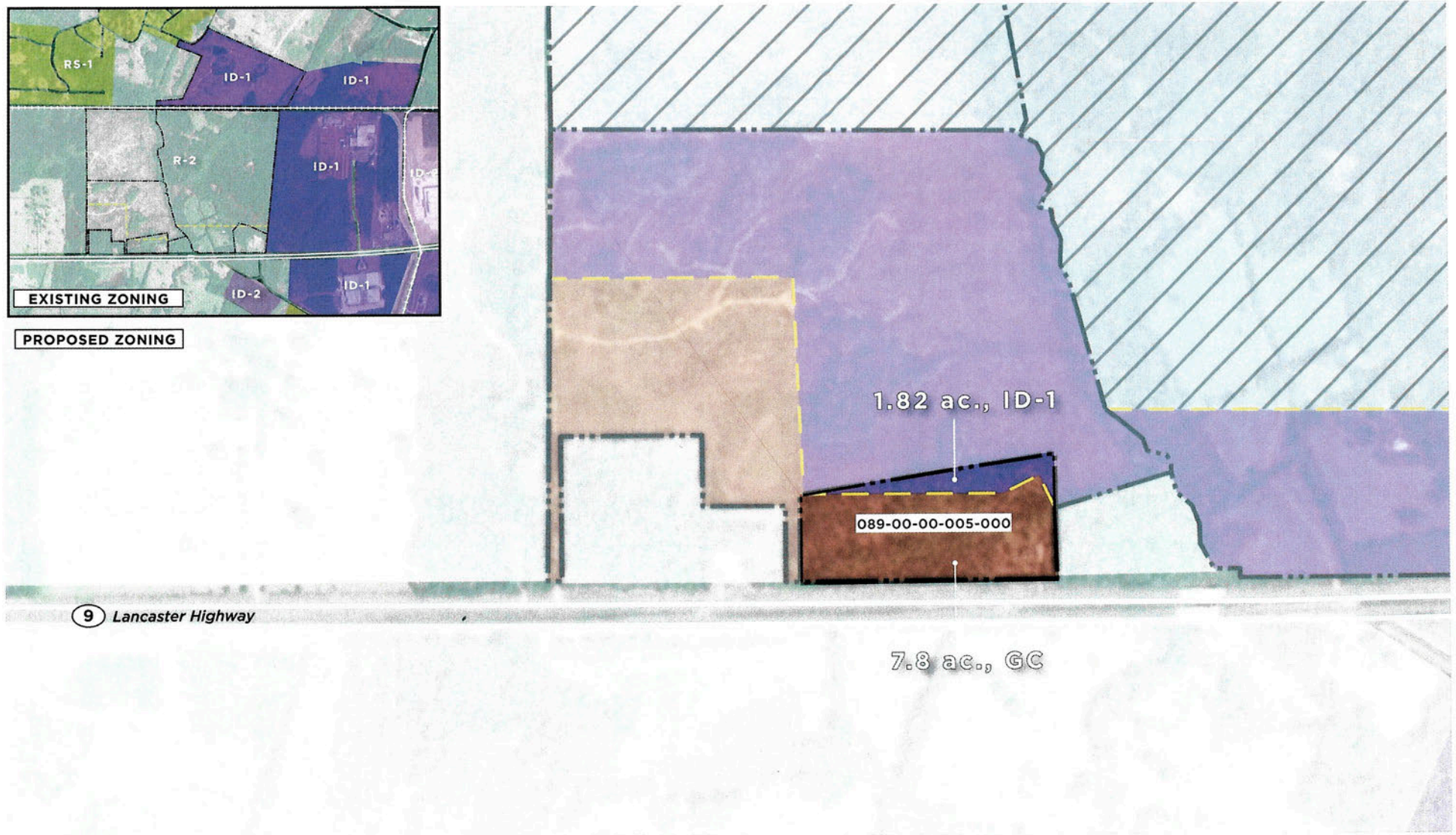
TRISE 089-00-00-007-000
183.91 ACRES

| PT-PT | BEARING | DISTANCE |
|-------------|---------------|----------|
| 10081-10082 | N 87°21'12" W | 212.07 |
| 10082-10083 | N 87°21'12" W | 212.07 |
| 10083-10084 | S 27°21'12" E | 1.9623 |
| 10084-10085 | S 27°21'12" E | 1.9623 |
| 10085-10086 | S 27°21'12" E | 1.9623 |
| 10086-10087 | S 27°21'12" E | 1.9623 |
| 10087-10088 | S 27°21'12" E | 1.9623 |
| 10088-10089 | S 27°21'12" E | 1.9623 |
| 10089-10090 | S 27°21'12" E | 1.9623 |
| 10090-10091 | S 27°21'12" E | 1.9623 |
| 10091-10092 | S 27°21'12" E | 1.9623 |
| 10092-10093 | S 27°21'12" E | 1.9623 |
| 10093-10094 | S 27°21'12" E | 1.9623 |
| 10094-10095 | S 27°21'12" E | 1.9623 |
| 10095-10096 | S 27°21'12" E | 1.9623 |
| 10096-10097 | S 27°21'12" E | 1.9623 |
| 10097-10098 | S 27°21'12" E | 1.9623 |
| 10098-10099 | S 27°21'12" E | 1.9623 |
| 10099-10100 | S 27°21'12" E | 1.9623 |
| 10100-10101 | S 27°21'12" E | 1.9623 |
| 10101-10102 | S 27°21'12" E | 1.9623 |
| 10102-10103 | S 27°21'12" E | 1.9623 |
| 10103-10104 | S 27°21'12" E | 1.9623 |
| 10104-10105 | S 27°21'12" E | 1.9623 |
| 10105-10106 | S 27°21'12" E | 1.9623 |
| 10106-10107 | S 27°21'12" E | 1.9623 |
| 10107-10108 | S 27°21'12" E | 1.9623 |
| 10108-10109 | S 27°21'12" E | 1.9623 |
| 10109-10110 | S 27°21'12" E | 1.9623 |
| 10110-10111 | S 27°21'12" E | 1.9623 |
| 10111-10112 | S 27°21'12" E | 1.9623 |
| 10112-10113 | S 27°21'12" E | 1.9623 |
| 10113-10114 | S 27°21'12" E | 1.9623 |
| 10114-10115 | S 27°21'12" E | 1.9623 |
| 10115-10116 | S 27°21'12" E | 1.9623 |
| 10116-10117 | S 27°21'12" E | 1.9623 |
| 10117-10118 | S 27°21'12" E | 1.9623 |
| 10118-10119 | S 27°21'12" E | 1.9623 |
| 10119-10120 | S 27°21'12" E | 1.9623 |
| 10120-10121 | S 27°21'12" E | 1.9623 |
| 10121-10122 | S 27°21'12" E | 1.9623 |
| 10122-10123 | S 27°21'12" E | 1.9623 |
