

Table with 3 columns: PT-PT, BEARING, DISTANCE. Contains survey data for various points and bearings.

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LOCATION SKETCH SCALE 1 INCH = 1 MILE

Table with 3 columns: PT-PT, BEARING, DISTANCE. Contains detailed survey data for various points and bearings.

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Table with 3 columns: PT-PT, BEARING, DISTANCE. Contains detailed survey data for various points and bearings.

CURVE TABLE. Table with 5 columns: PT-PT, CHORD, DELTA, RADIUS, L-ARC. Contains data for curve calculations.



REVISION SCHEDULE. Table with 2 columns: NO, DATE, REVISION. Contains a log of revisions to the document.

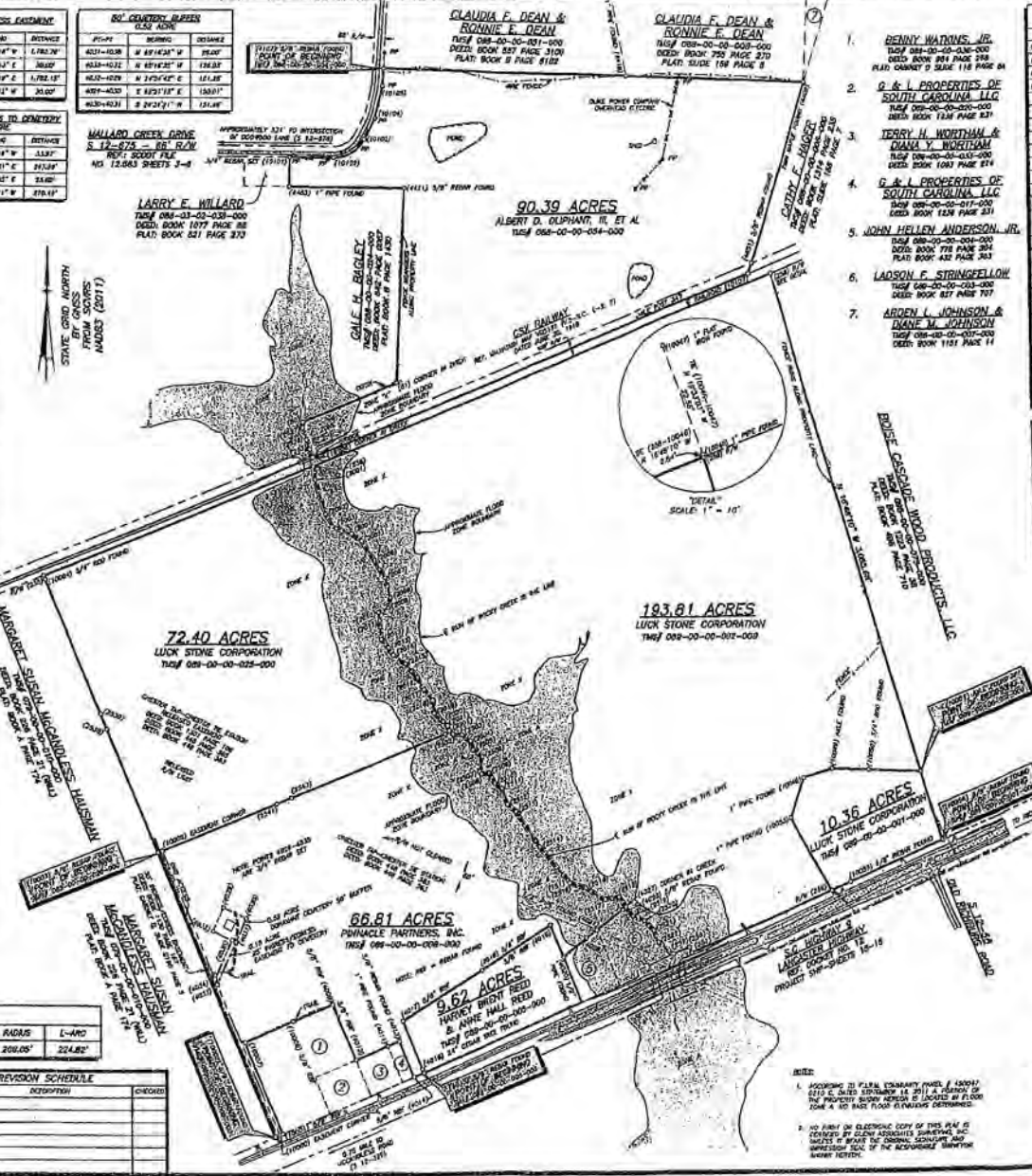


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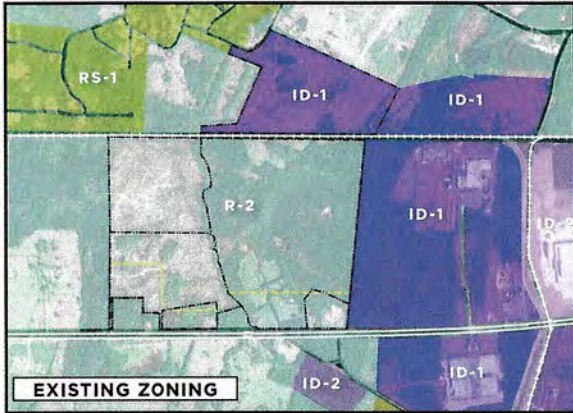
Table with 3 columns: PT-PT, BEARING, DISTANCE. Contains detailed survey data for various points and bearings.

AREA SUMMARY. Table with 2 columns: TRACT, ACRES. Lists the total area for various tracts and the overall survey.

BOUNDARY EXHIBIT PREPARED FOR LUCK STONE CORPORATION, CHESTER COUNTY, SOUTH CAROLINA, NOVEMBER 8, 2022. SCALE: 1 INCH = 300 FEET. SURVEYED BY GLENN ASSOCIATES SURVEYING, INC. P.O. BOX 12, JENKINSVILLE, S.C. 29033. Telephone: (803) 345-8297.

1. ACCORDING TO PLAT... 2. NO PART OF ELECTRONIC COPY... 3. I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND ACCORDING TO THE RECORDS OF THE SURVEYING BOARD OF THE STATE OF SOUTH CAROLINA.

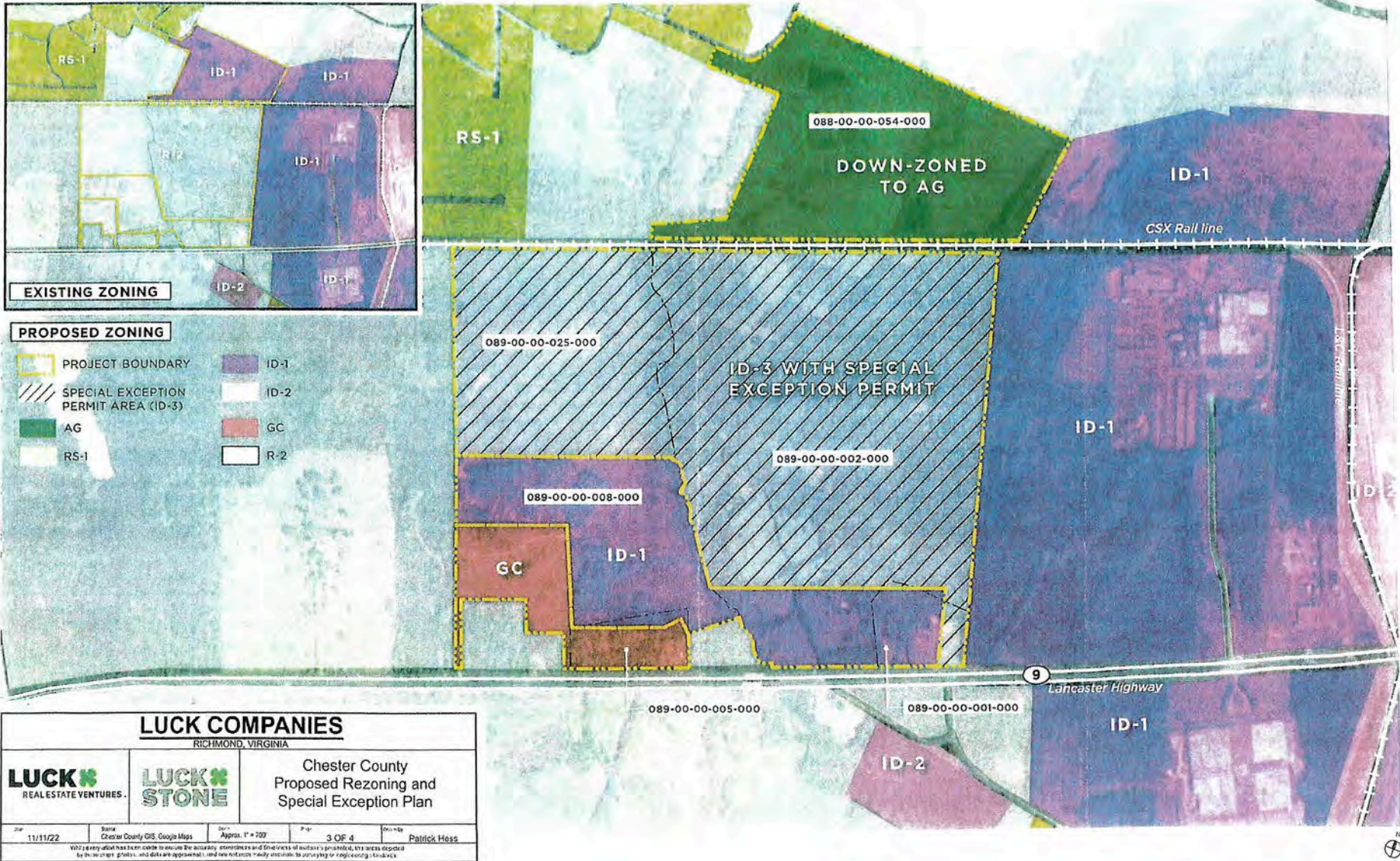
PARCEL #089-00-00-008-000



PROPOSED ZONING



# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



**Luck Companies**

**Chester County, SC: Rezoning & Special Exception Summary**

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

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

Chester County Planning Commission Minutes

December 20, 2022

**CCMA22-28 Luck Companies request a portion (17.92 acres) of Tax Map # 089-00-00-008-000 at 1113 Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Vice Chairman 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 # CCMA22-28 Invoice # 5948

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

**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: 1113 Lancaster HWY Chester, SC 29706  
 Tax Map Number: 089-00-00-008-000 (portion) Acres: 17.92 Acres Rezoned to GC out of total 66.81 Acre Parcel

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

**PLEASE PRINT:**

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

Owner(s) if other than applicant(s): Pinnacle Partners INC - see attached Designation of Agent letter  
 Address: PO Box 3167 Rock Hill, SC 29732  
 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

Pinnacle Partners, Inc. hereby appoints Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as its agent to represent it 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: 1113 Lancaster Highway, Chester, SC 29706  
Tax Map Number: 089-00-00-008-000 Acres: 66.24

Applicant:

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

Owner:

Pinnacle Partners, Inc.  
541 Windward Pt. Ct.  
Columbia, South Carolina 29212  
Telephone: Home/Office: ( ) \_\_\_\_\_; Cell: [REDACTED]

I hereby agree that this information I have presented is correct.

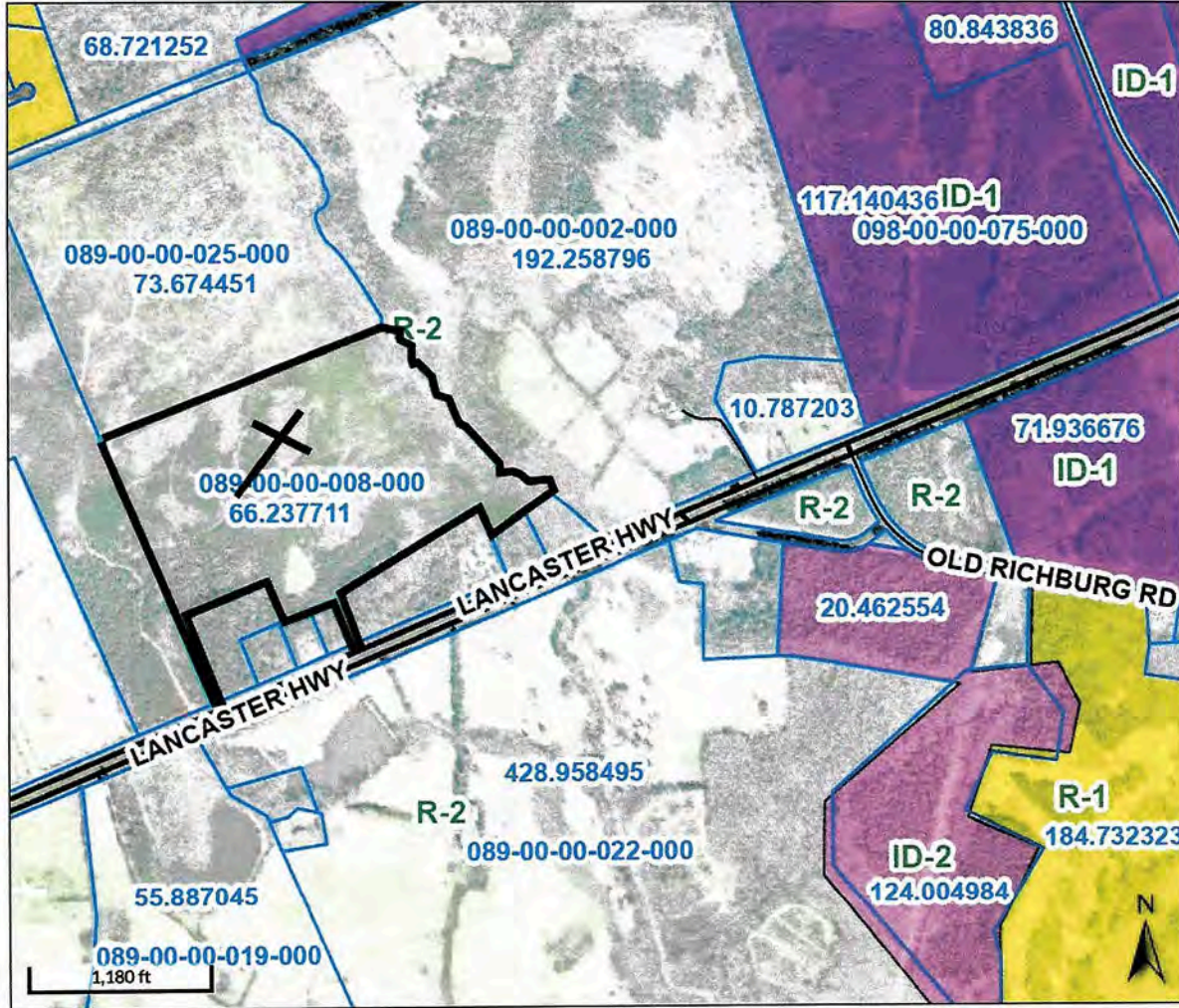
Owner's signature:

PINNACLE PARTNERS, INC.

By: Harold Williams  
Harold Williams  
Its PRESIDENT

Date: November 3<sup>rd</sup>, 2022

Doc#133266766



Overview



Parcel ID	089-00-00-008-000	Alternate ID	n/a	Owner Address	PINNACLE PARTNERS INC
Sec/Twp/Rng	n/a	Class	LA		PO BOX 3167
Property Address	1113 LANCASTER HWY	Acreage	66.238		ROCK HILL SC 29732
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

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

Developed by  **Schneider**  
 GEOSPATIAL





Overview



Parcel ID	089-00-00-008-000	Alternate ID	n/a	Owner Address	PINNACLE PARTNERS INC
Sec/Twp/Rng	n/a	Class	LA		PO BOX 3167
Property Address	1113 LANCASTER HWY	Acreage	66.238		ROCK HILL SC 29732
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

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

Developed by  **Schneider**  
 GEOSPATIAL

Next Year (2023) Changes



Search Options

Alerts

Map Number 089-00-00-008-000 Real 00641793

History Year



Has Additional Comments

Name 1 PINNACLE PARTNERS INC

Other Map Number

Owner Information

Post Initials CW Reason for Change

Activity Date 06/04/2021

Name 2

Land Value 268,000

Address 1 PO BOX 3167

Building Value

Address 2 ROCK HILL SC

Total Market Value 268,000

Zip Code 29732

Total Tax Value 6,500

District 02

Fire Code CS CITY SUB

Town

Neighborhood R2 RURAL 2

Subdivision

Use Class

Description LANCASTER RD

Legal

Location Street Number Street Name Suffix Direction

Appraisal Appeal Owner Occupied TIF Base

Agricultural Use Reappraisal Notice MCIP Industrial Park ID

Rollback Exempt

Scroll by: MAP#



**NW ADDRESS/STRESS EASEMENT**

PT-PT	BEARING	DISTANCE
1001-1001	N 27°31'18" W	1,182.76'
1001-1001	N 87°21'14" E	351.87'
1001-1000	S 87°21'14" E	1,742.12'
1001-1002	S 27°31'18" W	351.87'

**SW CORNER/BLUES**

PT-PT	BEARING	DISTANCE
401-401	N 87°21'14" E	351.87'
401-402	N 87°21'14" E	1,742.12'
402-402	S 27°31'18" W	351.87'
402-401	S 87°21'14" E	1,182.76'

**NE ADDRESS/STRESS TO CORNER/BLUES**

PT-PT	BEARING	DISTANCE
401-401	N 27°31'18" W	1,182.76'
401-402	N 87°21'14" E	351.87'
402-402	S 87°21'14" E	1,742.12'
402-401	S 27°31'18" W	351.87'

MILLARD CORNER DRIVE  
S 12°-47'25" - BEY. RUN  
REF: 50007 FILE  
NO. 12,583 SHEETS 3-6

**INSE 089-00-00-000-000**  
72.40 ACRES

PT-PT	BEARING	DISTANCE
401-401	N 27°31'18" W	1,182.76'
401-402	N 87°21'14" E	351.87'
402-402	S 87°21'14" E	1,742.12'
402-401	S 27°31'18" W	351.87'

**INSE 089-00-00-000-000**  
66.81 ACRES

PT-PT	BEARING	DISTANCE
401-401	N 27°31'18" W	1,182.76'
401-402	N 87°21'14" E	351.87'
402-402	S 87°21'14" E	1,742.12'
402-401	S 27°31'18" W	351.87'

**INSE 089-00-00-000-000**  
10.36 ACRES

PT-PT	BEARING	DISTANCE
401-401	N 27°31'18" W	1,182.76'
401-402	N 87°21'14" E	351.87'
402-402	S 87°21'14" E	1,742.12'
402-401	S 27°31'18" W	351.87'