| 10123-10124 | S 27°21'12" E | 1.9623 |
| 10124-10125 | S 27°21'12" E | 1.9623 |
| 10125-10126 | S 27°21'12" E | 1.9623 |
| 10126-10127 | S 27°21'12" E | 1.9623 |
| 10127-10128 | S 27°21'12" E | 1.9623 |
| 10128-10129 | S 27°21'12" E | 1.9623 |
| 10129-10130 | S 27°21'12" E | 1.9623 |
| 10130-10131 | S 27°21'12" E | 1.9623 |
| 10131-10132 | S 27°21'12" E | 1.9623 |
| 10132-10133 | S 27°21'12" E | 1.9623 |
| 10133-10134 | S 27°21'12" E | 1.9623 |
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| 10144-10145 | S 27°21'12" E | 1.9623 |
| 10145-10146 | S 27°21'12" E | 1.9623 |
| 10146-10147 | S 27°21'12" E | 1.9623 |
| 10147-10148 | S 27°21'12" E | 1.9623 |
| 10148-10149 | S 27°21'12" E | 1.9623 |
| 10149-10150 | S 27°21'12" E | 1.9623 |
| 10150-10151 | S 27°21'12" E | 1.9623 |
| 10151-10152 | S 27°21'12" E | 1.9623 |
| 10152-10153 | S 27°21'12" E | 1.9623 |
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| 10154-10155 | S 27°21'12" E | 1.9623 |
| 10155-10156 | S 27°21'12" E | 1.9623 |
| 10156-10157 | S 27°21'12" E | 1.9623 |
| 10157-10158 | S 27°21'12" E | 1.9623 |
| 10158-10159 | S 27°21'12" E | 1.9623 |
| 10159-10160 | S 27°21'12" E | 1.9623 |
| 10160-10161 | S 27°21'12" E | 1.9623 |
| 10161-10162 | S 27°21'12" E | 1.9623 |
| 10162-10163 | S 27°21'12" E | 1.9623 |
| 10163-10164 | S 27°21'12" E | 1.9623 |
| 10164-10165 | S 27°21'12" E | 1.9623 |
| 10165-10166 | S 27°21'12" E | 1.9623 |
| 10166-10167 | S 27°21'12" E | 1.9623 |
| 10167-10168 | S 27°21'12" E | 1.9623 |
| 10168-10169 | S 27°21'12" E | 1.9623 |
| 10169-10170 | S 27°21'12" E | 1.9623 |
| 10170-10171 | S 27°21'12" E | 1.9623 |
| 10171-10172 | S 27°21'12" E | 1.9623 |
| 10172-10173 | S 27°21'12" E | 1.9623 |
| 10173-10174 | S 27°21'12" E | 1.9623 |
| 10174-10175 | S 27°21'12" E | 1.9623 |
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| 10177-101 | | |