**INSE 089-00-00-000-000**  
9.62 ACRES

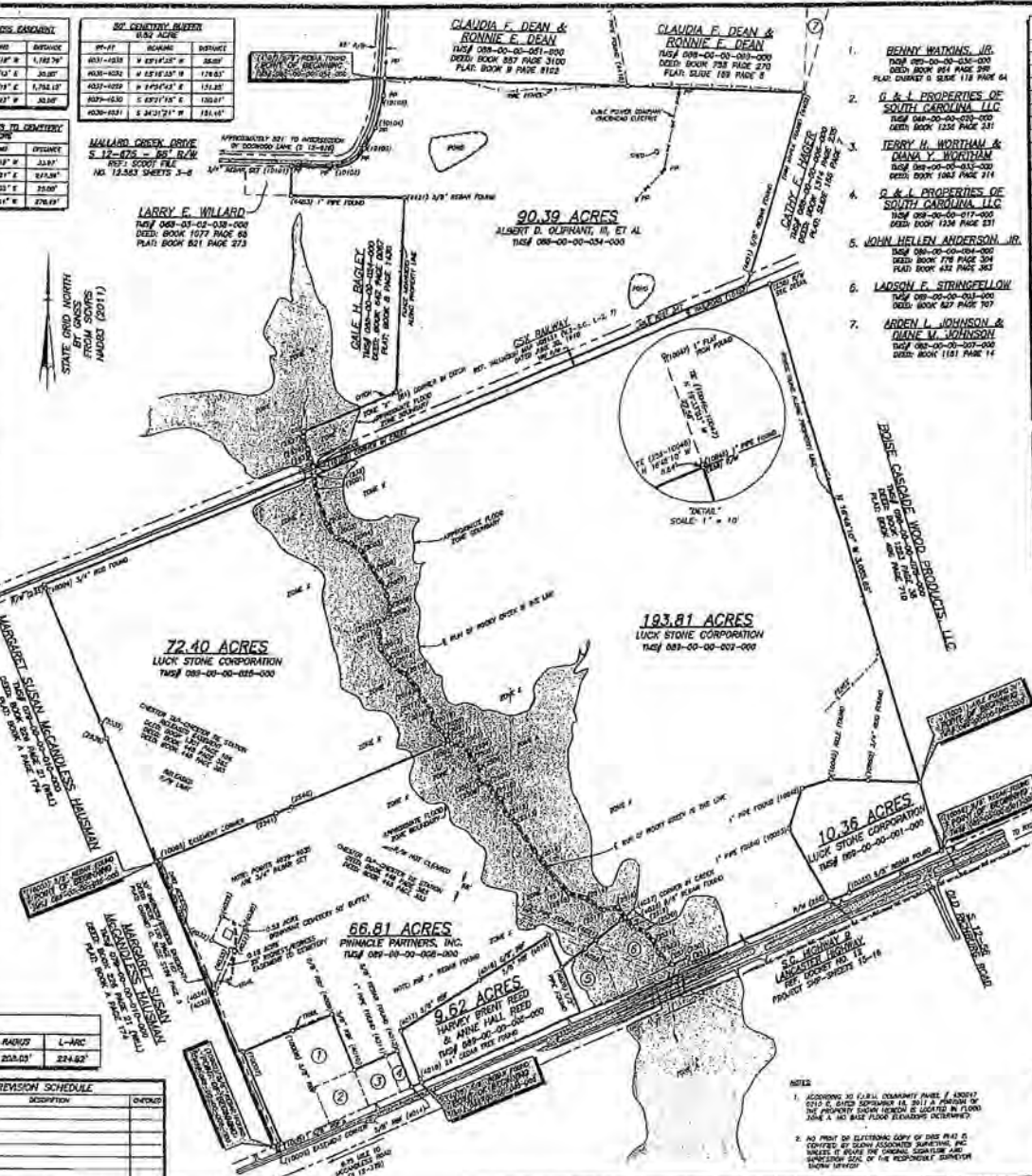
PT-PT	BEARING	DISTANCE
401-401	N 27°31'18" W	1,182.76'
401-402	N 87°21'14" E	351.87'
402-402	S 87°21'14" E	1,742.12'
402-401	S 27°31'18" W	351.87'

**CURVE TABLE**

PT-PT	CHORD	DELTA	RADIUS	L-ARC
10103-10103	N 80°43'45" E	214.04'	661'33"00"	204.03'
				224.82'

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION	OVERNO.



**INSE 089-00-00-000-000**  
10.36 ACRES

PT-PT	BEARING	DISTANCE
1001-1001	N 27°31'18" W	1,182.76'
1001-1001	N 87°21'14" E	351.87'
1001-1000	S 87°21'14" E	1,742.12'
1001-1002	S 27°31'18" W	351.87'

**INSE 089-00-00-000-000**  
90.39 ACRES

PT-PT	BEARING	DISTANCE
1001-1001	N 27°31'18" W	1,182.76'
1001-1001	N 87°21'14" E	351.87'
1001-1000	S 87°21'14" E	1,742.12'
1001-1002	S 27°31'18" W	351.87'

**INSE 089-00-00-000-000**  
10.36 ACRES

PT-PT	BEARING	DISTANCE
1001-1001	N 27°31'18" W	1,182.76'
1001-1001	N 87°21'14" E	351.87'
1001-1000	S 87°21'14" E	1,742.12'
1001-1002	S 27°31'18" W	351.87'

**INSE 089-00-00-000-000**  
90.39 ACRES

PT-PT	BEARING	DISTANCE
1001-1001	N 27°31'18" W	1,182.76'
1001-1001	N 87°21'14" E	351.87'
1001-1000	S 87°21'14" E	1,742.12'
1001-1002	S 27°31'18" W	351.87'

**AREA SUMMARY**

INSE 089-00-00-000-000	= 193.81 ACRES
INSE 089-00-00-000-000	= 90.39 ACRES
INSE 089-00-00-000-000	= 72.40 ACRES
INSE 089-00-00-000-000	= 66.81 ACRES
INSE 089-00-00-000-000	= 10.36 ACRES
INSE 089-00-00-000-000	= 9.62 ACRES
<b>TOTAL SURVEY</b>	<b>= 443.39 ACRES</b>

BOUNDARY EXHIBIT PREPARED FOR  
**LUCK STONE CORPORATION**  
CHESTER COUNTY, SOUTH CAROLINA  
NOVEMBER 8, 2022  
SCALE: 1 INCH = 300 FEET  
SURVEYED BY GLENN ASSOCIATES SURVEYORS, INC.  
P.O. BOX 12 JENKINSVILLE, SC 29022 Telephone: (803) 345-5297  
DRIAN B. BONDS, S.C.P.L.S. #26382



**NOTES**

- ACCORDING TO PUBLIC COMPANY FILE # 80072 0213 & DATED SEPTEMBER 16, 2013 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A AND BASE FLOOD ELEVATION IS DETERMINED.
- NO PORTION OF ELECTRONIC COPY OF THIS PLAN IS CONTROLLED BY SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR.

PLAT OF SURVEY FOR  
 HAROLD M. WILLIAMS  
 LOCATED ON S.C. HIGHWAY 9  
 CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA  
 AUGUST 9, 2013  
 REFERENCED TO RECORDS 00-00-001  
 D.B. 1390 P.G. 201, P. 166 P.G. 117.

00130678401  
 Title Map Sheet 5 in  
 CHESTER COUNTY S.C.  
 S.W. - ASSISTANT CLERK OF COURT  
 08-15-2012 P.C. 0304100 04  
 PLAT  
 10.00  
 Volume \_\_\_\_\_ Page \_\_\_\_\_

MAGNETIC NORTH



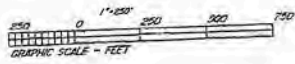
DEEDS ON CREEK "A" TO "B"

S 17-28-37 E 7.51'	S 28-37-25 E 156.20'
S 80-24-13 E 21.50'	S 24-13-45 E 41.50'
S 80-10-08 E 78.23'	S 27-11-41 E 28.06'
S 23-23-31 E 32.84'	S 41-28-23 E 236.20'
S 68-20-27 E 50.00'	S 07-55-33 E 14.78'
S 13-00-20 E 32.95'	S 22-12-17 E 34.27'
S 18-20-02 W 68.22'	S 22-46-05 E 31.53'
S 21-03-14 E 23.42'	S 88-03-28 E 103.00'
S 22-02-21 E 42.33'	S 33-04-08 E 26.30'
S 36-10-43 E 28.70'	S 70-31-29 E 32.00'
S 40-11-00 E 50.27'	N 70-00-17 E 40.01'
S 18-18-11 E 27.81'	S 23-13-44 E 48.24'
S 26-27-14 E 62.51'	S 14-43-29 E 38.09'

NOTE:  
 IPIN = EXISTING IRON PIN  
 NPIN = NEW IRON PIN  
 RPIN = R.P. MARK  
 RHPIN = RAILROAD SPIKE  
 P.P.P. = PINCHED PIPE  
 ALL CORNERS ARE TO BE REBAR IF UNLESS NOTED

NO NEW LOTS OR LINES ESTABLISHED

HIPP LAND SURVEYING, INC.  
 3494 VICTORIAN HILLS DRIVE  
 RICHBLURG, S.C. 29729  
 PHONE (803) 709-3716

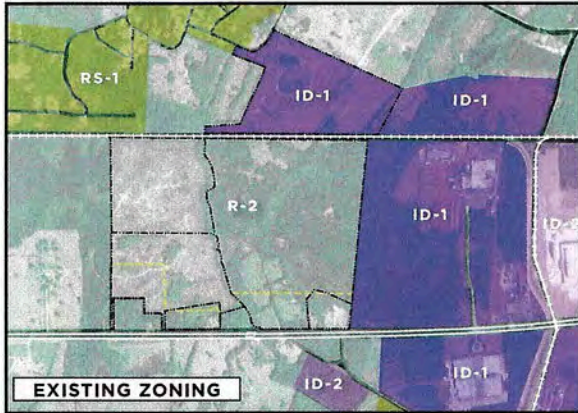


THESE LINES HAVE BEEN SURVEYED IN THE PRESENCE OF THE CLERK OF COURT AND THE CLERK OF COURT HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT AND THAT THE LINES SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE. THE CLERK OF COURT HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT AND THAT THE LINES SHOWN ON THIS PLAT ARE CORRECT AND ACCURATE.

8-15-13

Original D. SLIDE 198 1985

PARCEL #089-00-00-008-000



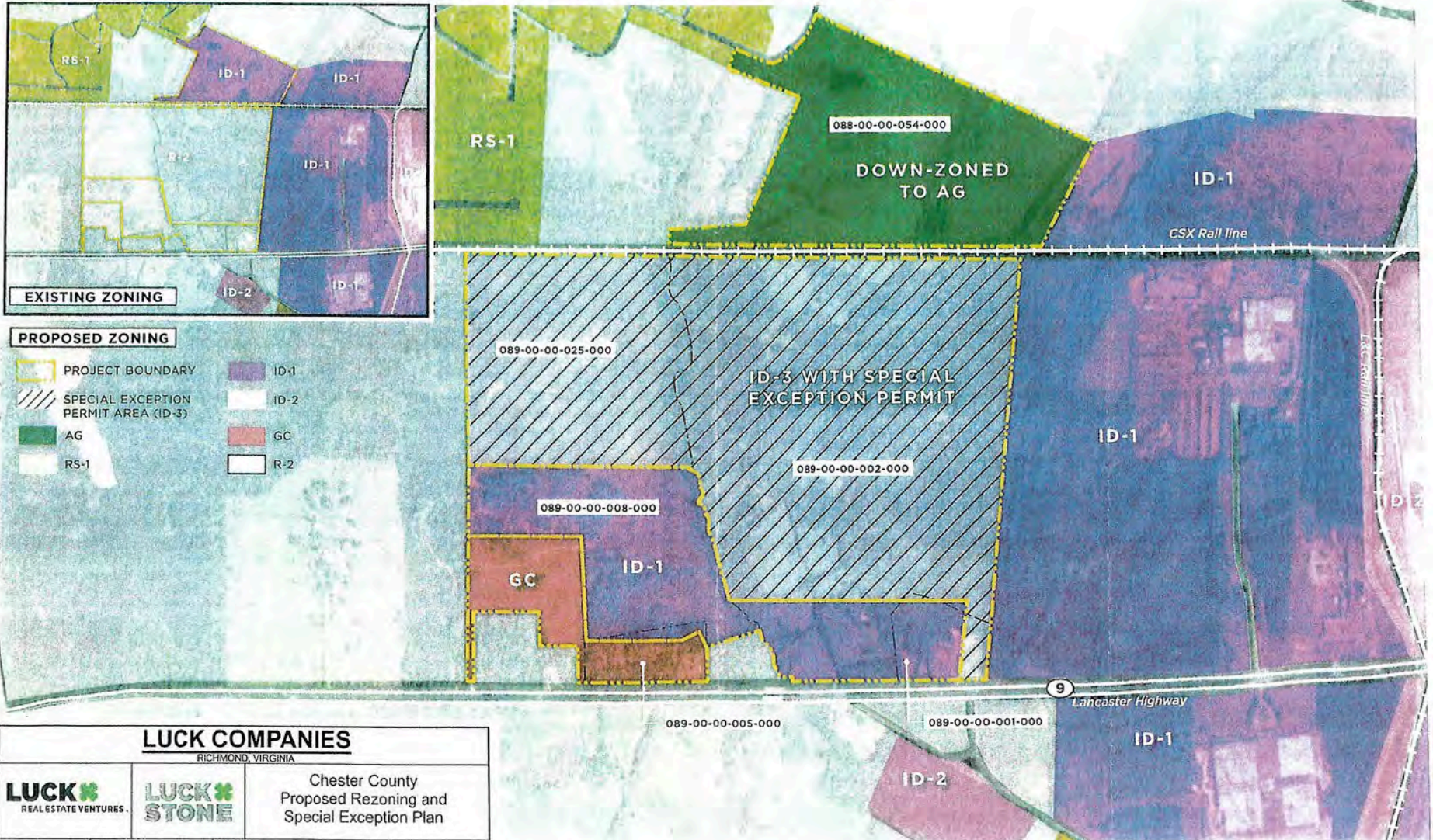
PROPOSED ZONING



9 Lancaster Highway



# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



<b>LUCK COMPANIES</b> RICHMOND, VIRGINIA				
<b>LUCK</b> REAL ESTATE VENTURES		<b>LUCK</b> STONE		
Chester County Proposed Rezoning and Special Exception Plan				
Date 11/11/22	Source Chester County GIS, Google Maps	Scale As Shown, 1" = 200'	Page 3 OF 4	Drawn by Patrick Hess
We have made every effort to ensure the accuracy, completeness and timeliness of the information provided. We are not responsible for any errors or omissions, and we make no warranty, expressed or implied, regarding the accuracy, completeness, or timeliness of the information provided.				

**Luck Companies**

**Chester County, SC: Rezoning & Special Exception Summary**

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

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

Chester County Planning Commission Minutes

December 20, 2022

**CCMA22-29 Luck Companies request Tax Map # 088-00-00-054-000 off Mallard Creek Dr., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Agricultural District (AG). Vice Chairman 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 # CCMA22-29 Invoice # 5948

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

**Please give your reason for this rezoning request:**

Zoning amendment recognizes the importance of buffer and agricultural education. Please see included "Luck Companies Chester County Ecomic Development Project Rezoning and Special Exeption Application and Conditions"

*Copy of plat must be presented with the application request*

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

**Property Address Information**

Property address: \_\_\_\_\_  
 Tax Map Number: 088-00-00-054-000 Acres: 90.39

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

**PLEASE PRINT:**

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

**Owner(s) if other than applicant(s):** Albert D Oliphant III - see attached Designation of Agent letter  
 Address: PO Box 794 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

I hereby appoint Benjamin A. Thompson, Director of Greenfield Development for Luck Stone Corporation d/b/a Luck Companies, as my agent to represent me 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: Mallard Creek Drive, Chester, SC 29706  
Tax Map Number: 088-00-00-054-000 Acres: 90.39

Applicant:

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

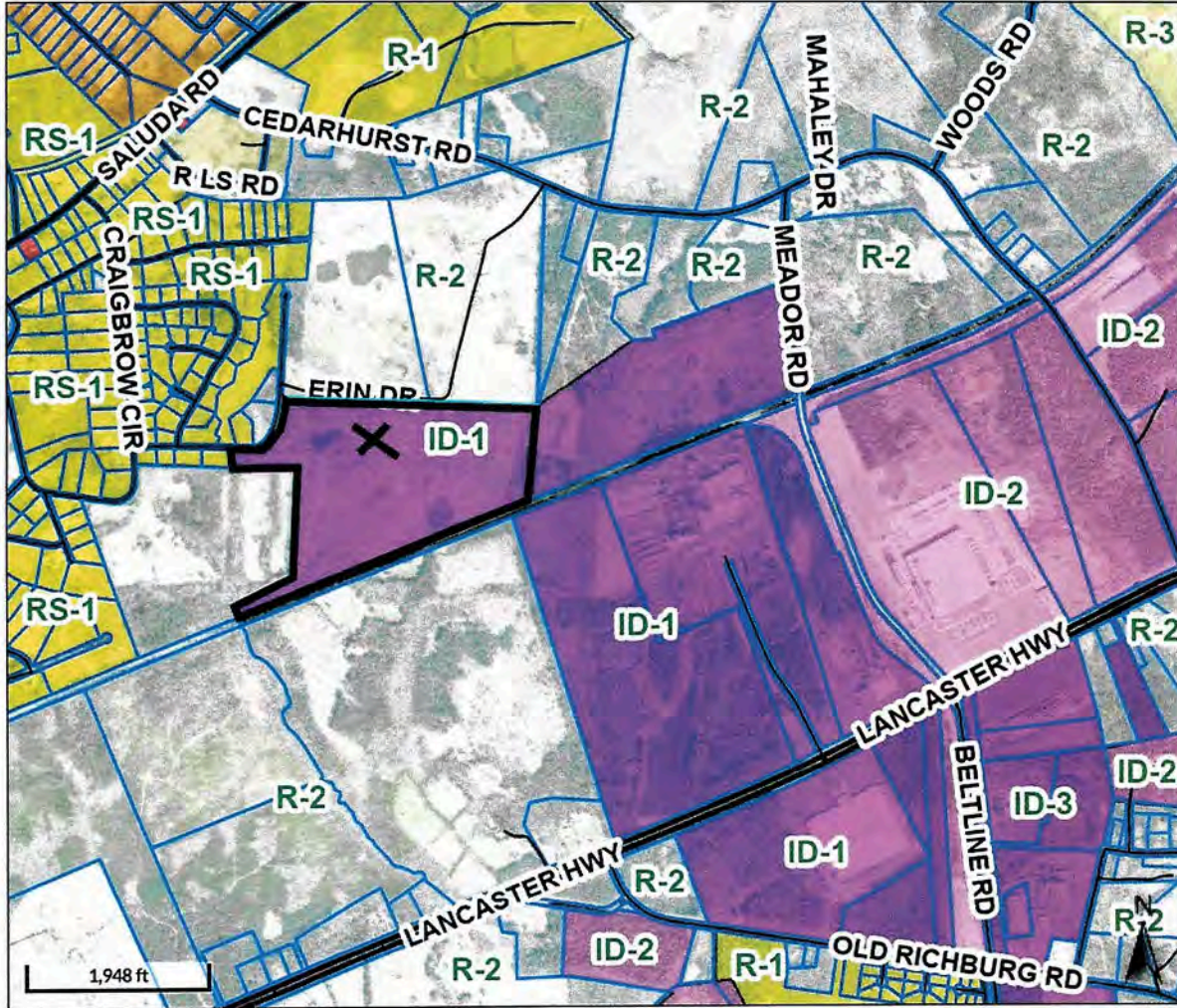
Owner:

Albert D. Oliphant, III  
P. O. Box 794  
Chester, South Carolina 29706  
Telephone: Home/Office: ( ) \_\_\_\_\_; Cell: [REDACTED]

I hereby agree that this information I have presented is correct.

Owner's signature:  Date: November 7, 2022  
Albert D. Oliphant, III

Doc#133265629



Overview



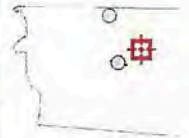
Parcel ID	088-00-00-054-000	Alternate ID	n/a	Owner Address	OLIPHANT ALBERT D III
Sec/Twp/Rng	n/a	Class	LA		P O BOX 794
Property Address		Acreage	90.689		CHESTER SC 29706
District	02				
Brief Tax Description	TRACTS 2 & 3				
	(Note: Not to be used on legal documents)				

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

Developed by  **Schneider**  
 GEOSPATIAL



Overview



Parcel ID	088-00-00-054-000	Alternate ID	n/a	Owner Address	OLIPHANT ALBERT D III
Sec/Twp/Rng	n/a	Class	LA		P O BOX 794
Property Address		Acreage	90.689		CHESTER SC 29706
District	02				
Brief Tax Description	TRACTS 2 & 3				
	(Note: Not to be used on legal documents)				

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

Developed by Schneider  
 GEOSPATIAL

Next Year (2023) Changes



Search Options

Map Number 088-00-00-054-000 Real 00615693

History Year



Alerts

Name 1 OLIPHANT ALBERT D III

Other Map Number

Owner Information

Post Initials CW

Reason for Change

Activity Date 06/04/2021

Name 2 Land Value 445,000

Address 1 P O BOX 794 Building Value

Address 2 CHESTER SC Total Market Value 445,000

Zip Code 29706 Total Tax Value 7,150

District 02 Fire Code CS CITY SUB

Town Neighborhood ID1 RESTRICTED INDUSTRIAL

Subdivision Use Class

Description TRACTS 2 & 3

Legal

Location Street Number Street Name Suffix Direction

Additional Information

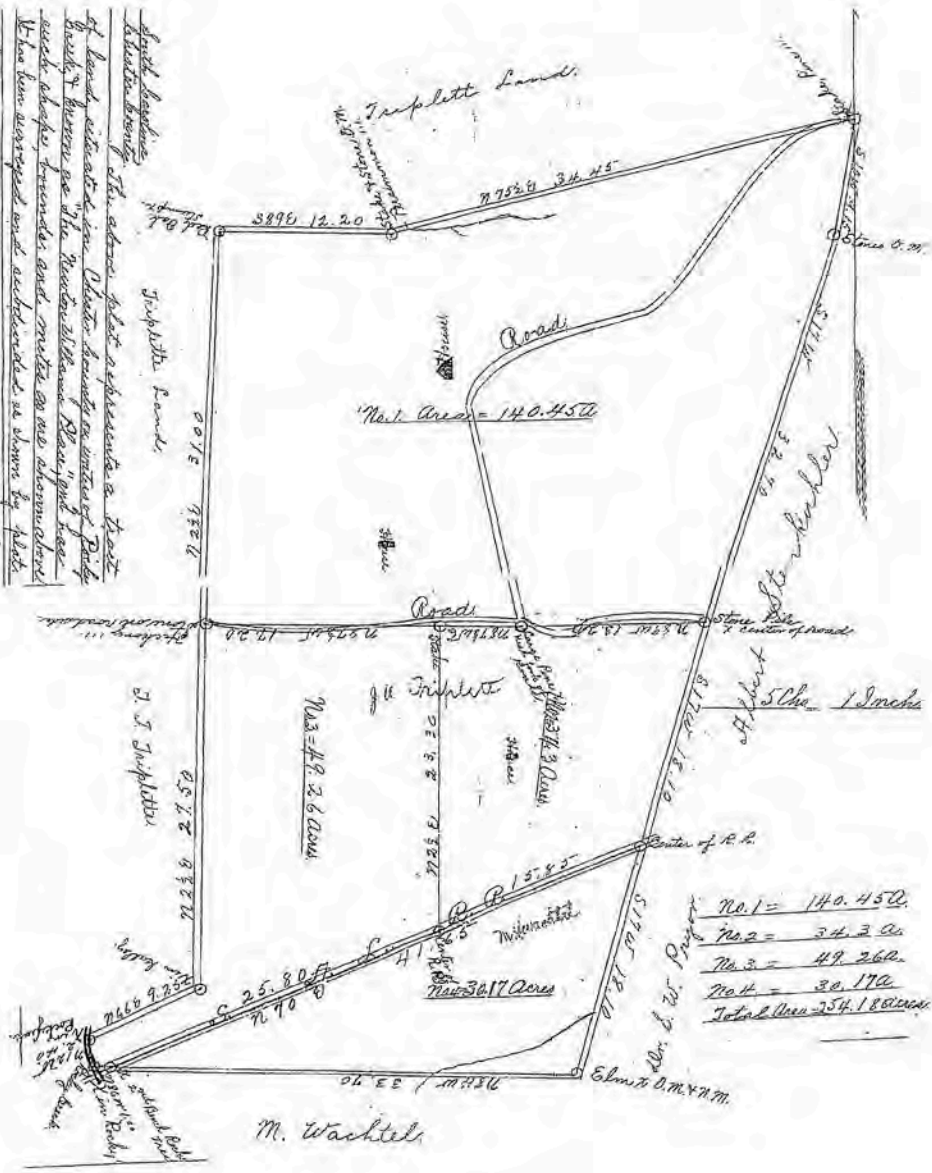
Appraisal Appeal Owner Occupied TIF Base

Agricultural Use Reappraisal Notice MCIP Industrial Park ID

Rollback Exempt

Scroll by: MAP#

804-14715-1915.  
 T. St. Harding, dec'd

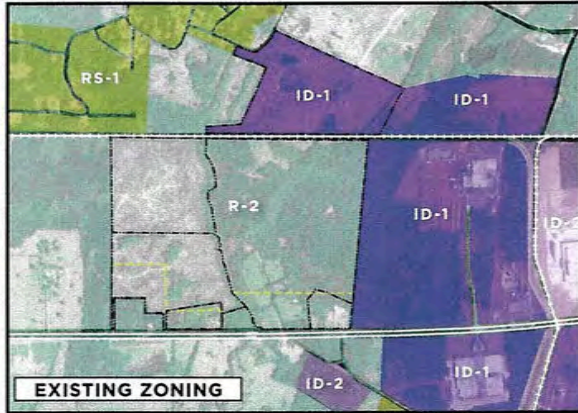


Received from Dept. of Agr.  
 June 25, 1913  
 Richard E. Hill

100-100-100-100



PARCEL #089-00-00-054-000

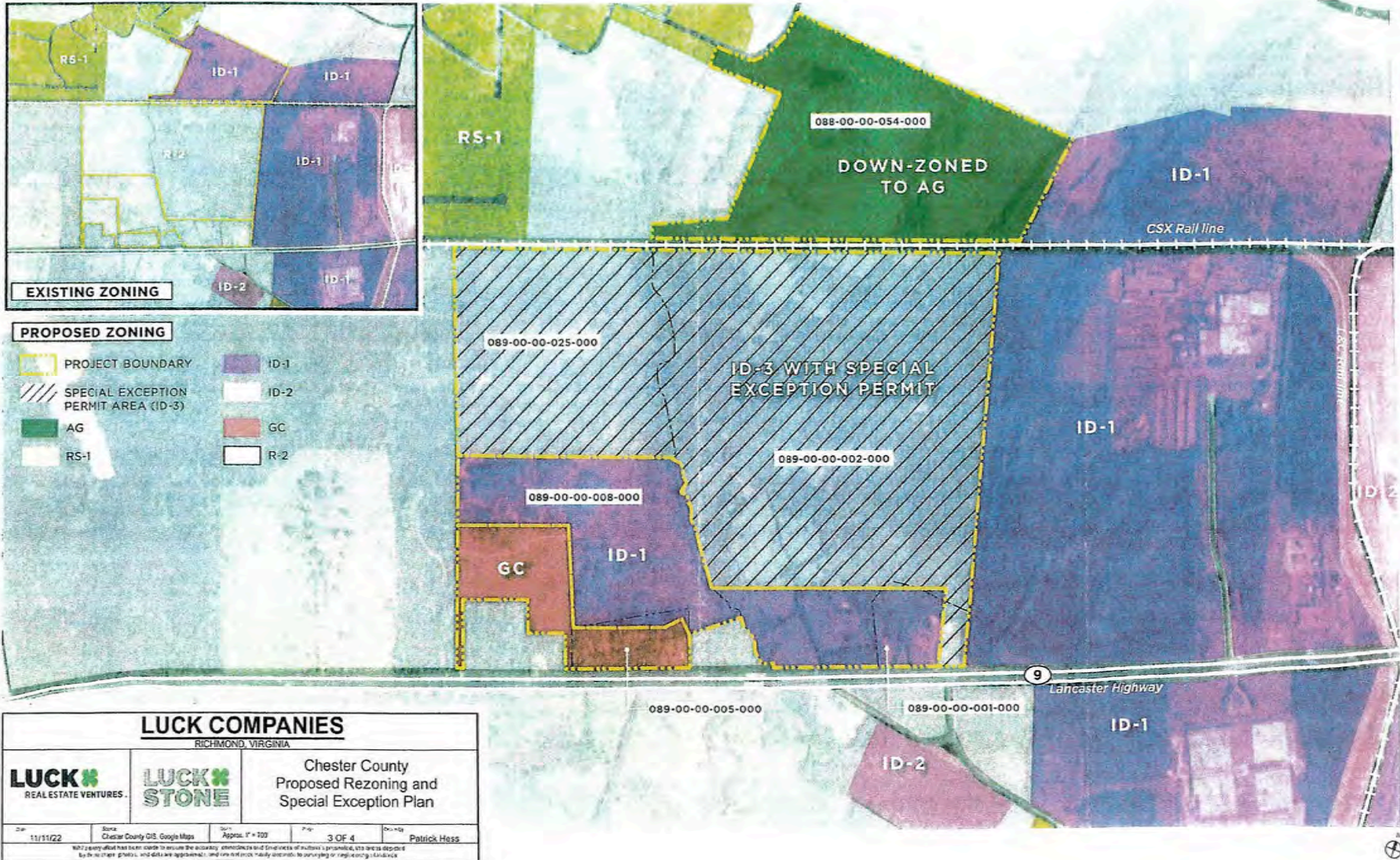


PROPOSED ZONING





# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



Chester County Planning Commission Minutes

December 20, 2022

**CCMA22-30 Luck Companies request a portion (174.46 acres) of Tax Map # 089-00-00-002-000 at 1421 Collie Lane, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3). Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 5-0 Approved.**



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

**Zoning Map Amendment (Rezoning) Application**

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

Meeting Date: 12-20-22 Case # CCMA22-30 Invoice # 5948

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

Please give your reason for this rezoning request:

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

*Copy of plat must be presented with the application request*

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

**Property Address Information**

Property address: 1421 Collie Ln Chester, SC 29706  
 Tax Map Number: 089-00-00-002-000 (portion) Acres: 174.46 Acres Rezoned to ID-3 out of total 193.81 Acre Parcel

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

**PLEASE PRINT:**

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

Owner(s) if other than applicant(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.**

Owner's signature: [Signature] Date: 11/11/24  
 Applicant signature: [Signature] Date: 11/11/24

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



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

---

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-30

Please advise that applicant Luck Companies has made an application with Chester County Planning Commission to rezone property located on 1421 Collie Lane, Chester, SC 29706.

This property is identified as Tax Map # 089-00-00-002-000. The property is currently zoned R2 (Rural Two District) and the request is to change a portion (174.46 acres) of the zoning to ID-3 (General Industrial District).

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

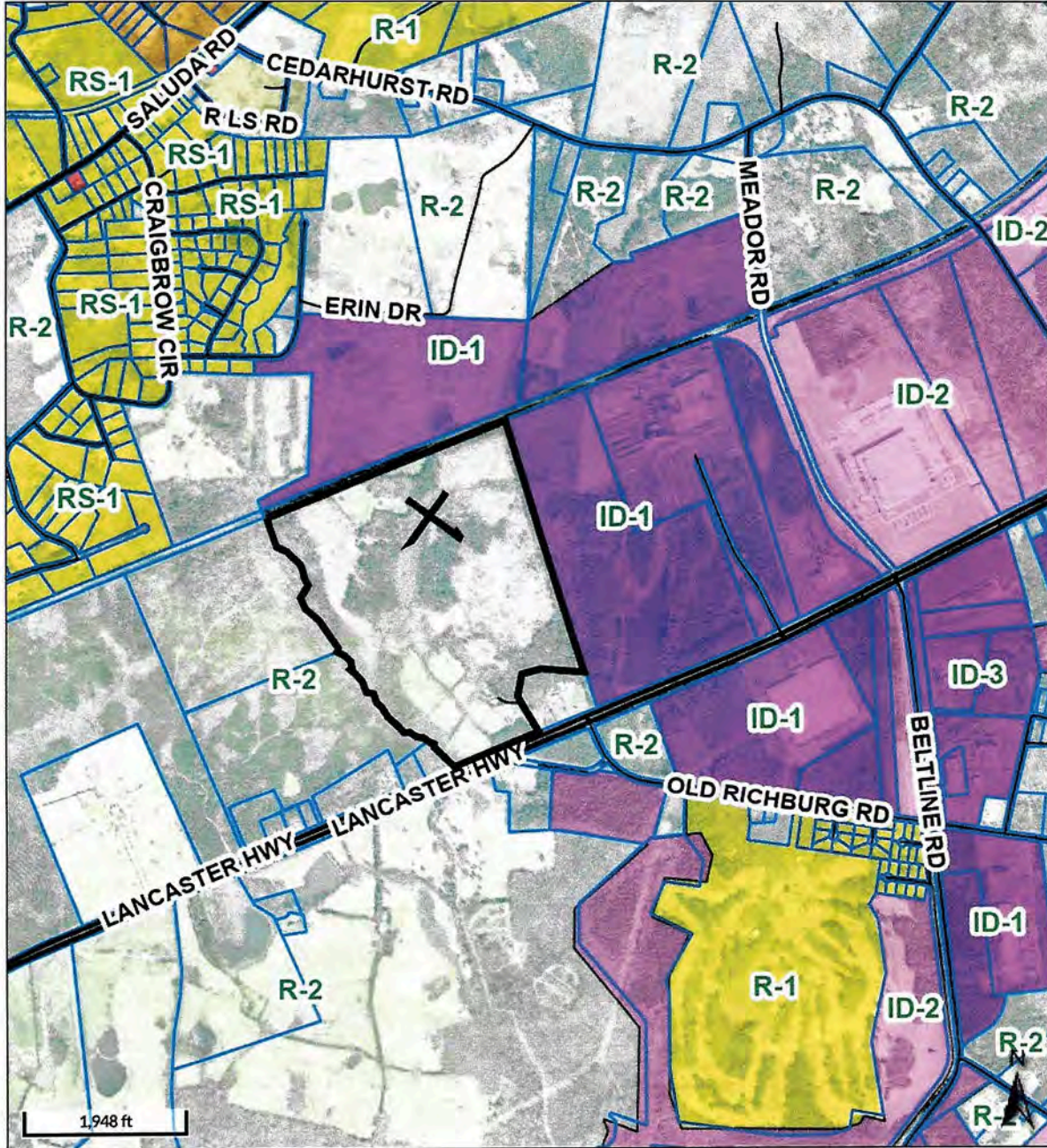
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

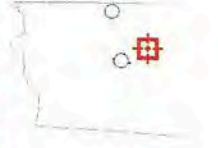
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



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

Developed by  Schneider  
GEO SPATIAL



Overview



Parcel ID	089-00-00-002-000	Alternate ID	n/a	Owner Address	LUCKSTONE CORPORATION
Sec/Twp/Rng	n/a	Class	RN		PO BOX 29682
Property Address	1421 COLLIELN	Acreage	192.259		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