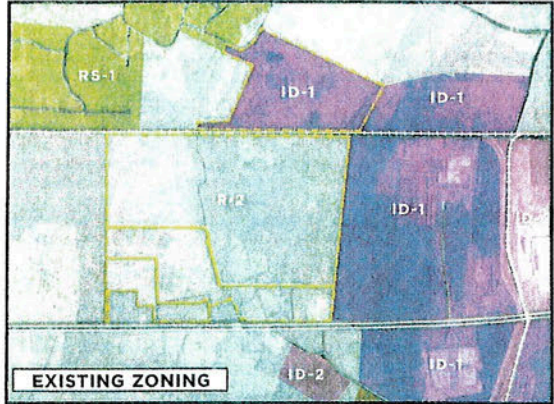
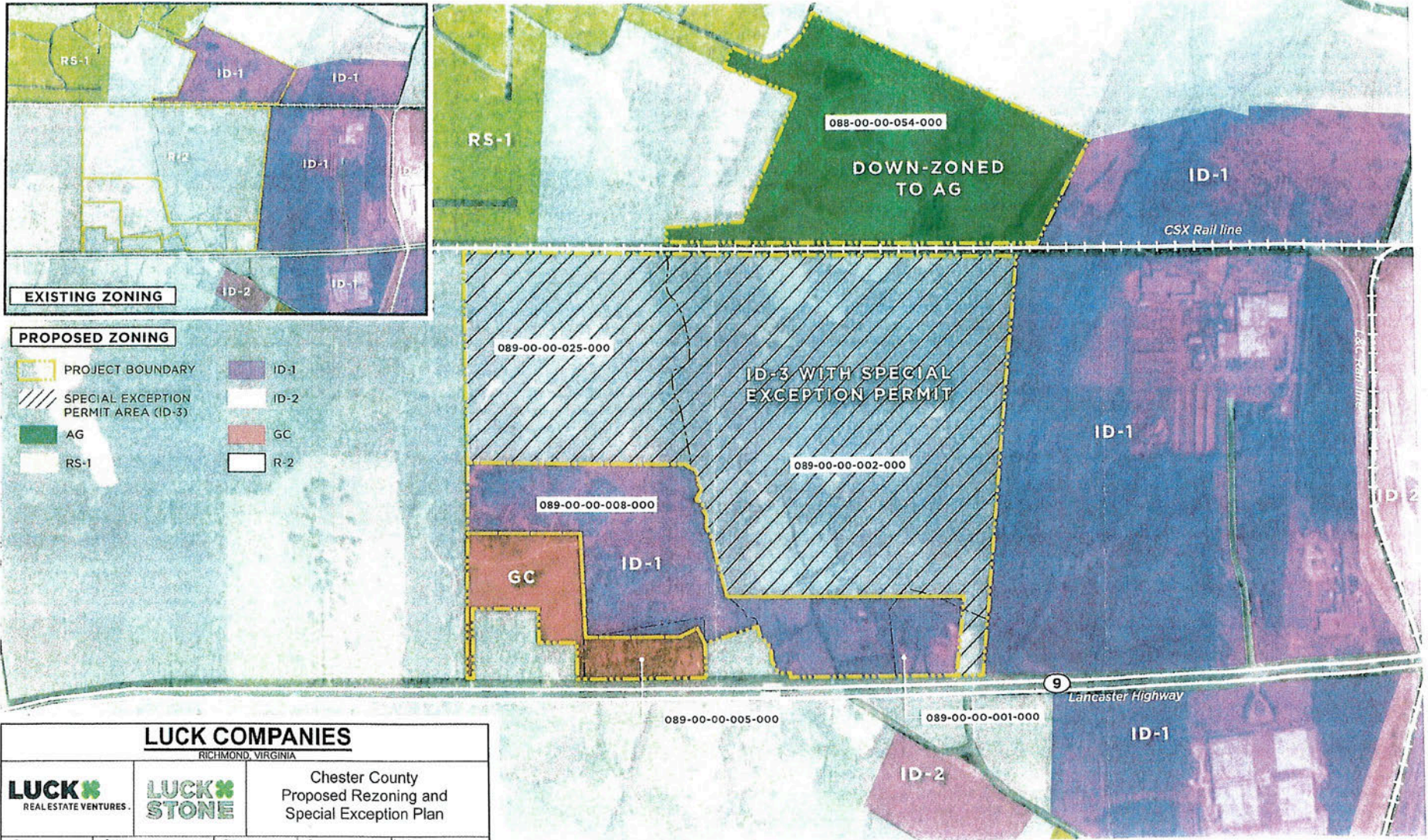
PARCEL #089-00-00-005-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



- PROPOSED ZONING**
- PROJECT BOUNDARY
 - SPECIAL EXCEPTION PERMIT AREA (ID-3)
 - AG
 - RS-1
 - ID-1
 - ID-2
 - GC
 - R-2

| | | | | |
|---|--|---|-----------------|---------------------------|
| 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" = 200' | Page: 3 OF 4 | Drawn by: Patrick Hess |
| While every effort has been made to ensure the accuracy, completeness and timeliness of this data's presentation, the data is dependent on the data source, and the user is advised to verify the accuracy of the data before using it for any purpose. | | | | |



A note from Luck Companies:



Since becoming a member of the South Carolina business community in 2018, our family-owned company has created strong and lasting relationships with business partners and community members. Luck Companies has been welcomed as an active participant in the **Kershaw County, Fairfield County, and Spartanburg County**

communities. Growth through new locations provides Luck Companies the opportunity to expand our mission of igniting human potential and positively impacting the lives of others.

Chester is uniquely positioned for growth, with proximity to natural resources and economic trends in the county's favor. We want to support this growth with locally produced, high-quality materials and development that can serve as the county's foundation. Our excitement for a potential partnership with the Chester County community led us to our previous application effort which began in 2019. However, prioritizing health and safety during the pandemic and feedback from the community led us to withdraw our application in 2020. We have used the past two years to engage with and learn from community residents, schools, business owners and non-profit organizations. This time has provided us the opportunity to finalize the purchase of the land considered in our previous application, introduce additional property in Chester County and solicit input and approval from the state agencies responsible for regulating our three business units.

The community's input and Chester County's updated Comprehensive and Economic Development Plans have informed our revised approach. Luck Companies has prepared a new application which aligns to community goals, passions, and culture.

Our project will create:

- local jobs
- tax revenue for the county
- outdoor recreation areas for the community
- a community impact fund
- business park and retail space

Key amendments to our application include:

- **Down-zoning an adjacent parcel** to provide additional buffer from a northern residential neighborhood and facilitate agricultural education opportunities
- **New development to accommodate a market void** of medium square footage business park space
- **Large dedicated acreage** for governmental use, developed in coordination with the Board of Commissioners, and structured to facilitate citizen tax dollar savings

We are inspired by the opportunity to be longstanding members of the Chester community and look forward to continuing our conversation. We remain committed to collaboratively working towards a sustainable development plan that benefits Chester County now and for generations to come.

Sincerely,

Ben Thompson,
Director, Greenfield Development

Our Ask



APPROVE A REZONING
to support a Quarry



APPROVE A REZONING
to support a Business Park
and Retail Center



APPROVE A DOWNZONING
to eliminate industrial use and
provide additional buffer for
residential neighbors



BLESS THE CREATION
of a Community Fund that
administers 1% of annual net sales
(of the Chester County Quarry)
up to \$35k to Chester County
Non-profits and initiatives



BLESS THE CONDITIONS
of the associated rezonings
to further ensure responsible
actions and enable the donation
of recognized acreage for
Chester County Government use
and growth

Conditions applicable to properties included within the Luck Stone Corporation (the "Applicant") application for rezoning of properties located in Chester County, South Carolina shown on the plan dated November 11, 2022, entitled "Proposed Zoning and Special Exception Plan" as (i) "ID1" containing 79.41 acres (the "ID1 Property"), (ii) "GC" containing 25.72 acres (the "GC Property"), (iii) "ID3" containing 247.87 acres (the "ID3 Property") and (iv) "AG" containing 90.39 acres (the "AG Property").

Condition applicable to all properties:

Prior to issuance of any County permits for development of the parcels included within the application for rezoning, the Applicant shall submit an application for subdivision/boundary line adjustment of all parcels included within the application for rezoning to provide for the adjustment of parcel boundaries by zoning classification so that no parcel shall be split-zoned (include more than one zoning classification) and that all parcels are in compliance with the County subdivision ordinance.

Conditions applicable to the ID1 Property:

1. **Prohibited Uses.** No portion of the ID1 Property shall be used for any of the following uses:
 - i. Grain Milling
 - ii. Reconstituted wood products
 - iii. Converted Paper Products
 - iv. Mineral and Earth
 - v. Misc. Nonmetallic Mineral
 - vi. Aluminum Production

2. **Dedication of Easement for Public Park.** Subject to and upon approval of the rezoning of the ID3 Property, approval of a special exception for mining activities and related uses on the ID3 Property and commencement of mining activities on the ID3 Property, the Applicant shall offer for dedication to the County an easement over an across the area containing approximately fifteen (15) acres (the "Park and Trail Easement") shown on the plan included in this application dated November 11, 2022 and entitled "Updated and Compiled General Development Plan" (the "GDP") on commercially reasonable terms and conditions for a public park and trail system along Rocky Creek together with a right of access to and from Highway 9 as shown on the GDP. The County may accept the offer of dedication at any time within five (5) years after commencement of mining activities on the ID3 Property. If the offer of dedication is not accepted within such period, the offer of dedication shall be void and of no further effect. The Applicant shall be responsible for preparation, at its expense, of a survey of the Park and Trail Easement and payment of costs to prepare and record the easement agreement.

3. **Entrance Landscaping and Beautification.** The entrance to the ID1 Property from Highway 9 shall be landscaped in accordance with a plan to be submitted by the Applicant to the County as part of the site plan for development of the ID1 Property. The design and materials included in the landscape plan for this entrance shall be similar to the design and materials included in the landscape plans for entrances to the GC Property and the ID3 Property to provide a consistent appearance for all such entrances.

Conditions applicable to all areas rezoned to the GC classification (the "GC Property"):

1. **Dedication of Property for Governmental Use.** Subject to and upon approval of the rezoning of the ID3 Property, approval of a special exception for mining activities and related uses on the ID3 Property and commencement of mining activities on the ID3 Property, the Applicant shall offer for dedication to the County of one or more parcels containing a total of not less than fifteen (15) acres for governmental uses (the "Governmental Use Property") as generally shown on the plan included in this application entitled "Updated and Compiled General Development Plan". The County may accept the offer of dedication at any time within five (5) years after commencement of mining activities on the ID3 Property. If the offer of dedication is not accepted within such period, the offer of dedication shall be void and of no further effect. The Applicant shall be responsible for preparation, at its expense, of a current survey of the Governmental Use Property and payment of costs to prepare and record the deed of dedication. The deed of dedication shall restrict use of the Governmental Use Property to use by the County or other governmental entities unless otherwise approved by the owner of the ID3 Property.
2. **Entrance Landscaping and Beautification.** The entrance to the GC Property from Highway 9 shall be landscaped in accordance with a plan to be submitted by the Applicant to the County as part of the site plan for development of the GC Property. The design and materials included in the landscape plan for this entrance shall be similar to the design and materials included in the landscape plans for entrances to the ID1 Property and the ID3 Property to provide a consistent appearance for all such entrances.
3. **Cemetery Access.** The cemetery located on the GC Property will remain undisturbed and reasonable access will be provided to relatives and descendants of persons buried in the cemetery for the limited purposes of visiting graves, maintaining the gravesite or cemetery or conducting genealogy research. Such access shall not include the right to operate motor vehicles on the GC Property other than within any driveways and parking areas as may be located on the GC Property from time to time.

Condition applicable to the area rezoned to the AG classification (the "AG Property"):

The Applicant will enter into discussions with representatives of the County schools to explore the use of a portion of the AG Property for an agricultural education program which may include the cultivation of trees or other crops to provide a hands-on learning experience. If the County schools are interested, the Applicant will work with the County schools in good faith to agree upon the terms and conditions of a lease of up to one half (1/2) of the AG Property for \$1.00/year for a term of up to fifteen (15) years or as may otherwise be agreed upon by the County schools and the Applicant.

Conditions applicable to all areas rezoned to the ID3 classification (the "ID3 Property"):

1. No portion of the ID3 Property shall be used for any of the following uses:
 - i. Biological and allied wholesaling
 - ii. Manufacturing of animal, chemical, gas, or arms and munitions
 - iii. Petroleum storage for wholesaling (except to supply uses on the ID3 Property)
 - iv. Fuel dealers, retail (except to supply uses on the ID3 Property)
 - v. Hazardous waste carriers
 - vi. Municipal solid waste landfill
 - vii. Airport

2. Entrance Landscaping and Beautification. The entrance to the ID3 Property from Highway 9 shall be landscaped in accordance with a plan to be submitted by the Applicant to the County as part of the site plan for development of the ID3 Property. The design and materials included in the landscape plan for this entrance shall be similar to the design and materials included in the landscape plans for entrances to the ID1 Property and the GC Property to provide a consistent appearance for all such entrances.

3. Screening and Visual Line of Sight. Mining activities and related uses on the ID3 Property shall be screened from visibility from Highway 9 using berms and landscaping or other means proposed by the Applicant and approved by the County in connection with the review and approval of a site plan for development of the ID3 Property.

4. Dedication of Easement for Public Park. Subject to and upon approval of the rezoning of the ID3 Property, approval of a special exception for mining activities and related uses on the ID3 Property and commencement of mining activities on the ID3 Property, the Applicant shall offer for dedication to the County an easement over an across the area containing approximately fifteen (15) acres (the "Park and Trail Easement") shown on the plan included in this application dated November 11, 2022 and entitled "Updated and Compiled General Development Plan" (the "GDP") on commercially reasonable terms and conditions for a public park and trail system along Rocky Creek together with a right of access to and from Highway 9 as shown on the GDP. The County may accept the offer of dedication at any time within five (5) years after commencement of mining activities on the ID3 Property. If the offer of dedication is not accepted within such period, the offer of dedication shall be void and of no further effect. The Applicant shall be responsible for preparation, at its expense, of a survey of the Park and Trail Easement and payment of costs to prepare and record the easement agreement.