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

Developed by  Schneider  
 GEOSPATIAL

Next Year (2023) Changes

Search Options

Map Number: 089-00-002-000 Real 00641193  
Name 1: LUCK STONE CORPORATION

History Year

Other Map Number



Alerts

Has Additional Comments

Owner Information

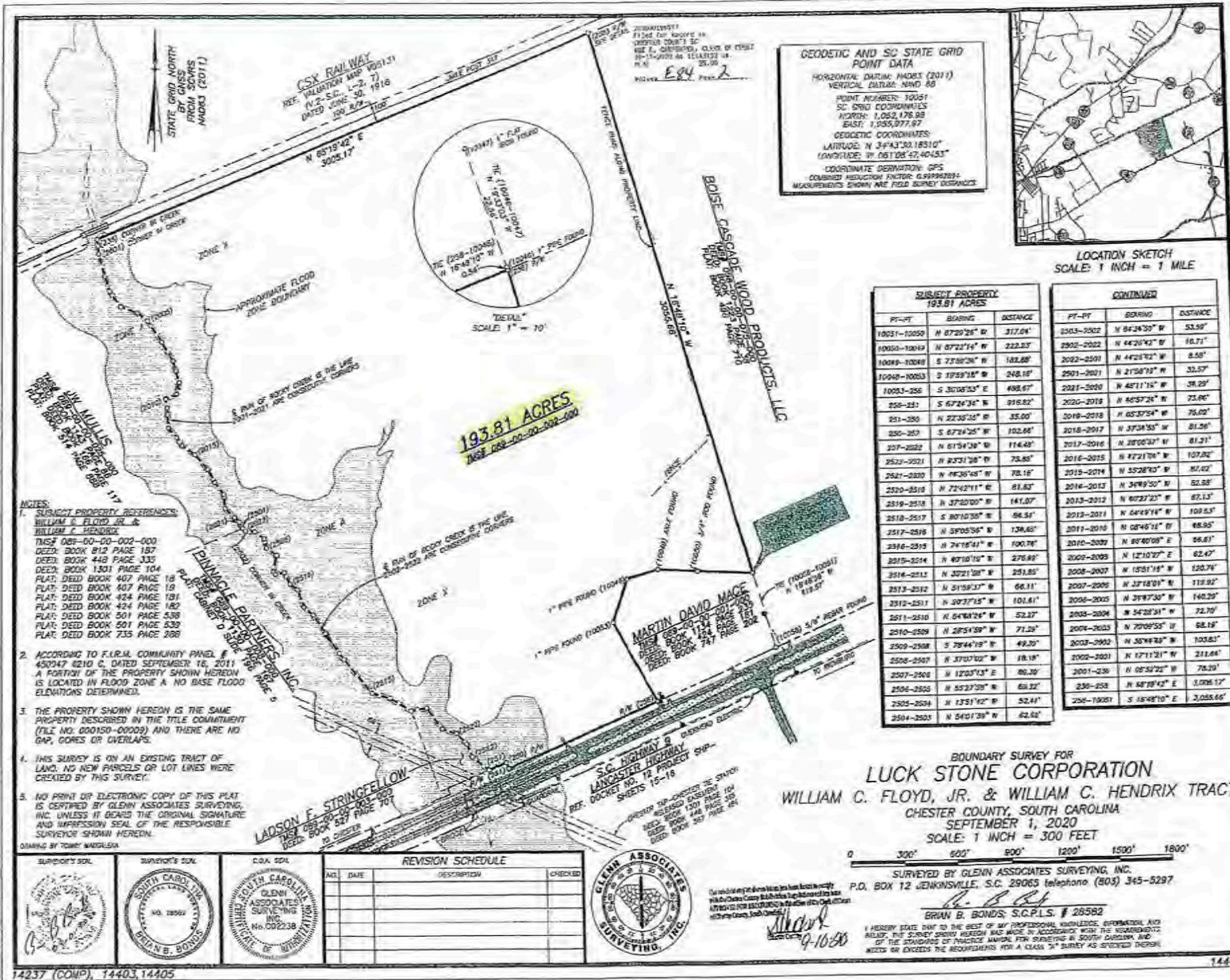
Post Initials: CW Reason for Change: [dropdown] Activity Date: 06/04/2021  
Name 2: [empty] Land Value: 2,336,000  
Address 1: PO BOX 29682 Building Value: 54,600  
Address 2: RICHMOND VA Total Market Value: 2,390,600  
Zip Code: 23242 Total Tax Value: 93,900

Codes: [empty]  
District: 02 Fire Code: CS CITY SUB  
Town: [dropdown] Neighborhood: R2 RURAL 2  
Subdivision: [dropdown] Use Class: [dropdown]  
Description: LANCASTER RD  
Legal: [empty]

Location: Street Number: 1421 Street Name: COLLIE LN Suffix: [empty] Direction: [empty]

Additional Information:  
Appraisal Appeal: [dropdown] Owner Occupied: [dropdown] TIF: [checkbox] Base: [empty]  
Agricultural Use: [dropdown] Reappraisal Notice: [dropdown] MCIP: [checkbox] Industrial Park ID: [empty]  
Rollback: [empty] Exempt: [checkbox]

Scroll by: MAP#



**GEODEIC AND SC STATE GRID POINT DATA**  
 HORIZONTAL DATUM: NAD83 (2011)  
 VERTICAL DATUM: MVD 88  
 POINT NUMBER: 10051  
 SC GRID COORDINATES  
 NORTH: 1,052,176.98  
 EAST: 1,955,977.67  
 GEODEIC COORDINATES  
 LATITUDE: N 3°43'30.1810"  
 LONGITUDE: W 087°05'42.4015"  
 COORDINATE SYSTEM: GCS  
 COORDINATE PROJECTION: GCS  
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



SUBJECT PROPERTY 193.81 ACRES			CONTIGUOUS		
PT-PT	BEARING	DISTANCE	PT-PT	BEARING	DISTANCE
10051-10050	N 87°29'28" W	317.04'	2503-2502	N 84°24'30" W	53.59'
10050-10049	N 87°22'14" W	223.23'	2502-2502	N 44°20'42" W	16.71'
10049-10048	S 77°30'26" W	162.66'	2502-2501	N 44°28'42" W	8.50'
10048-10053	S 17°59'18" E	248.18'	2501-2501	N 21°58'12" W	33.57'
10053-256	S 30°04'53" E	498.67'	2501-2500	N 48°11'10" W	38.29'
256-251	S 67°24'34" E	919.82'	2500-2018	N 66°57'24" W	73.00'
251-250	N 22°35'16" E	35.00'	2018-2018	N 65°37'54" W	76.00'
250-253	S 67°24'36" E	102.66'	2018-2017	N 37°34'53" W	81.26'
253-252	N 61°54'16" W	114.48'	2017-2016	N 28°00'30" W	81.21'
252-2521	N 87°21'28" E	75.88'	2016-2015	N 87°21'28" W	107.00'
2521-2520	N 76°35'42" W	78.16'	2015-2014	N 59°28'10" W	81.00'
2520-2518	N 72°42'11" E	81.82'	2014-2013	N 35°28'50" W	52.88'
2518-2518	N 37°50'00" W	141.07'	2013-2012	N 60°22'22" E	62.13'
2518-2517	S 80°10'35" W	56.54'	2012-2011	N 64°19'14" W	109.53'
2517-2516	N 39°05'56" E	136.63'	2011-2010	N 62°45'14" E	68.63'
2516-2515	N 74°16'41" E	100.78'	2010-2009	N 82°40'00" E	56.61'
2515-2514	N 40°18'15" E	276.89'	2009-2009	N 12°10'20" E	62.47'
2514-2513	N 30°21'28" E	251.85'	2008-2007	N 13°11'14" E	120.76'
2513-2512	N 31°59'13" E	66.11'	2007-2006	N 31°18'31" E	118.29'
2512-2511	N 30°17'15" E	102.41'	2006-2005	N 39°47'31" W	140.29'
2511-2510	N 64°48'24" W	52.37'	2005-2004	N 54°28'31" W	72.70'
2510-2509	N 28°54'39" W	71.29'	2004-2003	N 70°09'55" W	58.18'
2509-2508	S 78°44'19" E	49.20'	2003-2002	N 30°48'24" W	103.63'
2508-2507	N 37°07'40" W	18.18'	2002-2001	N 17°11'21" W	211.64'
2507-2506	N 12°03'13" E	90.20'	2001-230	N 05°32'22" W	78.29'
2506-2505	N 53°27'39" E	68.32'	230-230	N 82°18'42" E	1,006.17'
2505-2504	N 12°51'42" E	52.41'	230-19081	S 16°48'10" E	2,055.66'
2504-2503	N 54°01'39" W	62.62'			

1. SUBJECT PROPERTY BENEVOLENTLY WILLIAM C. FLOYD, JR. & WILLIAM C. HENDRIX  
 TMSF 085-00-00-002-000  
 DEED BOOK 812 PAGE 187  
 DEED BOOK 448 PAGE 335  
 DEED BOOK 1301 PAGE 104  
 PLAT: DEED BOOK 407 PAGE 18  
 PLAT: DEED BOOK 407 PAGE 16  
 PLAT: DEED BOOK 424 PAGE 182  
 PLAT: DEED BOOK 424 PAGE 182  
 PLAT: DEED BOOK 501 PAGE 538  
 PLAT: DEED BOOK 501 PAGE 539  
 PLAT: DEED BOOK 735 PAGE 288
2. ACCORDING TO F.L.R.M. COMMUNITY PLAN, 45047 4210 C, DATED SEPTEMBER 16, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT FILE NO. 600150-00009 AND THERE ARE NO GAP, COERS OR OVERLAPS.
4. THIS SURVEY IS ON AN EXISTING TRACT OF LAND, NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
5. NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

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

SURVEYOR'S SEAL		REVISION SCHEDULE	
		NO.	DATE
		DESCRIPTION	CHECKED



Surveyed and certified by Brian B. Bonds, S.C.P.L.S. # 28582  
 Date: 9-10-20

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.  
 P.O. BOX 12 JENKINSVILLE, S.C. 29065 Telephone: (803) 345-5297  
 Brian B. Bonds, S.C.P.L.S. # 28582

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

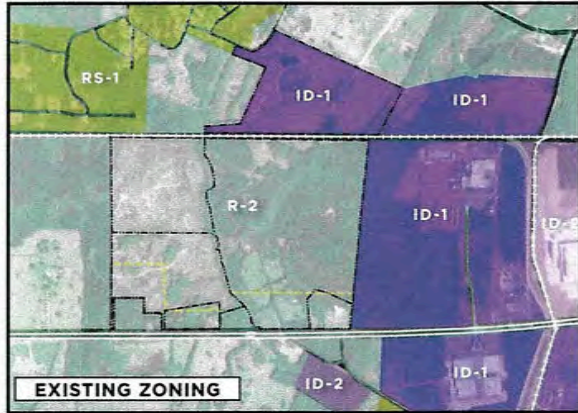
14237 (COMP), 14403, 14405

14404-3





PARCEL #089-00-00-002-000



PROPOSED ZONING

CSX Rail Line

089-00-00-002-000

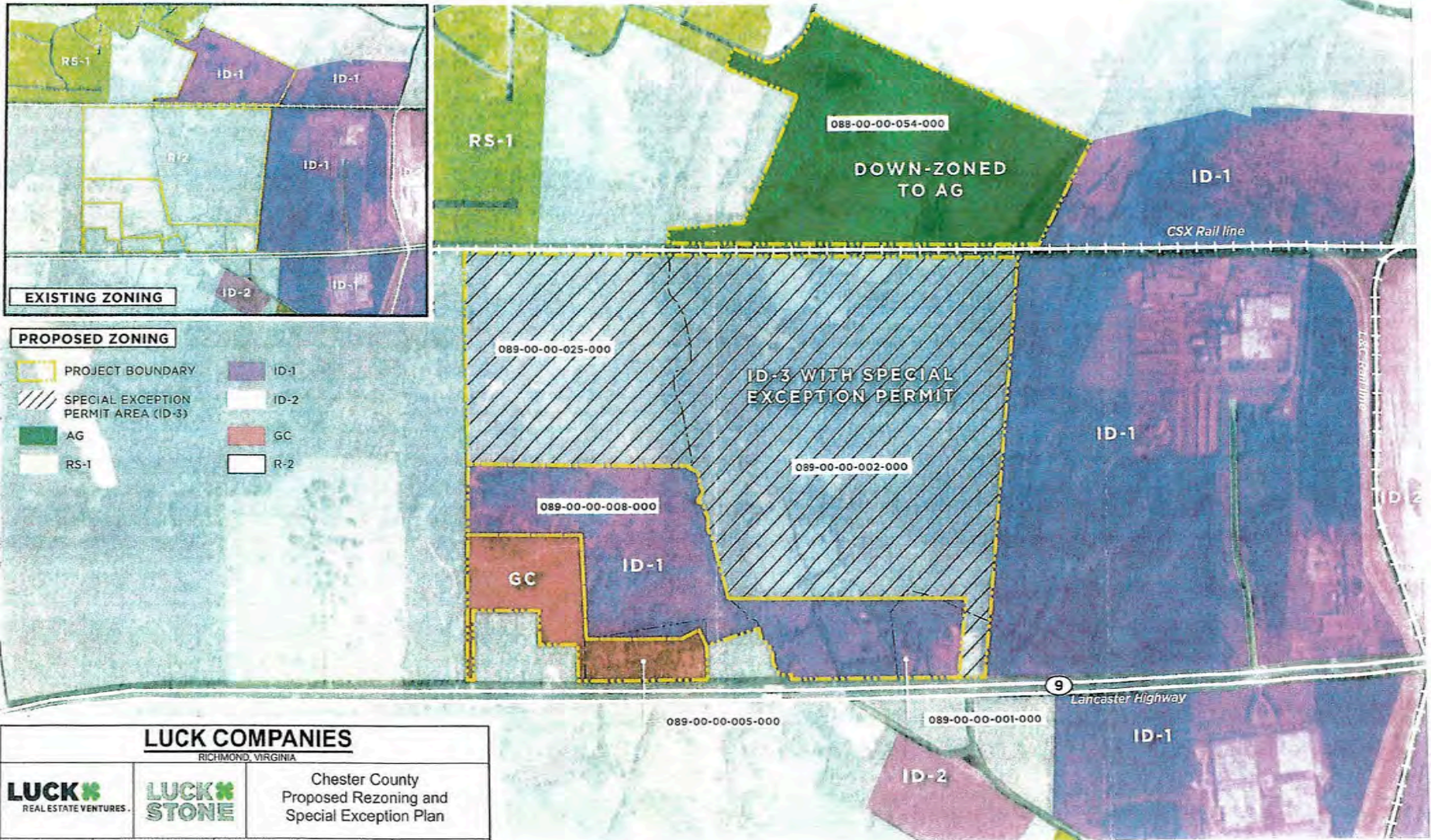
174.46ac, ID-3 with  
Special Exception

19.35ac, ID-1

9 Lancaster Highway



# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



**LUCK COMPANIES**  
RICHMOND, VIRGINIA

**LUCK REAL ESTATE VENTURES** | **LUCK STONE**

Chester County  
Proposed Rezoning and  
Special Exception Plan

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

All zoning information is based on the accuracy, completeness and timeliness of existing information. This information is not to be used for any other purpose, and does not constitute a warranty or engineering services.



**Luck Companies**

**Chester County, SC: Rezoning & Special Exception Summary**

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

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

Chester County Planning Commission Minutes

December 20, 2022

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



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

Zoning Map Amendment (Rezoning) Application

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

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

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

**Please give your reason for this rezoning request:**

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

*Copy of plat must be presented with the application request*

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

**Property Address Information**

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

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

**PLEASE PRINT:**

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

Owner(s) if other than applicant(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.**

Owner's signature: [Signature] Date: 11/11/22  
 Applicant signature: [Signature] Date: 11/11/22

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



## **Chester County, South Carolina**

Department of Planning, Building & Zoning

1476 J.A. Cochran Bypass

Chester, SC 29706

---

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-31

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

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

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

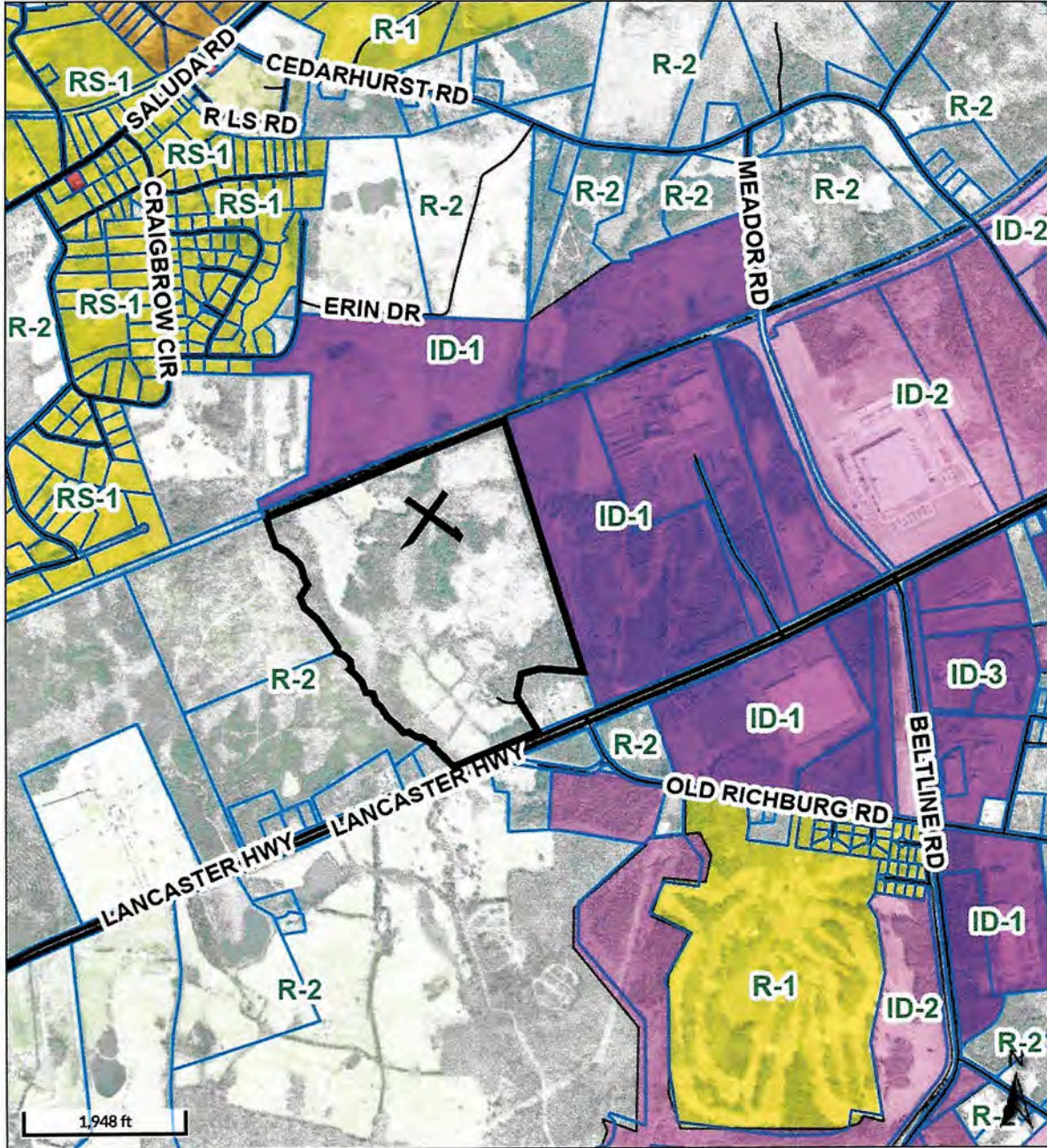
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

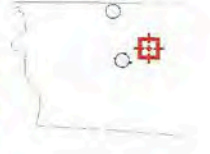
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