Conditions for a Special Exception to Allow Mining Operations and Associated Uses on the ID3 Property ("Mining Operations")

Development and use of the ID3 Property for Mining Operations pursuant to the requested Special Exception shall be subject to the following conditions:

1. Hours of Operation. Hours of operation shall be limited as follows:
 - (a) Extraction Area, Primary Plant and Equipment: 6:00 a.m. to 9:00 p.m. Monday through Saturday ("Standard Operating Hours") only except as provided below.
 - (b) Shipping, Loading and Limited Processing: Standard Operating Hours except as otherwise required in the event a federal, state or local agency or authority requests or requires that such activities be conducted during other hours.
 - (c) Processing Plant (secondary and/or finishing phases of plant operations): Hours of operation for the processing plant shall be unrestricted when operated without the use of trucks and loaders utilizing audible back-up alarms (when operated with trucks and loaders utilizing audible back-up alarms, Standard Operating Hours shall apply). Any vehicular operations during hours other than Standard Operating Hours shall be for processing activities only and shall not be for extraction activities.
 - (d) Blasting. Blasting shall not occur before 9:30 a.m. or after 5:00 p.m. Monday through Friday, except when a blasting charge has been set before 5:00 p.m. and is delayed due to reasons beyond the reasonable control of Operator or due to safety considerations. In such a case, Operator may then complete the blast after 5:00 p.m. but no later than thirty (30) minutes after sunset. There shall be no blasting on Saturdays or Sundays except to complete a blast where the charge was set and blasting delayed as described above.
2. Buffers. Buffers shall be provided in the locations and of the widths shown on the on the plan included in this application dated November 11, 2022 and entitled "Updated and Compiled General Development Plan" (the "GDP"). Buffers shall consist of undisturbed natural vegetation supplemented by berms, additional vegetation or otherwise as necessary to comply with the requirements of the mining permit (the "State Mining Permit") issued to Operator for Mining Operations by the South Carolina Department of Health and Environmental Control ("DHEC"). Encroachments into buffers shall be allowed for utility lines, roads, access points and such other encroachments or breaks as necessary to conduct Mining Operations in accordance with the State Mining Permit.
3. No Trespassing Signs. "No Trespassing" signs shall be posted and perpetually maintained around the perimeter of the processing and extraction areas. Signs shall not be more than 300 feet apart.
4. Wetlands. All necessary permits to allow disturbance of jurisdictional wetlands on the ID3 Property shall be obtained from the applicable governmental authority (e.g., U.S. Army Corps. of Engineers, Chester County Government, or DHEC).

5. DHEC Mining, Water Discharge and Air Permits.

(a) Prior to commencement of any land disturbance associated with Mining Operations, Operator shall obtain the State Mining Permit from DHEC. The State Mining Permit shall address all relevant issues including soil erosion, stormwater management, air quality and reclamation. Completion of the reclamation plan shall be secured by a bond posted with DHEC in accordance with its regulations.

(b) Prior to commencement of Mining Operations, Operator shall obtain an NPDES General Permit for Discharges Associated with Nonmetal Mineral Mining Facilities from the DHEC Bureau of Water pursuant to the Pollution Control Act of South Carolina and the Federal Clean Water Act which is administered by DHEC in South Carolina.

(c) Prior to commencement of Mining Operations, Operator shall obtain an Air Quality Permit from the DHEC Bureau of Air Quality to ensure compliance with the Federal Clean Air Act which is administered by DHEC in South Carolina. In connection with the issuance of the Air Quality Permit, Operator shall develop and implement a facility-wide plan for controlling fugitive dust and emissions from Mining Operations including process operations, truck traffic, storage piles, and any other areas within the ID3 Property where fugitive dust emissions can be generated. Fugitive dust generated from direct Mining Operations shall be controlled by wet suppression and/or dry dust collection systems. Fugitive dust generated by vehicular traffic within Mining Operations shall be controlled by the application of water or equivalent wetting agent to roadways and other traveled surfaces on the ID3 Property.

(d) Operator shall maintain copies of all federal and state records pertaining to permits and approvals on-site and, upon reasonable prior notice from County zoning officials, Operator shall make copies of permits and approvals to County zoning officials for review.

6. Entrance Road.

(a) Operator shall pave and maintain in good condition the entrance road providing access to Mining Operations from Highway 9 for a distance of approximately 1000 feet as generally shown on the on the GDP.

(b) Permanent access to Mining Operations shall be limited to a single point on Highway 9 as generally shown on the GDP and approved by SC Department of Transportation. The portion of such access located between Highway 9 and the area used for active mining may be shared by other uses as authorized by Operator.

(c) Operator shall inspect the intersection of the Mining Operations entrance road and Highway 9 daily for loose stone. Operator shall remove any loose stone material at or around the entrance road outside of the right of way of Highway 9 if removal can be completed safely and without interruption of traffic on Highway 9. Operator shall solicit the assistance of the appropriate agency (SCDOT, County Sheriff, etc.) with respect to removal of stone within the right of way of Highway 9 or as otherwise required for safe removal without interruption of traffic on Highway 9.

7. Monitoring Wells. Operator shall construct five (5) monitoring wells at locations determined by an independent qualified professional (i.e., certified hydrologist or

geologist) and approved by DHEC. A plan describing the procedures and timing of observance for the monitoring wells shall be developed by an independent qualified professional and approved by DHEC and to be followed by Operator.