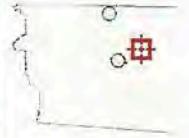
Date created: 12/16/2022  
Last Data Uploaded: 12/16/2022 3:41:06 AM

Developed by  Schneider  
GEOSPATIAL





Overview



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

(Note: Not to be used on legal documents)

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

Developed by  Schneider  
GEO SPATIAL

### Next Year (2023) Changes



Search Options

Map Number  Real  History Year

Name 1  Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials  Reason for Change

Name 2

Address 1  Land Value

Address 2  Building Value

Zip Code  Total Market Value

Total Tax Value

Codes

District  Fire Code  CITY SUB

Town

Neighborhood  RURAL 2

Subdivision

Use Class

Description

Legal

Location

Street Number  Street Name  Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

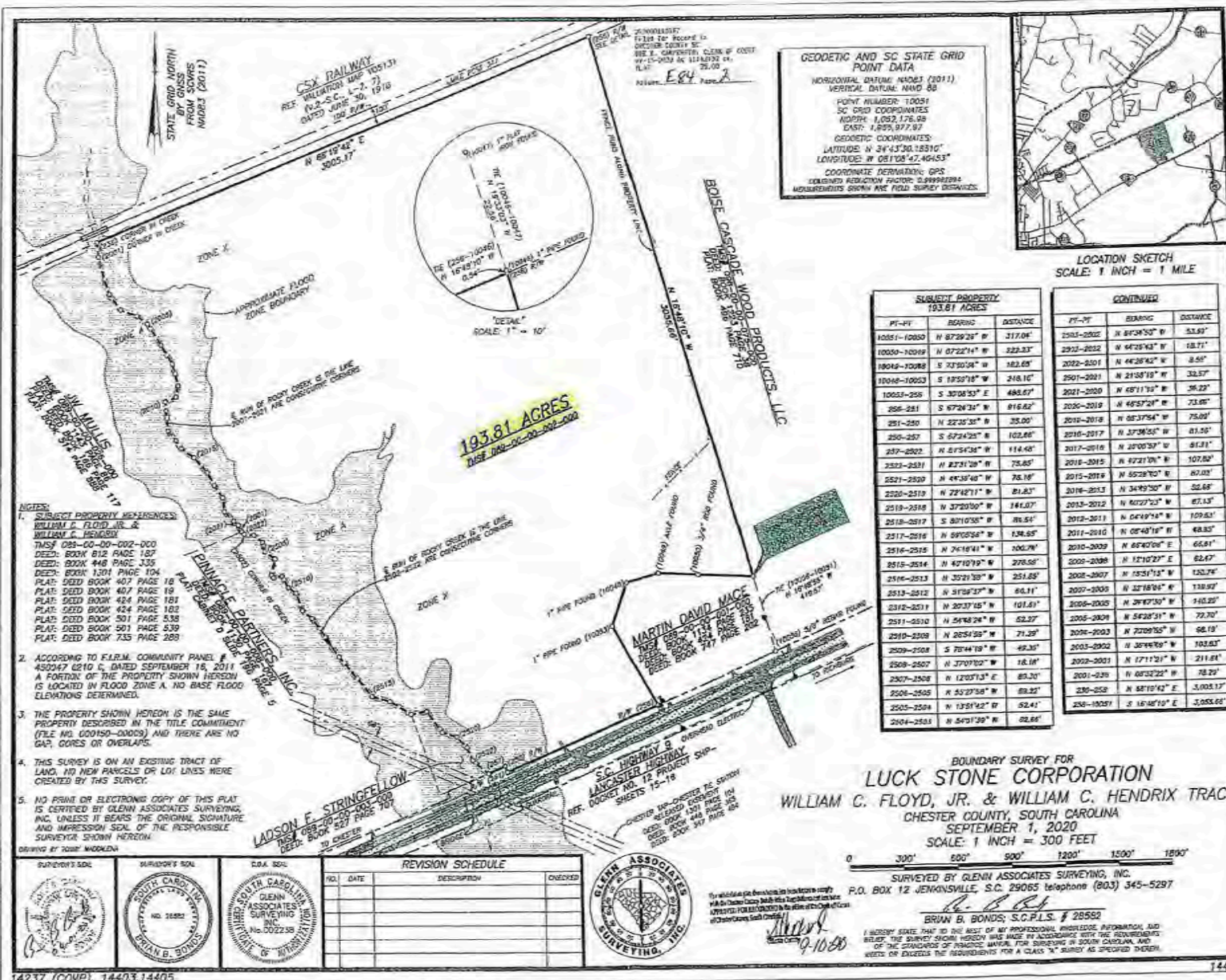
MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



**GEODEIC AND SC STATE GRID POINT DATA**  
 HORIZONTAL DATUM: NAD83 (2011)  
 VERTICAL DATUM: MAM 88  
 POINT NUMBER: 10051  
 SC GRID COORDINATES  
 NAD83: 1,052,176.08  
 EAST: 1,809,977.97  
 GEODEIC COORDINATES  
 LATITUDE: N 24°43'30.18210"  
 LONGITUDE: W 081°08'47.46453"  
 COORDINATE DEFINITION: GPS  
 COORDINATE REDUCTION FACTOR: 0.99999994  
 MEASUREMENTS SHOWN ARE FIELD SURVEY DATA



SUBJECT PROPERTY 193.81 ACRES			CONTINUED		
PT-PT	BEARING	DISTANCE	PT-PT	BEARING	DISTANCE
10851-10850	N 87°28'24" W	317.04'	12015-12012	N 84°34'50" W	53.89'
10000-10069	N 87°22'14" W	332.33'	2912-2912	N 64°38'43" W	18.71'
10048-10088	S 73°50'54" W	182.63'	2022-2021	N 44°28'42" W	8.66'
10048-10053	S 19°57'18" W	248.10'	2501-2021	N 21°58'19" W	33.57'
10024-258	S 37°08'53" E	488.67'	2021-2020	N 65°11'10" W	36.22'
258-281	S 87°24'34" W	816.62'	2020-2019	N 48°57'24" W	73.65'
281-250	N 22°35'35" E	35.00'	2019-2018	N 68°37'54" W	75.00'
250-257	S 87°42'58" W	102.86'	2018-2017	N 37°36'24" W	81.55'
257-2922	N 87°54'34" W	114.40'	2017-2016	N 47°00'39" W	81.81'
2922-2921	N 82°31'28" W	78.85'	2016-2015	N 92°21'06" W	107.80'
2921-2909	N 49°38'40" W	76.18'	2015-2014	N 50°29'10" W	80.03'
2909-2519	N 72°42'11" W	81.83'	2014-2013	N 34°49'50" W	52.68'
2519-2518	N 37°20'30" W	144.07'	2013-2012	N 80°27'53" W	87.43'
2518-2517	S 80°10'30" W	86.51'	2012-2011	N 04°19'44" W	109.61'
2517-2016	N 89°03'56" W	138.65'	2011-2010	N 08°48'18" W	88.35'
2016-2015	N 74°16'41" W	100.78'	2010-2009	N 68°40'04" E	66.81'
2015-2014	N 40°19'19" W	276.05'	2009-2008	N 12°10'27" E	82.67'
2014-2013	N 35°21'39" W	251.85'	2008-2007	N 15°51'15" W	120.74'
2013-2012	N 31°52'32" W	86.11'	2007-2005	N 32°18'04" W	138.92'
2012-2011	N 20°37'15" W	101.61'	2006-2005	N 38°47'10" W	140.25'
2011-2010	N 24°48'24" W	62.37'	2005-2004	N 54°29'31" W	79.70'
2010-2009	N 28°54'29" W	71.29'	2004-2003	N 72°29'52" W	58.19'
2009-2008	S 78°44'18" W	49.35'	2003-2002	N 30°46'59" W	103.63'
2008-2007	N 37°07'10" W	18.18'	2002-2001	N 17°11'21" W	211.61'
2007-2006	N 12°05'13" E	85.30'	2001-200	N 68°32'22" E	78.29'
2006-2005	N 52°27'58" W	88.32'	200-250	N 82°19'42" E	3,005.17'
2005-2004	N 13°51'42" W	52.41'	200-10051	S 16°48'10" E	3,085.62'
2004-2003	N 54°31'39" W	82.64'			

- NOTES:**
- SUBJECT PROPERTY REFERENCES:  
 WILLIAM C. FLOYD, JR. & WILLIAM C. HENDRIX  
 TMS# 088-00-00-002-000  
 DEED: BOOK 818 PAGE 187  
 DEED: BOOK 448 PAGE 335  
 DEED: BOOK 1301 PAGE 104  
 PLAT: DEED BOOK 407 PAGE 18  
 PLAT: DEED BOOK 407 PAGE 19  
 PLAT: DEED BOOK 424 PAGE 181  
 PLAT: DEED BOOK 424 PAGE 182  
 PLAT: DEED BOOK 501 PAGE 538  
 PLAT: DEED BOOK 501 PAGE 539  
 PLAT: DEED BOOK 733 PAGE 288
  - ACCORDING TO E.L.R.M. COMMUNITY PANEL # 480247 0210 C, DATED SEPTEMBER 18, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
  - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00009) AND THERE ARE NO GAP, GORES OR OVERLAPS.
  - THIS SURVEY IS ON AN EXISTING TRACT OF LAND AND NEW PARCELS OF LOT LINES WERE CREATED BY THIS SURVEY.
  - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION	CHECKED

**SEALS:**  
 SURVEYOR'S SEAL: GLENN ASSOCIATES SURVEYING, INC. NO. 002238  
 SURVIVOR'S SEAL: BRUN B. BONDS, S.C.P.L.S. # 28582  
 S.C. SEAL: BRUN B. BONDS, S.C.P.L.S. # 28582

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

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

**BRUN B. BONDS, S.C.P.L.S. # 28582**

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

BOUNDARY SURVEY PREPARED FOR  
**LUCK STONE CORPORATION**  
 CHESTER COUNTY, SOUTH CAROLINA  
 NUMBERED B 2022  
 SCALE 1 INCH = 300 FEET  
 1000' 1000' 1000'  
 1000' 1000' 1000'

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1901 AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE STATE OF SOUTH CAROLINA.

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	10/23/2022	ISSUED
2	11/01/2022	REVISIONS
3	11/01/2022	REVISIONS
4	11/01/2022	REVISIONS
5	11/01/2022	REVISIONS
6	11/01/2022	REVISIONS
7	11/01/2022	REVISIONS
8	11/01/2022	REVISIONS
9	11/01/2022	REVISIONS
10	11/01/2022	REVISIONS

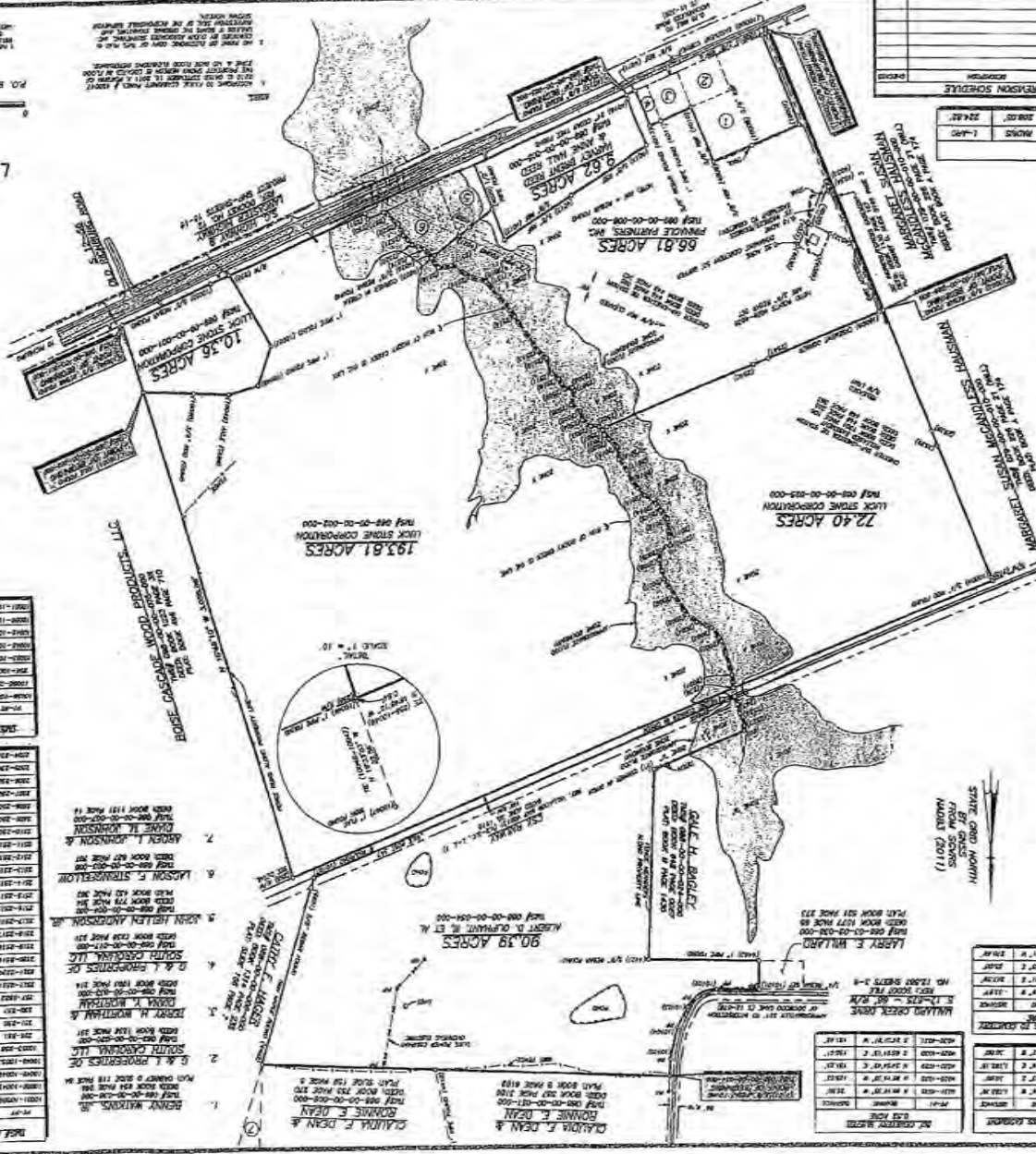
DATE: 11/01/2022  
 TIME: 1:00 PM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

ACRES SUMMARY

193.81 ACRES	LUCK STONE CORPORATION
72.40 ACRES	LUCK STONE CORPORATION
66.81 ACRES	LUCK STONE CORPORATION
10.36 ACRES	LUCK STONE CORPORATION
9.62 ACRES	LUCK STONE CORPORATION
44.35 ACRES	LUCK SURVEY

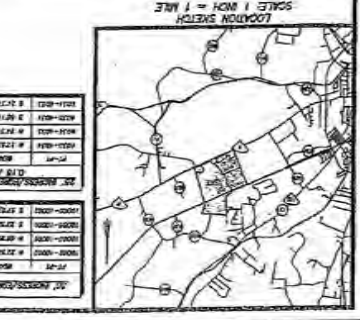
NO.	ACRES	OWNER
1	193.81	LUCK STONE CORPORATION
2	72.40	LUCK STONE CORPORATION
3	66.81	LUCK STONE CORPORATION
4	10.36	LUCK STONE CORPORATION
5	9.62	LUCK STONE CORPORATION
6	44.35	LUCK SURVEY

NO.	ACRES	OWNER
1	193.81	LUCK STONE CORPORATION
2	72.40	LUCK STONE CORPORATION
3	66.81	LUCK STONE CORPORATION
4	10.36	LUCK STONE CORPORATION
5	9.62	LUCK STONE CORPORATION
6	44.35	LUCK SURVEY



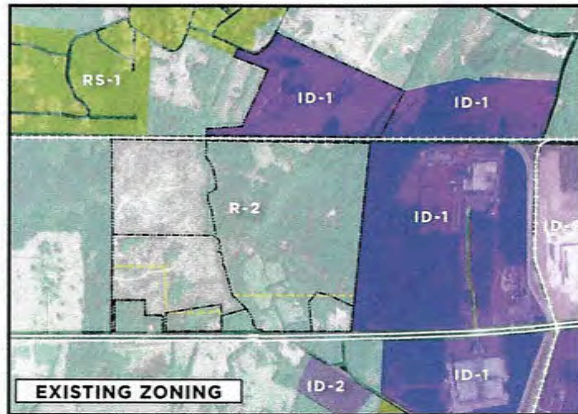
CUPE TABLE

NO.	ACRES	OWNER
1	193.81	LUCK STONE CORPORATION
2	72.40	LUCK STONE CORPORATION
3	66.81	LUCK STONE CORPORATION
4	10.36	LUCK STONE CORPORATION
5	9.62	LUCK STONE CORPORATION
6	44.35	LUCK SURVEY

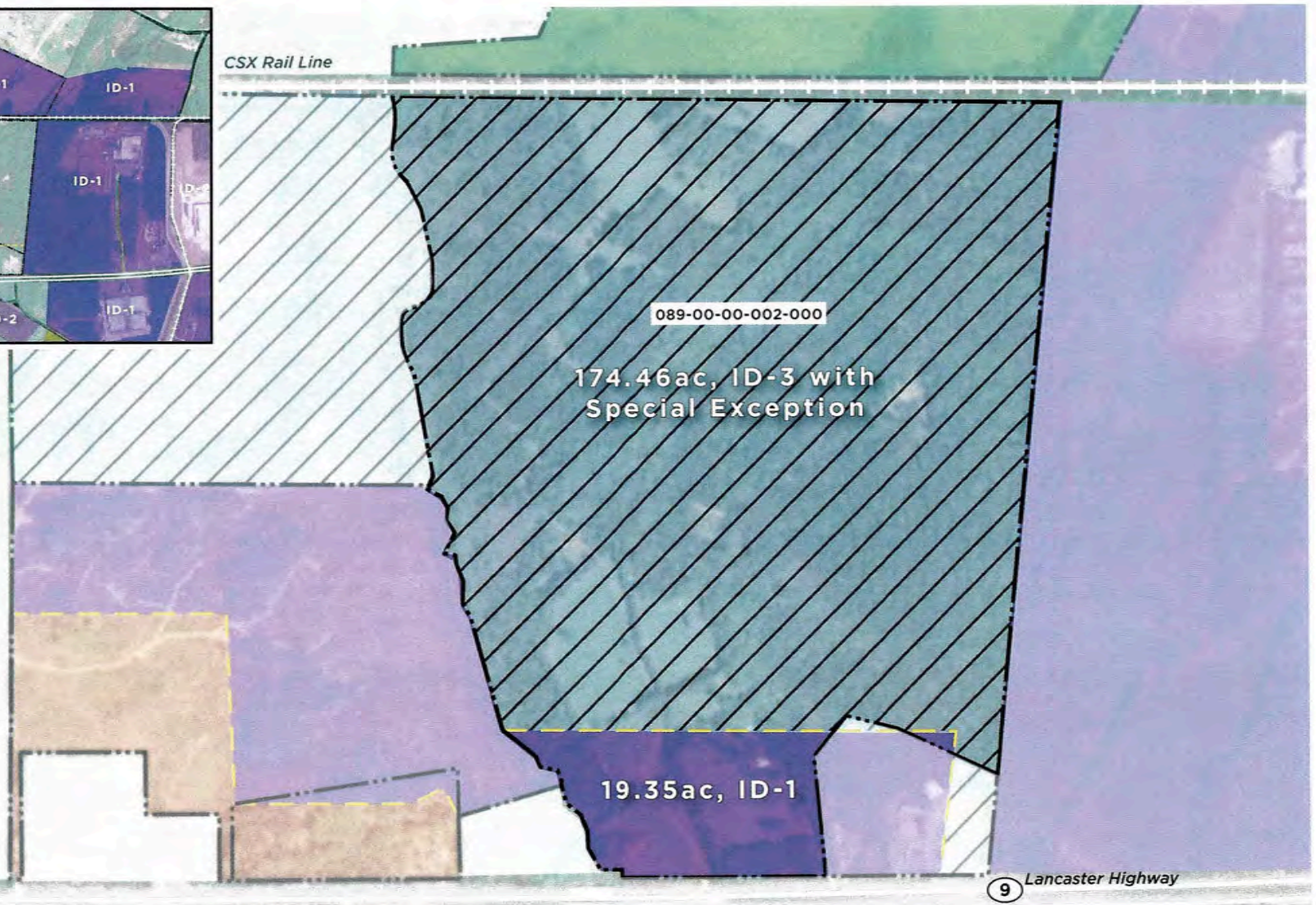


DATE: 11/01/2022  
 TIME: 1:00 PM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

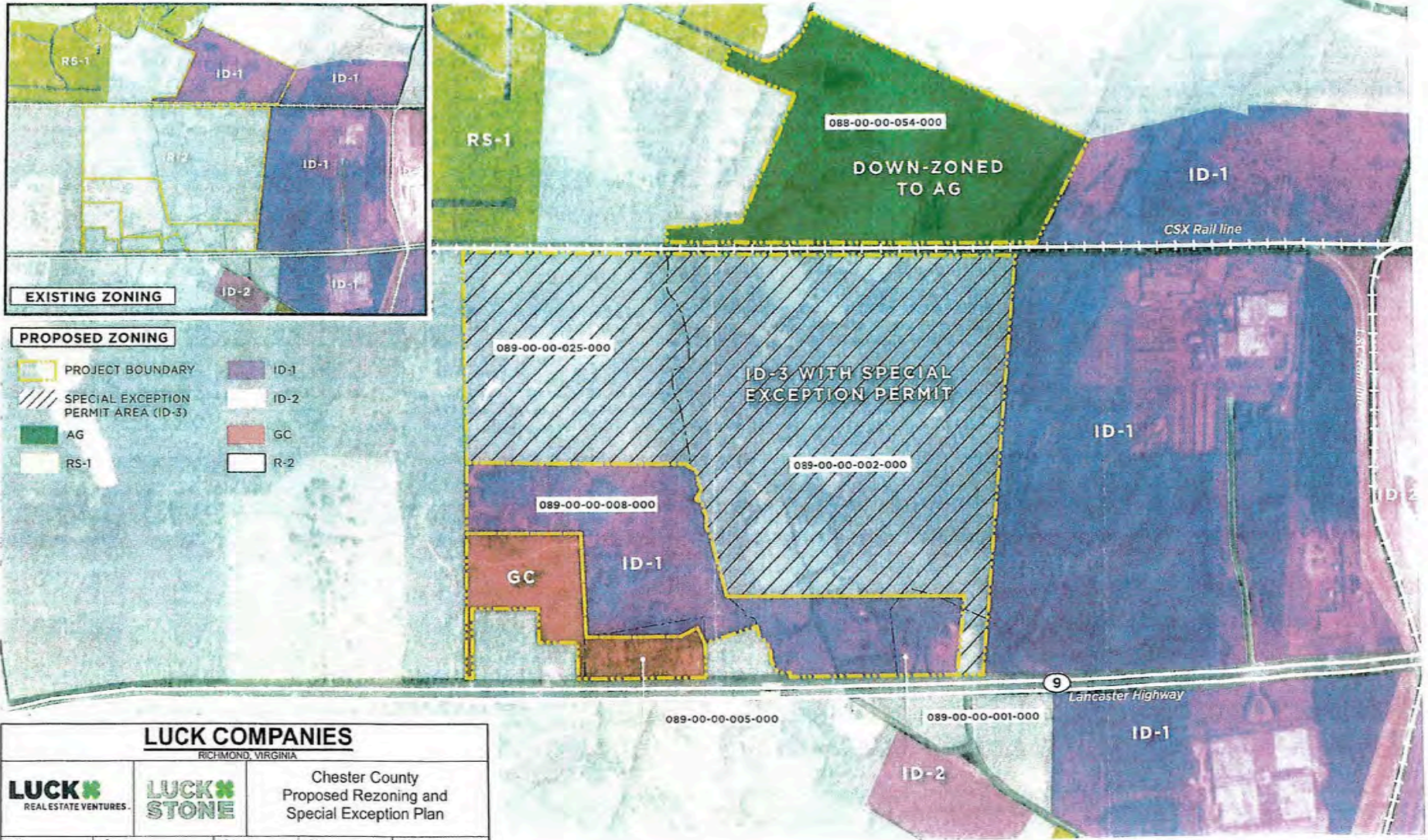
PARCEL #089-00-00-002-000



PROPOSED ZONING



# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



<b>LUCK COMPANIES</b> RICHMOND, VIRGINIA			
<b>LUCK</b> REAL ESTATE VENTURES	<b>LUCK</b> STONE	Chester County Proposed Rezoning and Special Exception Plan	
Date: 11/11/22	Source: Chester County GIS, Google Maps	Scale: Approx. 1" = 700'	Page: 3 OF 4 Prepared by: Patrick Hess
<small>While every effort has been made to ensure the accuracy, completeness and timeliness of this data presented, the data is provided by the source groups, and data are approximate, and are not suitable for surveying or engineering purposes.</small>			



**Luck Companies**

**Chester County, SC: Rezoning & Special Exception Summary**

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

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

Chester County Planning Commission Minutes

December 20, 2022

**CCMA22-32 Luck Companies request Tax Map # 089-00-00-025-000 off Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3).**

**Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 5-0 Approved.**





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

**Zoning Map Amendment (Rezoning) Application**

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

Meeting Date: 12.20.22 Case # CCMA22-32 Invoice # 5948

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

**Please give your reason for this rezoning request:**

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

*Copy of plat must be presented with the application request*

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

**Property Address Information**

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

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

**PLEASE PRINT:**

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

**Owner(s) if other than applicant(s):** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.**

**Owner's signature:** [Signature] Date: 11/11/22  
**Applicant signature:** [Signature] Date: 11/11/22

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



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

---

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-32

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

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

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

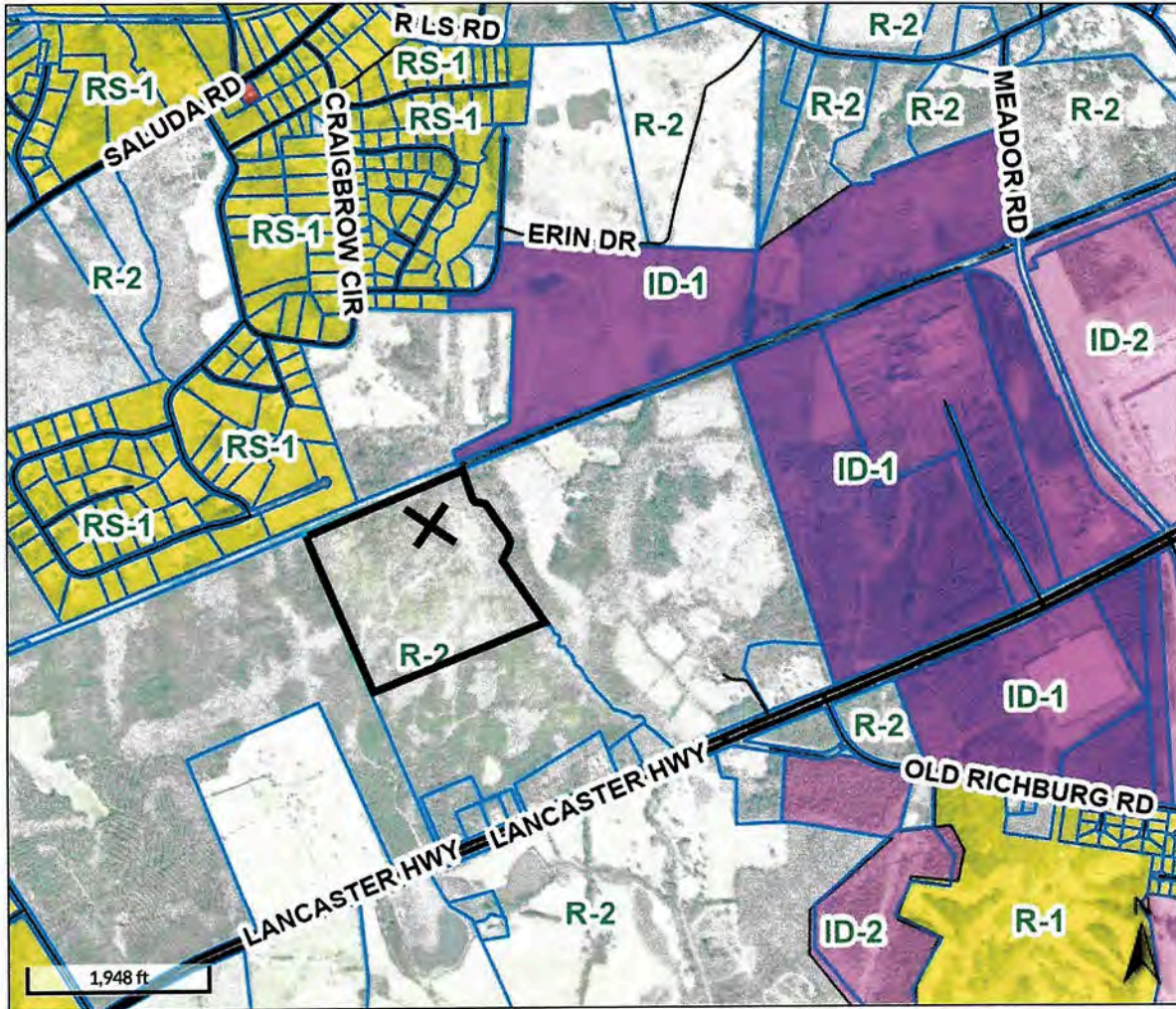
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



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

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

Developed by  Schneider  
 GEOSPATIAL



Overview



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

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

Developed by  Schneider  
GEOSPATIAL

### Next Year (2023) Changes



Search Options

Map Number  Real  History Year

Name 1  Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials  Reason for Change

Name 2

Address 1

Address 2

Zip Code

Activity Date

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

Town

Subdivision

Description

Legal

Fire Code  CITY SUB

Neighborhood  RURAL 2

Use Class

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Agricultural Use

Rollback

Owner Occupied

Reappraisal Notice

TIF

MCIP

Exempt

Base

Industrial Park ID

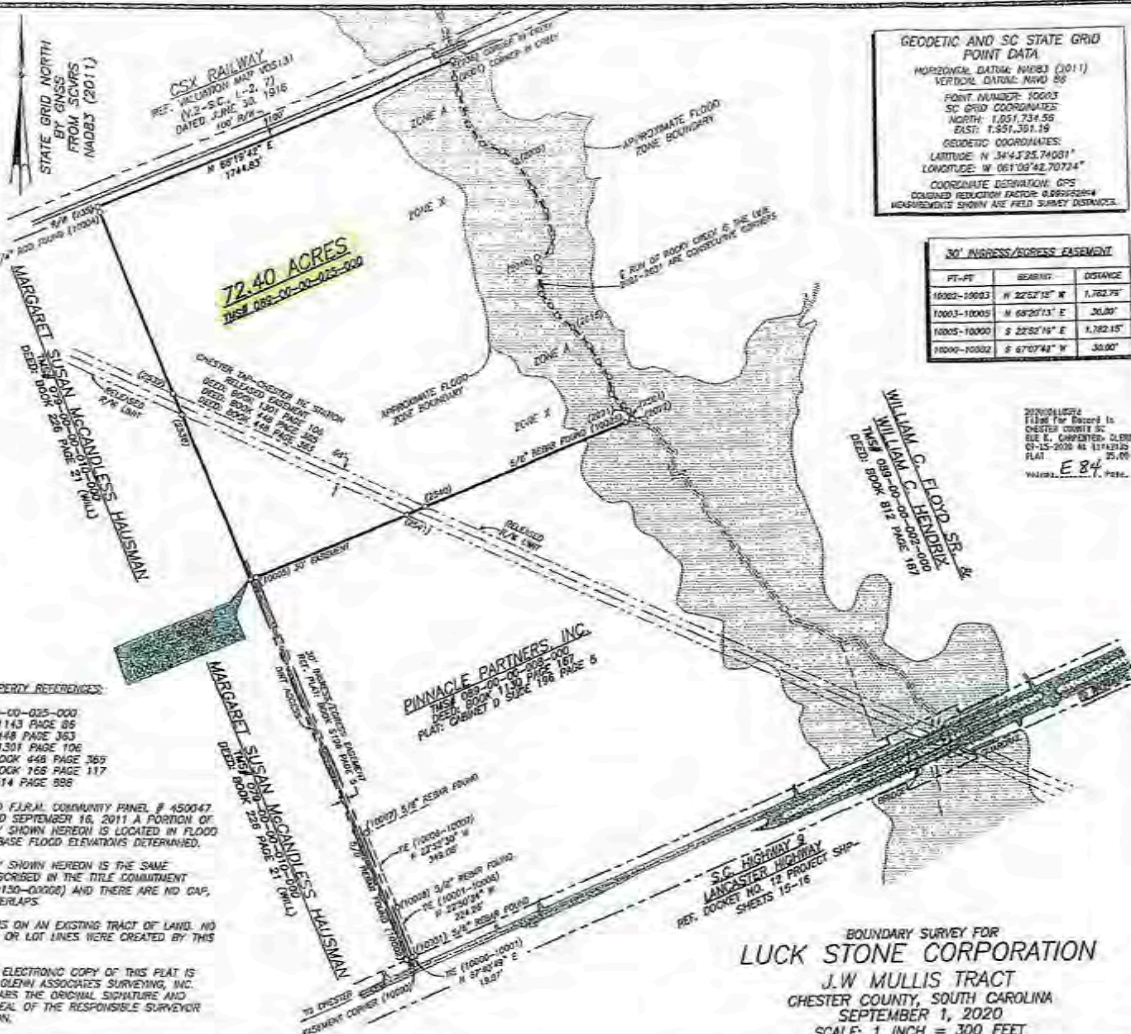
Scroll by: MAP#



LOCATION SKETCH  
SCALE: 1 INCH = 1 MILE

SUBJECT PROPERTY 72.40 ACRES		
PT-PT	BEARING	DISTANCE
10003-2510	N 22°52'17" W	772.24'
2510-2513	N 22°52'17" W	97.48'
2513-10004	N 22°52'17" W	581.79'
10004-202	N 22°52'17" W	24.43'
202-232	N 83°19'42" E	1,744.83'
232-2001	S 06°32'22" E	78.28'
2001-2003	S 17°11'21" E	311.84'
2003-2003	S 30°44'49" E	103.83'
2003-2004	S 20°09'28" E	93.19'
2004-2005	S 54°23'31" E	72.70'
2005-2005	S 34°47'30" E	140.89'
2005-2007	S 32°18'04" E	118.92'
2007-2008	S 19°21'15" E	120.74'
2008-2009	S 12°10'27" W	82.47'
2009-2010	S 08°40'00" W	88.61'
2010-2011	S 09°46'19" E	48.65'
2011-2012	S 01°49'14" E	109.53'
2012-2013	S 40°27'23" E	87.13'
2013-2014	S 24°49'50" E	52.68'
2014-2015	S 55°26'40" E	87.01'
2015-2015	S 42°21'04" E	307.82'
2016-2017	S 28°02'50" E	81.21'
2017-2018	S 17°34'55" E	81.56'
2018-2018	S 05°37'54" E	74.62'
2018-2020	S 46°57'24" E	73.64'
2020-2021	S 45°11'18" E	34.59'
2021-2021	S 21°20'16" E	32.59'
2021-2022	S 44°20'42" E	8.68'
2022-10025	S 61°19'30" W	35.23'
10025-2540	S 80°20'13" W	306.81'
2540-2541	S 88°20'13" W	88.72'
2541-10025	S 88°20'13" W	730.61'
10025-10023	S 88°20'13" W	30.00'

- NOTES:
- SUBJECT PROPERTY REFERENCES:  
 1. J.W. MULLIS TRACT 089-00-00-025-000 DEED BOOK 1143 PAGE 85 DEED BOOK 448 PAGE 303 DEED BOOK 1301 PAGE 106 PLAT: DEED BOOK 448 PAGE 369 PLAT: DEED BOOK 165 PAGE 117 PLAT: DEED BOOK 514 PAGE 898
  - ACCORDING TO FURM COMMUNITY PANEL # 450047 0210 G, DATED SEPTEMBER 16, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
  - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000130-03000) AND THERE ARE NO GAPS, GORES OR OVERLAPS.
  - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
  - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.



**GEODETIC AND SC STATE GRID POINT DATA**  
 HORIZONTAL DATUM: NAD83 (2011)  
 VERTICAL DATUM: NAVD 83  
 POINT NUMBER: 10003  
 SC GRID COORDINATES:  
 NORTH: 1,051,734.58  
 EAST: 1,551,301.19  
 GEODETIC COORDINATES:  
 LATITUDE: N 34°43'25.74081"  
 LONGITUDE: W 081°03'42.70724"  
 COORDINATE ADJUSTMENT: GPS  
 COGNATE REDUCTION FACTOR: 0.9999994  
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.