8. Water Well Impacts. Upon submission of a formal complaint by an adjacent property owner or as requested by the County, pursuant to the State Mine Permit DHEC shall determine if any activity associated with Mining Operations has caused a well or wells on the adjacent property owner's land to become dry. If DHEC determines that Mining Operations has caused the drying of the property owner's well, Operator shall be responsible for providing an alternative water source (e.g., drill well deeper, new well, or connect to public water source at the discretion of Operator) for the aggrieved party at Operator's expense.
9. Blasting.
 - (a) Blasting Data shall be monitored and recorded for all blasts, shall be maintained on-site at the scale house for a period of three (3) years and shall be made available to County zoning officials for review at the scale house. Blasting Data shall include the time and date of blast, pounds of blasting material per delay, total pounds of blasting materials per blast, seismograph readings of ground vibration levels and air over-pressure levels in decibels.
 - (b) Operator shall provide notice prior to the first blast associated with Mining Operations (not site development/construction) either by (i) written notice via direct mail to all property owners and/or occupants of existing dwellings within one-half (1/2) mile of the areas where blasting will occur or (ii) advertisement two (2) times in a local newspaper of general circulation at least ninety (90) days prior to the first blast associated with Mining Operations blast. Upon receipt, pursuant to the above described notice, by DHEC and Operator of a written request from the owner of any existing structures within one-half (1/2) mile of the areas where blasting will occur, a third party consultant selected and engaged by Operator shall conduct an inspection of the applicable structures to determine the structural condition of the structures prior to the first blast associated with Mining Operations. The property owner shall have the right to supervise the inspection by the third-party consultant and shall be provided with a copy of the consultant's report.
 - (c) Ground vibration caused by blasting activity shall not exceed the maximum peak particle velocity allowed pursuant to South Carolina Code of Regulations Section 89-150(E) as measured at the immediate location of any dwelling, public building, school, church, or commercial or institutional building existing as of the date of approval of the Special Exception to allow Mining Operations. The maximum peak particle velocity requirement does not apply to structures within the permitted area, or any area that is owned or leased by Operator or any structures on which Operator has acquired waiver to damage rights.
 - (d) If a formal claim is made by any private or public landowner that the landowner or the property (real or personal) of the landowner has been damaged by blasting activities associated with Mining Operations, whether by ground vibration, air over-pressure or otherwise, an independent, qualified professional with experience in the effects of blasting shall be engaged to determine if any damage was caused by blasting activities associated with Mining Operations. If it is determined that damage was caused by blasting activities

associated with Mining Operations, Operator shall correct the damage or reimburse the landowner for such damage. The amount of any reimbursement shall be determined by an independent, competent professional with expertise in estimating the damage (for example, a licensed builder or building contractor where the damage is to a residence). The independent professionals performing assessments pursuant to this paragraph shall be agreed upon by both Operator and the property owner and retained at the expense of Operator.

10. Lighting. Exterior light fixtures associated with Mining Operations shall be of a type and installed in a manner to reasonably minimize light spillage from Mining Operations onto adjoining parcels.
11. Noise. Airborne noise produced from Mining Operations other than blasting shall not exceed 80dba of continuous noise for greater than five (5) minutes at any one time as measured along the northern and western boundaries of the ID3 Property (the "Noise Limit"). The Noise Limit shall not apply to individual events lasting less than five (5) minutes. Operator shall install monitoring devices on the northern and western property lines of the ID3 Property to monitor decibel levels to assure that noise from Mining Operations does not exceed the Noise Limit.
12. Reclamation Plan. As a condition of the Special Exception, the reclamation plan approved by DHEC as part of the State Mining Permit shall be complied with by Operator, including, but not limited to, the following tasks which shall be completed upon completion of Mining Operations:
 - (i) all debris, scrap metal, concrete foundations, sidewalks and structures will be removed and
 - (ii) the stockpile, office and plant areas will be graded, sloped back to as natural a contour as reasonably possible (but no steeper than a 3h:1v slope) and seeded. Perimeter berms and buffers may be left in place and the pit area may be allowed to fill up with water.
13. Community Interest Engagement Group. Operator shall work with interested parties in the community to establish a Community Interest Engagement Group (the "CIEG") comprised of representatives of homeowner associations or similar residential groups and interested individual property owners located within a two (2) mile radius of Mining Operations. Operator shall facilitate meetings with the CIEG on a quarterly basis or as otherwise mutually determined by Operator and the CIEG to allow for information exchanges with respect to historical Mining Operations, future plans for Mining Operations and other community issues or opportunities of concern or interest of the CIEG and Operator. This condition is intended to provide a forum for communications among the CIEG and Operator and does not grant any approval rights to the CIEG with respect to Mining Operations.
14. Community Fund. Annually, Operator shall contribute the lesser of (i) one percent (1%) of the adjusted net sales of construction aggregate materials excavated from the ID3 Property and sold to third parties during the year or (ii) Thirty Five Thousand Dollars (\$35,000.00) to one or more organizations within Chester County in support of local Chester County non-profit initiatives, workforce development programming or general community improvement opportunities. This funding will be managed by Operator and distributed to organizations selected by Operator after consultation with the CIEG. For purposes of this condition, "adjusted net sales" shall mean total sales dollars of construction aggregate materials mined or extracted from the ID3 Property excluding any transportation (whether by truck, rail or other method), hauling, loading or unloading charges and less deductions for cash discounts, price

adjustments, additive materials, allowances, volume discounts and sales, use and other similar taxes or governmental charges. Annually, a report of contributions made by Operator pursuant to this condition shall be provided to the CIEG and to the County.

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-26 Luck Companies request a portion (1.82 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 Restricted Industrial District (ID-1). Commissioner Grant motioned to approve, second by Commissioner Howell. Vote 5-0 Approved.