30' INGRESS/EGRESS EASEMENT		
PT-PT	BEARING	DISTANCE
10002-10003	N 22°52'15" W	1,782.79'
10003-10005	N 68°20'13" E	30.00'
10005-10000	S 22°52'18" E	1,782.15'
10000-10002	S 67°07'42" W	30.00'

UNRECORDED  
 FILED FOR RECORD IN  
 CHESTER COUNTY S.C.  
 07-25-2020 IN 1144702 ON  
 PLAT  
 E 84  
 25.08  
 W/2020... 1 Page

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

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.  
 P.O. BOX 12 JENKINSVILLE, S.C. 29033 Telephone (803) 345-5297  
 Brian B. Bonds, S.C.P.L.S. # 28582

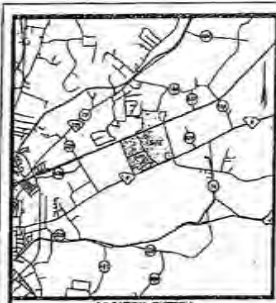
Drawn by: TERRY HANSEN

SURVEYOR'S SEAL GLENN ASSOCIATES SURVEYING, INC. BRIAN B. BONDS	C.S.A. SEAL GLENN ASSOCIATES SURVEYING, INC. NO. 28582	REVISION SCHEDULE
		NO. DATE DESCRIPTION CHECKED



14237 (COMP), 14404, 14405

14403-3



NE CORNER/STAKE EVIDENCE			SE CORNER/STAKE EVIDENCE		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	4021-1023	N 81°31'26" W	181.87
1000-1001	N 82°21'11" E	30.07	4023-1023	N 87°14'18" W	181.87
1000-1002	S 27°12'14" E	1,782.51	4023-1024	S 87°14'18" W	181.87
1000-1003	S 82°21'11" E	30.07	4023-1025	S 87°14'18" W	181.87
1000-1004	S 27°12'14" E	1,782.51	4023-1026	S 87°14'18" W	181.87
1000-1005	N 27°12'14" E	1,782.51			

SE CORNER/STAKE EVIDENCE		
PT-PT	Bearing	Distance
4023-1024	N 82°21'11" E	743.28
4023-1025	S 87°14'18" E	88.07
4023-1026	S 27°12'14" E	249.76

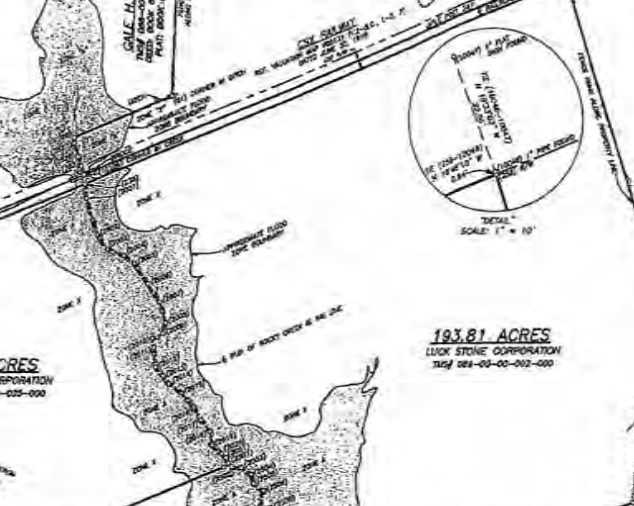


- BENNY WADSWORTH, JR. TRACT 080-00-00-000-000 DEED BOOK 264 PAGE 286 PLAIN CORNER & B&E 118 PAGE 9
- G & L PROPERTIES OF SOUTH CAROLINA, LLC TRACT 080-00-00-000-000 DEED BOOK 1234 PAGE 231
- TERRY H. WORTHMAN & DEAN Y. WORTHMAN TRACT 080-00-00-000-000 DEED BOOK 100 PAGE 214
- G & L PROPERTIES OF SOUTH CAROLINA, LLC TRACT 080-00-00-000-000 DEED BOOK 1234 PAGE 231
- JOHN HELLEN ANDERSON, JR. TRACT 080-00-00-000-000 DEED BOOK 708 PAGE 204 PLAIN BOOK 432 PAGE 383
- LADSON F. STRIMMELLOW TRACT 080-00-00-000-000 DEED BOOK 427 PAGE 707
- ARLEN L. JOHNSON & GALE M. JOHNSON TRACT 080-00-00-000-000 DEED BOOK 1337 PAGE 14

TRACT 080-00-00-000-000 (74.40 ACRES)			TRACT 080-00-00-000-000 (74.40 ACRES)		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	2000-2000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07	2000-2001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51	2000-2002	N 87°14'18" W	181.87
1000-1003	S 82°21'11" E	30.07	2000-2003	S 27°12'14" E	1,782.51
1000-1004	S 27°12'14" E	1,782.51	2000-2004	N 82°21'11" E	743.28
1000-1005	N 27°12'14" E	1,782.51	2000-2005	S 87°14'18" W	181.87

TRACT 080-00-00-000-000 (74.40 ACRES)			TRACT 080-00-00-000-000 (74.40 ACRES)		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	1000-1000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07	1000-1001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51	1000-1002	N 87°14'18" W	181.87
1000-1003	S 82°21'11" E	30.07	1000-1003	S 27°12'14" E	1,782.51
1000-1004	S 27°12'14" E	1,782.51	1000-1004	N 82°21'11" E	743.28
1000-1005	N 27°12'14" E	1,782.51	1000-1005	S 87°14'18" W	181.87

TRACT 080-00-00-000-000 (74.40 ACRES)			TRACT 080-00-00-000-000 (74.40 ACRES)		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	1000-1000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07	1000-1001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51	1000-1002	N 87°14'18" W	181.87
1000-1003	S 82°21'11" E	30.07	1000-1003	S 27°12'14" E	1,782.51
1000-1004	S 27°12'14" E	1,782.51	1000-1004	N 82°21'11" E	743.28
1000-1005	N 27°12'14" E	1,782.51	1000-1005	S 87°14'18" W	181.87



- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)

TRACT 080-00-00-000-000 (74.40 ACRES)			TRACT 080-00-00-000-000 (74.40 ACRES)		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	1000-1000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07	1000-1001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51	1000-1002	N 87°14'18" W	181.87
1000-1003	S 82°21'11" E	30.07	1000-1003	S 27°12'14" E	1,782.51
1000-1004	S 27°12'14" E	1,782.51	1000-1004	N 82°21'11" E	743.28
1000-1005	N 27°12'14" E	1,782.51	1000-1005	S 87°14'18" W	181.87

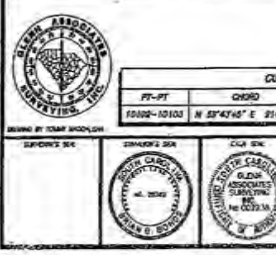
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PT-PT	Bearing	Distance
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1000-1001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51

TRACT 080-00-00-000-000 (74.40 ACRES)		
PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51



- TRACT 080-00-00-000-000 (74.40 ACRES)
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- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)

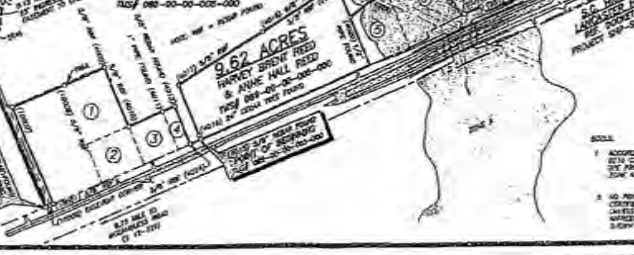
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PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	1000-1000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07	1000-1001	N 82°21'11" E	30.07
1000-1002	S 27°12'14" E	1,782.51	1000-1002	N 87°14'18" W	181.87
1000-1003	S 82°21'11" E	30.07	1000-1003	S 27°12'14" E	1,782.51
1000-1004	S 27°12'14" E	1,782.51	1000-1004	N 82°21'11" E	743.28
1000-1005	N 27°12'14" E	1,782.51	1000-1005	S 87°14'18" W	181.87



CURVE TABLE				
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				224.82

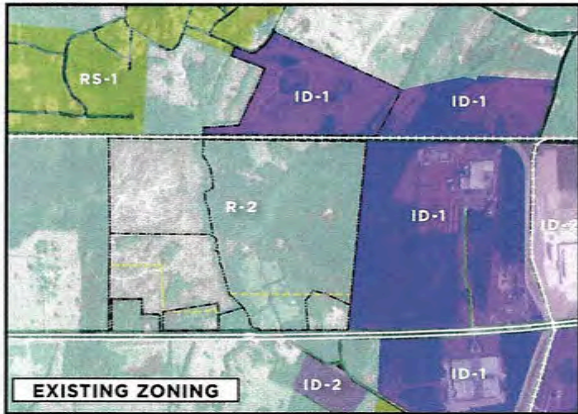
REVISION SCHEDULE	
NO.	DESCRIPTION



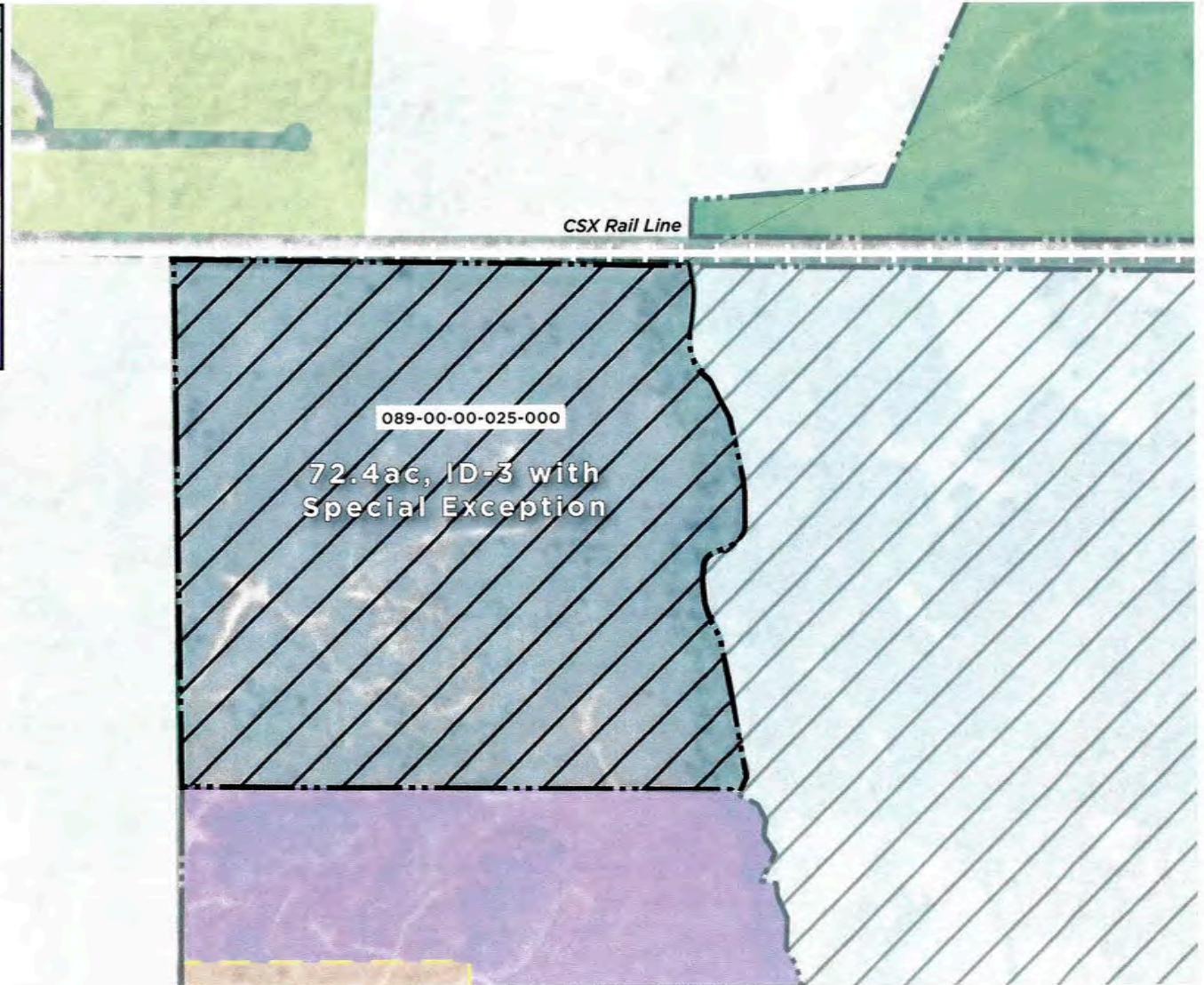
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- TRACT 080-00-00-000-000 (74.40 ACRES)
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- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
- TRACT 080-00-00-000-000 (74.40 ACRES)
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TRACT 080-00-00-000-000 (74.40 ACRES)			TRACT 080-00-00-000-000 (74.40 ACRES)		
PT-PT	Bearing	Distance	PT-PT	Bearing	Distance
1000-1000	N 27°12'14" E	1,782.51	1000-1000	N 27°12'14" E	1,782.51
1000-1001	N 82°21'11" E	30.07	1000-1001	N 82°21'11" E	30.07
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1000-1004	S 27°12'14" E	1,782.51	1000-1004	N 82°21'11" E	743.28
1000-1005	N 27°12'14" E	1,782.51	1000-1005	S 87°14'18" W	181.87

PARCEL #089-00-00-025-000

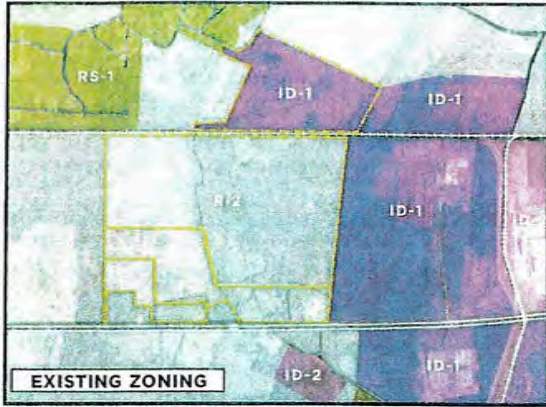


PROPOSED ZONING



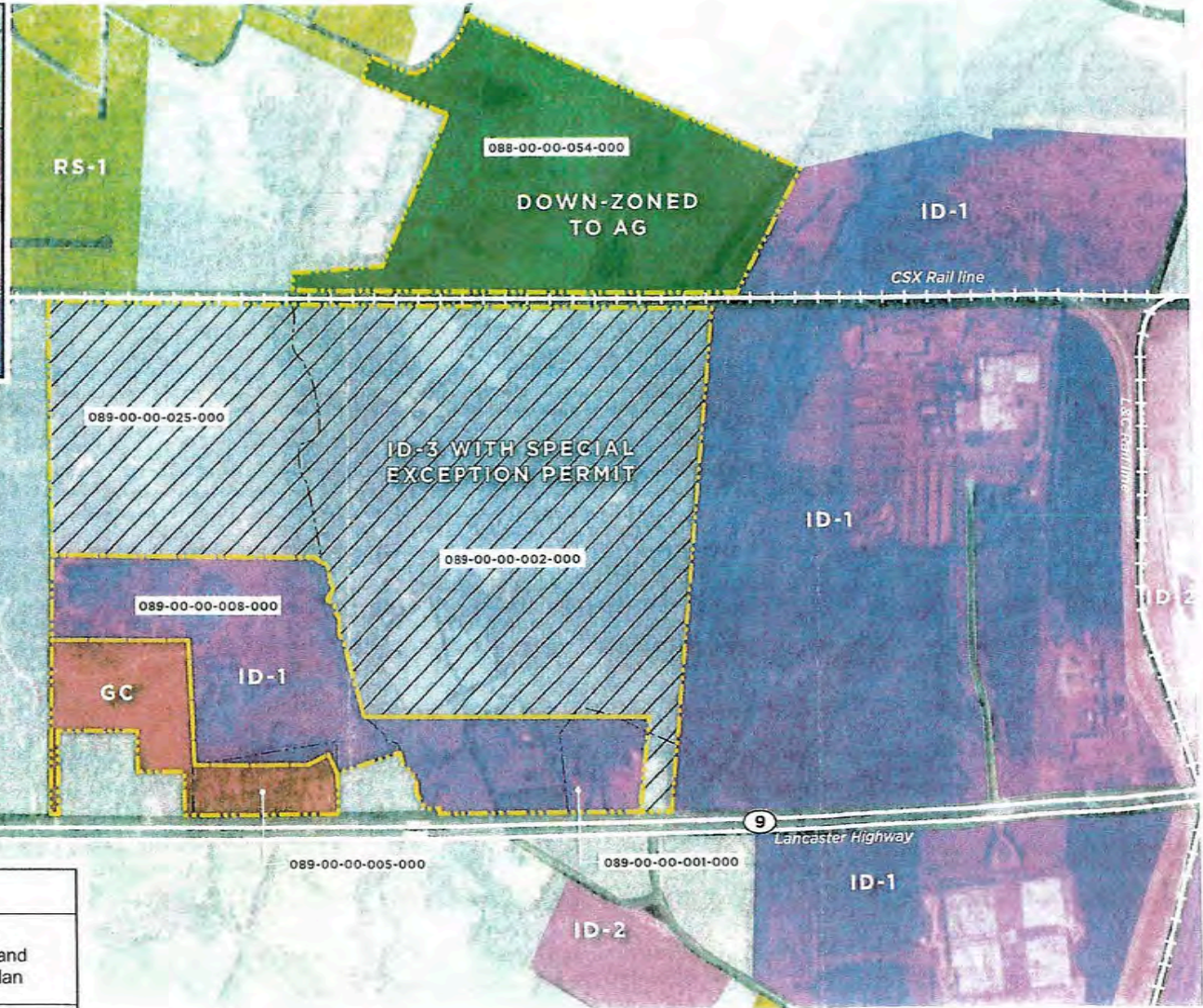


# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



## PROPOSED ZONING

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



<b>LUCK COMPANIES</b> RICHMOND, VIRGINIA					
<b>LUCK</b> REAL ESTATE VENTURES		<b>LUCK</b> STONE		Chester County Proposed Rezoning and Special Exception Plan	
Date 11/11/22	Scale Chester County GIS Google Maps	Date April, 1 <sup>st</sup> 2020	Page 3 OF 4	Prepared by Patrick Hess	
NOT every detail has been made to ensure the accuracy, completeness and timeliness of data is provided, this data should be for change orders, and data are approximate, and are not necessarily intended for use in engineering or construction.					