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

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 12-20-22 Case # CCMA22-26 Invoice # 5948

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: _____

Property Address Information

Property address: 1207 Lancaster HWY Chester, SC 29706
 Tax Map Number: 089-00-00-005-000 (portion) Acres: 1.82 Acres Rezoned to ID-1 out of total 9.62 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): Harvey & Anne Reed - see attached Designation of Agent letter
 Address: 1207 Lancaster HWY Chester, SC 29706
 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: see attached Designation of Agent letter Date: _____

Applicant signature: *[Signature]* Date: 11/11/22

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

Designation of Agent for Zoning Map
Amendment and for Special Exception Application

Chester County, South Carolina

We hereby appoint Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as our agent to represent us in connection with applications to Chester County, South Carolina for a Zoning Map Amendment (Rezoning) and for a Special Exception with respect to the property described below:

Property Address Information

Property Address: 1207 Lancaster Highway, Chester, SC 29706
Tax Map Number: 089-00-00-005-000 Acres: 9.38

Applicant:

Luck Stone Corporation d/b/a Luck Companies
515 Stone Mill Drive
Manakin-Sabot, Virginia 23103
Attention: Benjamin A. Thompson
Telephone: Office: ([REDACTED]) ([REDACTED])

Owner:

Anne Reed
Harvey Brent Reed
1207 Lancaster Highway
Chester, South Carolina 29706
Telephone: Home/Office: ([REDACTED]) ; Cell: ([REDACTED])

We hereby agree that this information we have presented is correct.

Owner's signature: *Anne Reed* Date: November 5, 2022
Anne Reed

Owner's signature: *Harvey Brent Reed* Date: November 5, 2022
Harvey Brent Reed

Doc#133253272



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: # CCMA22-26

Please advise that applicant Luck Companies has made an application with Chester County Planning Commission to rezone property located on 1207 Lancaster Hwy., Chester, SC 29706.

This property is identified as Tax Map # 089-00-00-005-000. The property is currently zoned R2 (Rural Two District) and the request is to change a portion (1.82 acres) of the zoning to ID-1 (Restricted Industrial District).

This application will be presented to the Planning Commission at the 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.

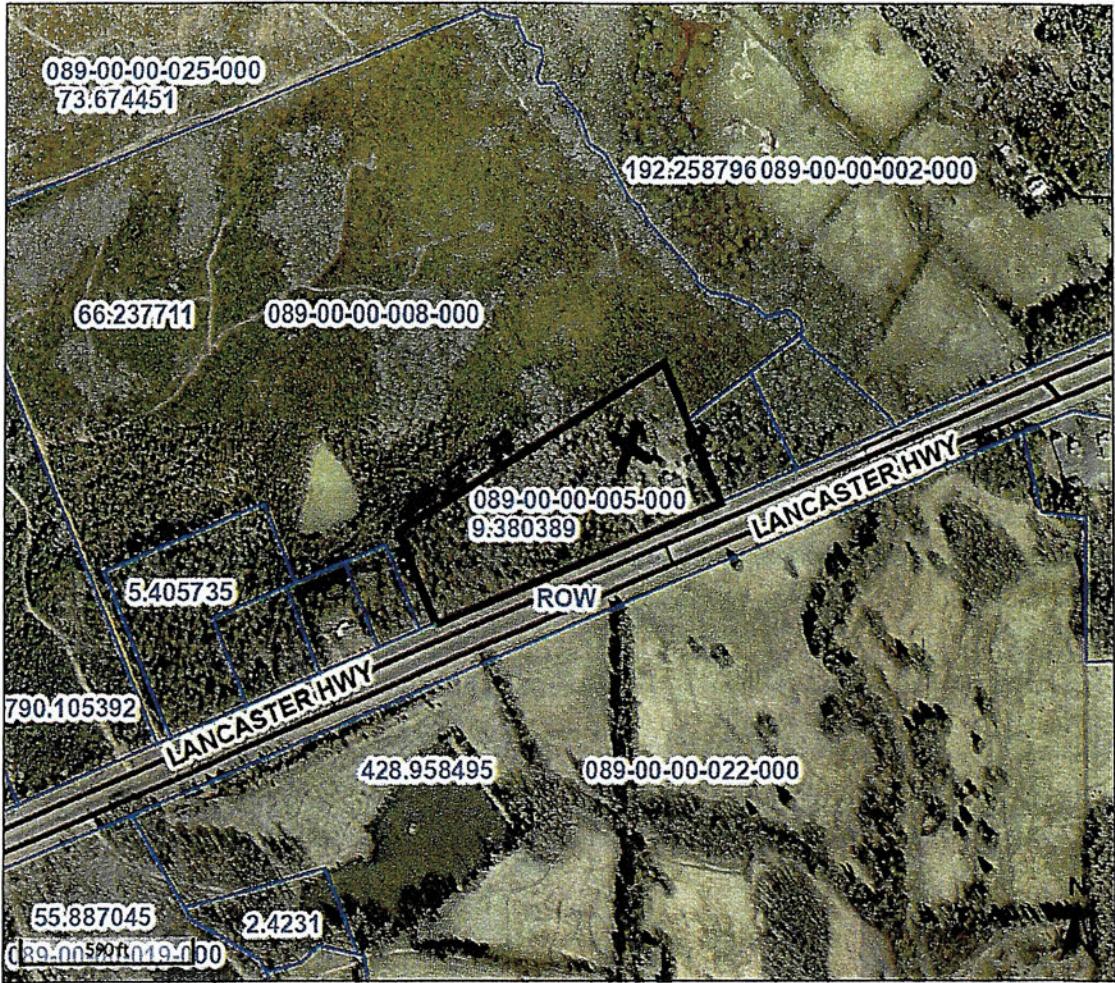
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

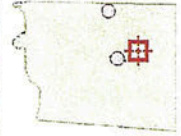
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



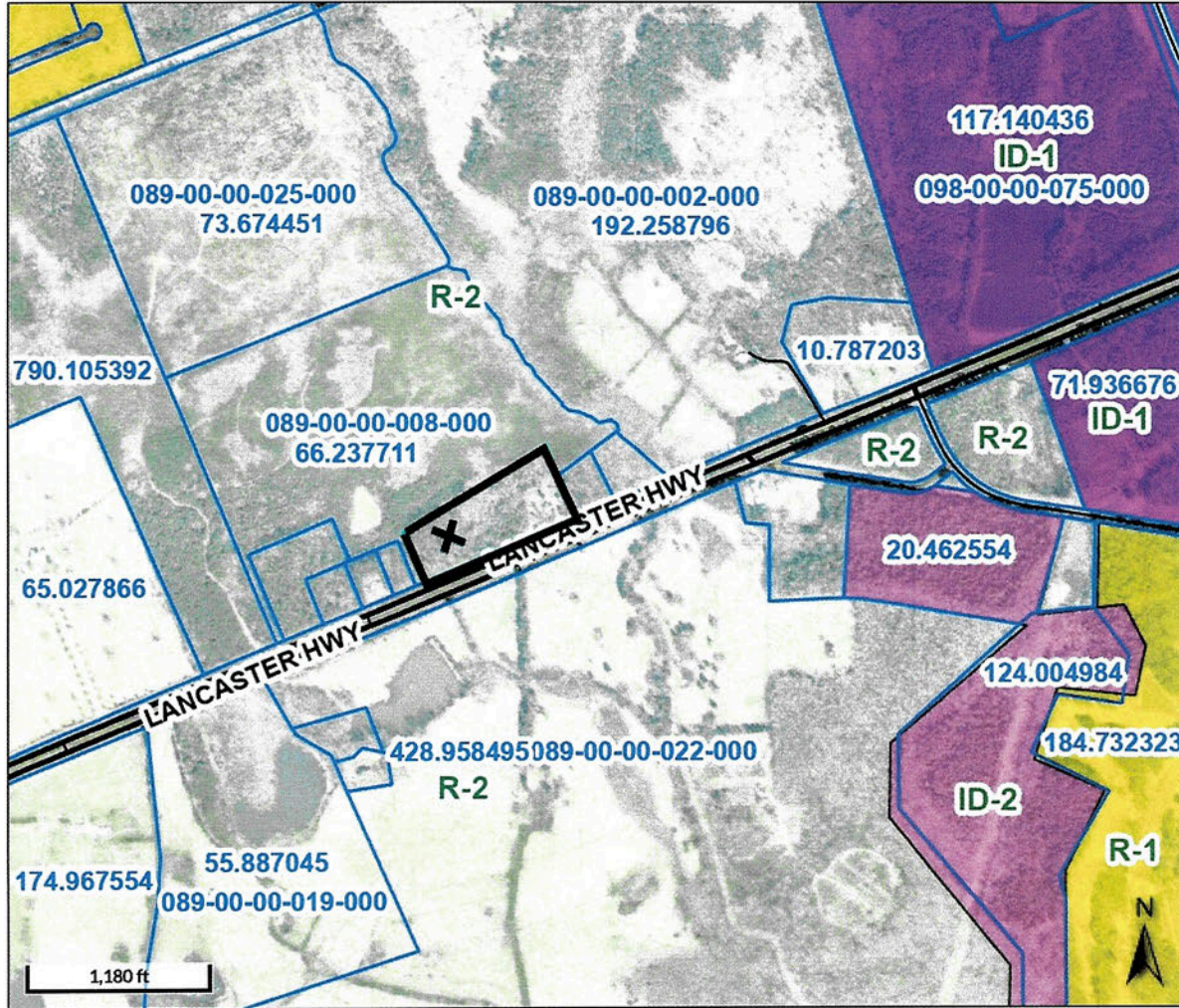
Overview



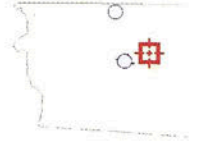
| | | | | | |
|-----------------------|---|--------------|------|---------------|--------------------------------|
| Parcel ID | 089-00-00-005-000 | Alternate ID | n/a | Owner Address | REED HARVEY BRENT-SURVIVORSHIP |
| Sec/Twp/Rng | n/a | Class | R | | REED ANNE HALL-SURVIVORSHIP |
| Property Address | 1207 LANCASTER HWY | Acreage | 9.38 | | 1207 LANCASTER HWY |
| | | | | | CHESTER SC 297066771 |
| District | 02 | | | | |
| Brief Tax Description | LANCASTER RD | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 11/17/2022
 Last Data Uploaded: 11/17/2022 3:10:12 AM

Developed by Schneider
 GEOSPATIAL



Overview



| | | | | | |
|-----------------------|---|--------------|------|---------------|--------------------------------|
| Parcel ID | 089-00-00-005-000 | Alternate ID | n/a | Owner Address | REED HARVEY BRENT-SURVIVORSHIP |
| Sec/Twp/Rng | n/a | Class | R | | REED ANNE HALL-SURVIVORSHIP |
| Property Address | 1207 LANCASTER HWY | Acreage | 9.38 | | 1207 LANCASTER HWY |
| | | | | | CHESTER SC 297066771 |
| District | 02 | | | | |
| Brief Tax Description | LANCASTER RD | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 12/15/2022
 Last Data Uploaded: 12/15/2022 3:16:50 AM

Owner and Location

Next Year (2023) Changes

Search Options

Map Number **089-00-00-005-000** Real 00641493 History Year
 Name 1 REED HARVEY BRENT-SURVIVORSHIP Other Map Number Find

Alerts

Has Additional Comments

Owner Information

Post Initials CW Reason for Change Activity Date 06/04/2021
 Name 2 REED ANNE HALL-SURVIVORSHIP Land Value 50,300
 Address 1 1207 LANCASTER HWY Building Value 111,200
 Address 2 CHESTER SC Total Market Value 161,500
 Zip Code 29706 6771 Total Tax Value 122,050

Codes

District 02 Fire Code CS CITY SUB
 Town Neighborhood R2 RURAL 2
 Subdivision Use Class
 Description LANCASTER RD
 Legal
 Location Street Number 1207 Street Name LANCASTER HIGHWAY Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied TIF Base
 Agricultural Use Reappraisal Notice MCIP Industrial Park ID
 Rollback Exempt

Scroll by: MAP#