**Luck Companies**

**Chester County, SC: Rezoning & Special Exception Summary**

Parcel ID	Owner	Address	Survey Acreage	Current Zoning	Desired Zoning	Desired Zoning Acreage (Per GIS)	Special Exception Application	Summary of Use
089-00-00-005-000	Harvey and Anne Reed	1207 Lancaster HWY Chester, SC 29706	9.62	R-2	GC	7.8	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	1.82	n/a	Business Park
089-00-00-008-000	Pinnacle Partners INC	1113 Lancaster HWY Chester, SC 29706	66.81	R-2	GC	17.92	n/a	Commercial Store Fronts, Government Building (Land for such donated to Chester County)
					ID-1	48.89	n/a	Business Park
088-00-00-054-000	Albert D Oliphant III	n/a	90.39	I-1	AG	90.39	n/a	Agricultural Education
089-00-00-002-000	Luck Stone Corporation	1421 Collier Lane Chester, SC 29706	159.81	R-2	ID-3 w/ Special Exception	174.46	✓	Quarry and Ancillary Uses
					ID-1	19.35	n/a	Business Park
089-00-00-025-000	Luck Stone Corporation	n/a	72.4	R-2	ID-3 w/ Special Exception	72.4	✓	Quarry and Ancillary Uses
089-00-00-001-000	Luck Stone Corporation	1297 Lancaster HWY Chester, SC 29706	10.36	R-2	ID-3 w/ Special Exception	1.01	✓	Quarry and Ancillary Uses
					ID-1	9.35	n/a	Business Park

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

Chester County Planning Commission Minutes

December 20, 2022

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

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

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

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



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

**Zoning Map Amendment (Rezoning) Application**

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

Meeting Date: 12.20.22 Case # CCMA 22-33 Invoice # 5948

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

**Please give your reason for this rezoning request:**

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

*Copy of plat must be presented with the application request*

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

**Property Address Information**

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

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

**PLEASE PRINT:**

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

**Owner(s) if other than applicant(s):** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.**

Owner's signature: [Signature] Date: 11/11/22  
 Applicant signature: [Signature] Date: 11/11/22

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



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

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Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-33

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

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

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

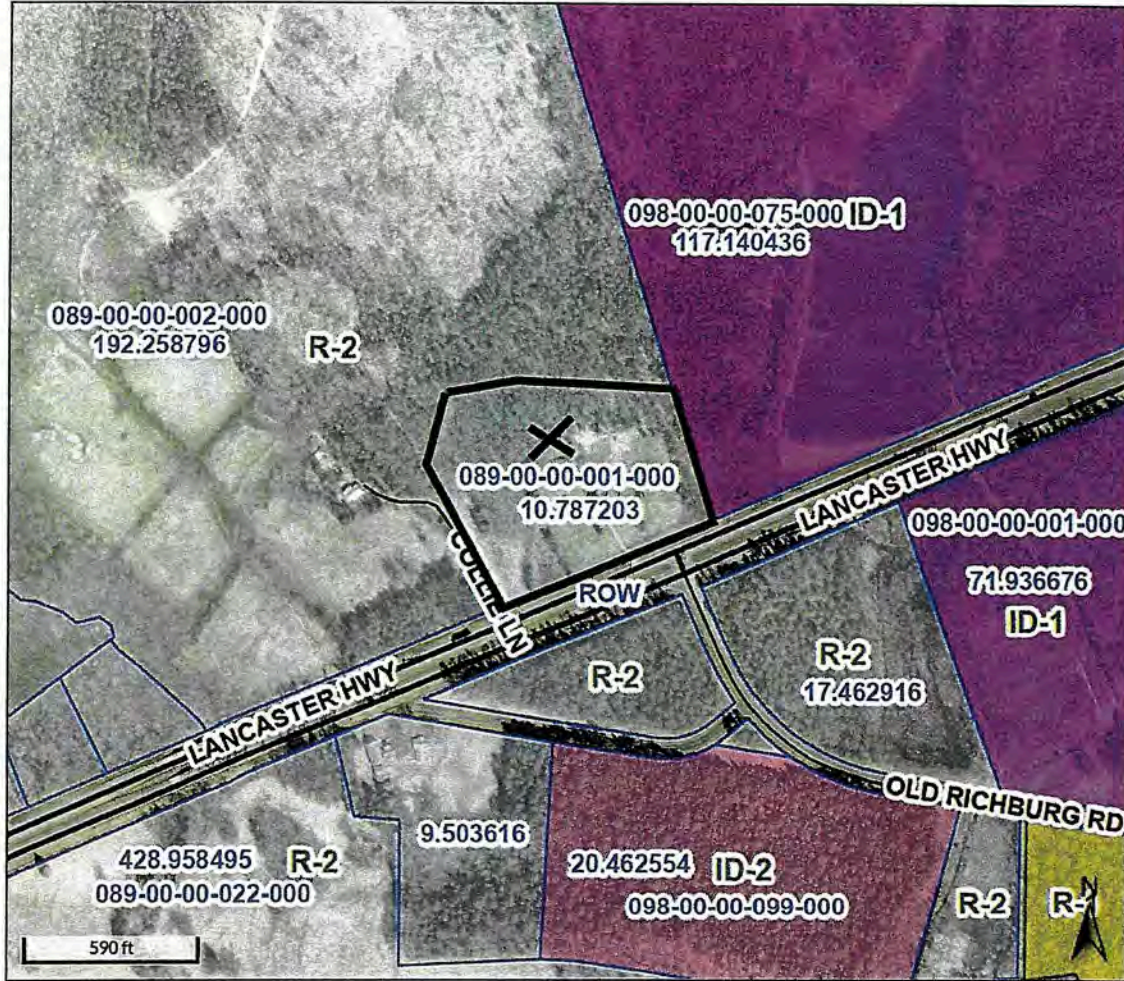
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



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

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

Developed by  **Schneider**  
 GEOSPATIAL



Overview



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

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

Next Year (2023) Changes

Search Options

Map Number 069-00-001-000 Real 00641093 History Year

Name 1 LUCK STONE CORPORATION

Other Map Number



Find

Alerts

Has Additional Comments

Owner Information

Post Initials CW Reason for Change Activity Date 06/04/2021
Name 2
Address 1 PO BOX 29682 Land Value 128,000
Address 2 RICHMOND VA Building Value 132,900
Zip Code 23242 Total Market Value 260,900
Total Tax Value 153,400

Codes
District 02 Fire Code CS CITY SUB
Town Neighborhood R2 RURAL 2
Subdivision Use Class

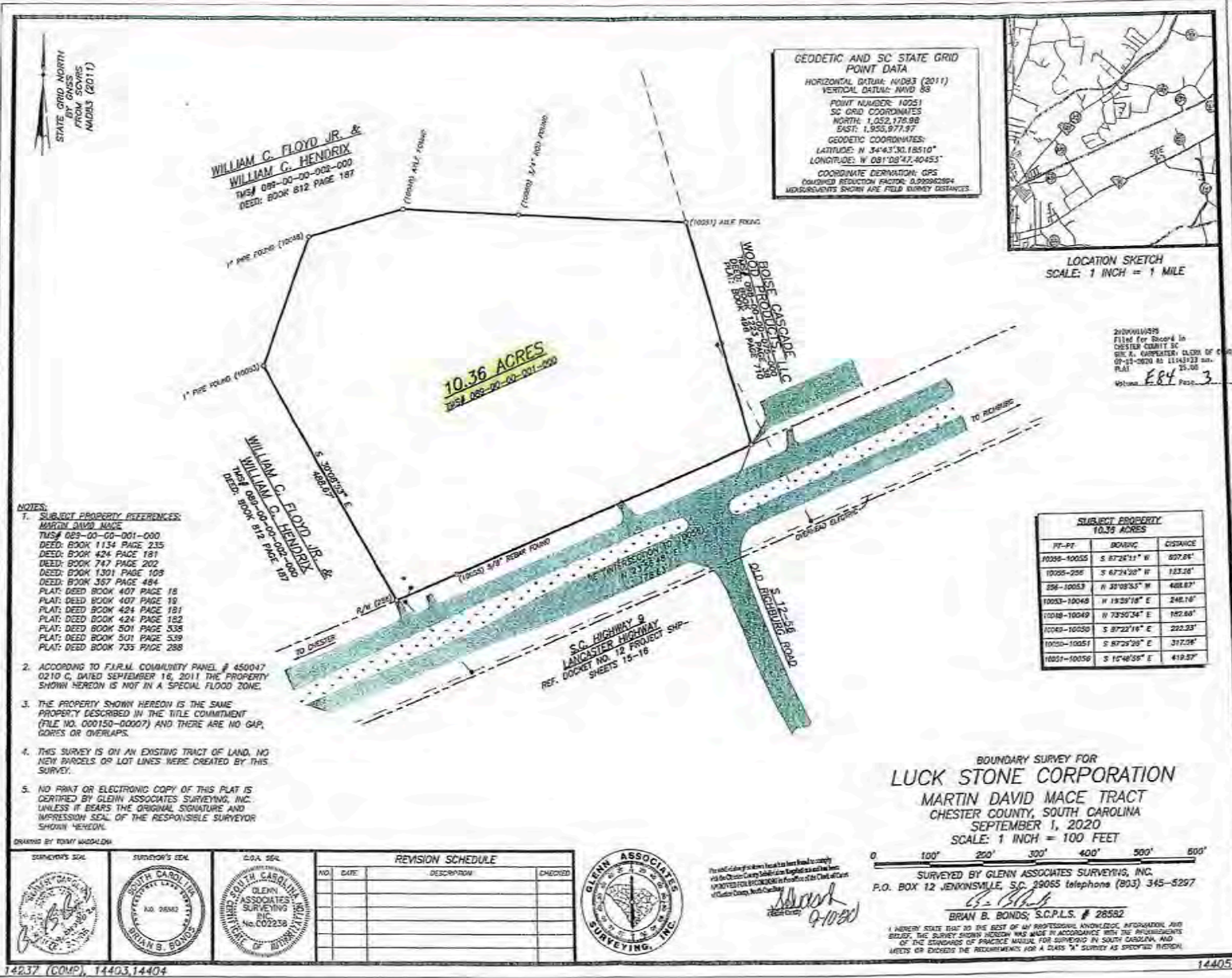
Description LANCASTER RD
Legal SEE COMMENTS

Location Street Number 1297 Street Name LANCASTER HWY Suffix Direction

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

Scroll by: MAP#





**GEODEIC AND SC STATE GRID POINT DATA**  
 HORIZONTAL DATUM: NAD83 (2011)  
 VERTICAL DATUM: NAVD 88  
 POINT NUMBER: 10251  
 SC GRID COORDINATES  
 NORTH: 1,552,178.88  
 EAST: 1,555,977.97  
 GEODEIC COORDINATES:  
 LATITUDE: N 34°43'30.18510"  
 LONGITUDE: W 081°02'47.40453"  
 COORDINATE DERIVATION: GPS  
 QUANTIZED REDUCTION FACTOR: 0.00000004  
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



2/20/2019/1979  
 Filed for Record in  
 CHESTER COUNTY SC  
 BY: S. CARPENTER, GLENN ASSOCIATES SURVEYING, INC.  
 09-15-2020 AS 1144323  
 PLAT 25.08  
 Volume **EBY** Page **3**

**SUBJECT PROPERTY 10.36 ACRES**

PT-PT	BEARING	DISTANCE
10025-10025	S 87°24'11" W	507.84'
10025-250	S 67°24'20" W	183.16'
250-10053	N 35°09'53" W	408.87'
10053-10048	N 19°09'18" E	246.16'
10048-10049	N 73°05'34" E	192.60'
10049-10050	S 87°22'16" E	222.23'
10050-10051	S 87°20'26" E	312.26'
10051-10056	S 15°48'59" E	419.57'

- NOTES:**
- SUBJECT PROPERTY REFERENCES:  
 MARTIN DAVID MACE  
 TRACT# 023-00-00-001-000  
 DEED: BOOK 1134 PAGE 235  
 DEED: BOOK 424 PAGE 181  
 DEED: BOOK 747 PAGE 202  
 DEED: BOOK 1301 PAGE 108  
 DEED: BOOK 387 PAGE 484  
 PLAT: DEED BOOK 407 PAGE 18  
 PLAT: DEED BOOK 407 PAGE 19  
 PLAT: DEED BOOK 424 PAGE 181  
 PLAT: DEED BOOK 424 PAGE 182  
 PLAT: DEED BOOK 501 PAGE 538  
 PLAT: DEED BOOK 501 PAGE 539  
 PLAT: DEED BOOK 733 PAGE 288
  - ACCORDING TO F.I.R.M. COMMUNITY PANEL # 450047 0210 C, DATED SEPTEMBER 16, 2011 THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD ZONE.
  - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00007) AND THERE ARE NO GAP, GORES OR OVERLAPS.
  - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
  - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS DEEMED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

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

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.  
 P.O. BOX 12 JENKINSVILLE, SC 29055 Telephone (803) 345-5297  
 BRIAN B. BONDS, S.C.P.L.S. # 28592

NO.	DATE	DESCRIPTION	COMPLETED



The seal of the Surveyor General for the State of South Carolina is hereby placed on this Survey and the Surveyor General is hereby notified of the location of the Survey and the Surveyor General is hereby notified of the location of the Survey.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ACCORDANCE WITH THE PROVISIONS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS DEFINED THEREIN.

144037 (COMP), 14403, 14404

14405-3



PT-PT	Bearing	Distance
1000-1001	N 87°32'14" E	1,292.19
1001-1002	N 87°32'14" E	30.00
1002-1003	S 87°32'14" E	1,262.19
1003-1004	S 87°32'14" E	30.00
1004-1005	N 87°32'14" E	1,292.19

PT-PT	Bearing	Distance
1001-1002	N 87°32'14" E	30.00
1002-1003	S 87°32'14" E	1,262.19
1003-1004	S 87°32'14" E	30.00
1004-1005	N 87°32'14" E	1,292.19

PT-PT	Bearing	Distance
1001-1002	N 87°32'14" E	30.00
1002-1003	S 87°32'14" E	1,262.19
1003-1004	S 87°32'14" E	30.00
1004-1005	N 87°32'14" E	1,292.19

PT-PT	Bearing	Distance
1001-1002	N 87°32'14" E	30.00
1002-1003	S 87°32'14" E	1,262.19
1003-1004	S 87°32'14" E	30.00
1004-1005	N 87°32'14" E	1,292.19

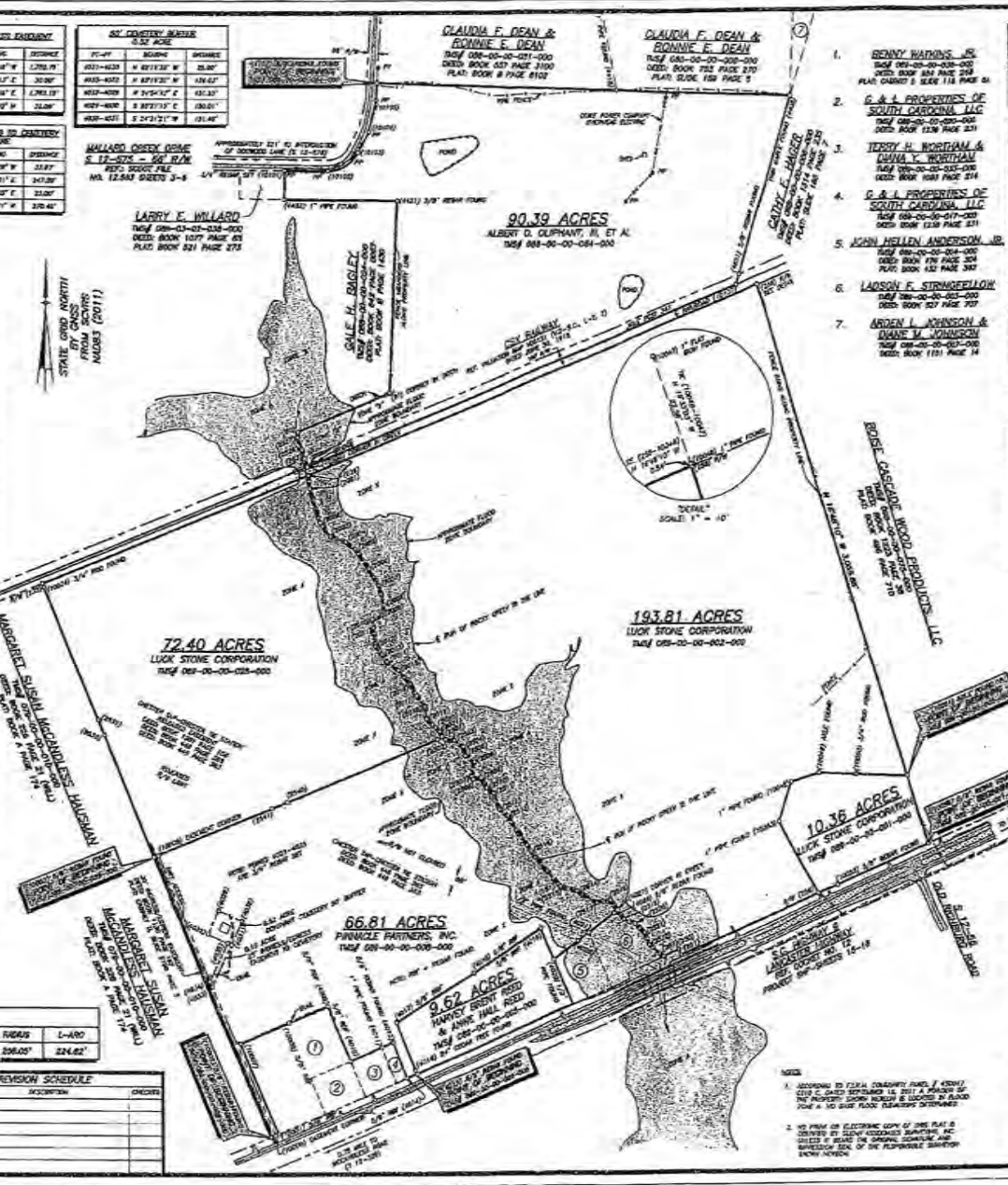
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1002-1003	S 87°32'14" E	1,262.19
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1003-1004	S 87°32'14" E	30.00
1004-1005	N 87°32'14" E	1,292.19

PT-PT	CHORD	DELTA	PERCENT	L-100
10102-10103	N 59°45'45" E	214.04	64°33'30"	224.82

REVISION	DATE	DESCRIPTION	BY



PT-PT	Bearing	Distance
1001-1002	N 87°32'14" E	30.00
1002-1003	S 87°32'14" E	1,262.19
1003-1004	S 87°32'14" E	30.00
1004-1005	N 87°32'14" E	1,292.19

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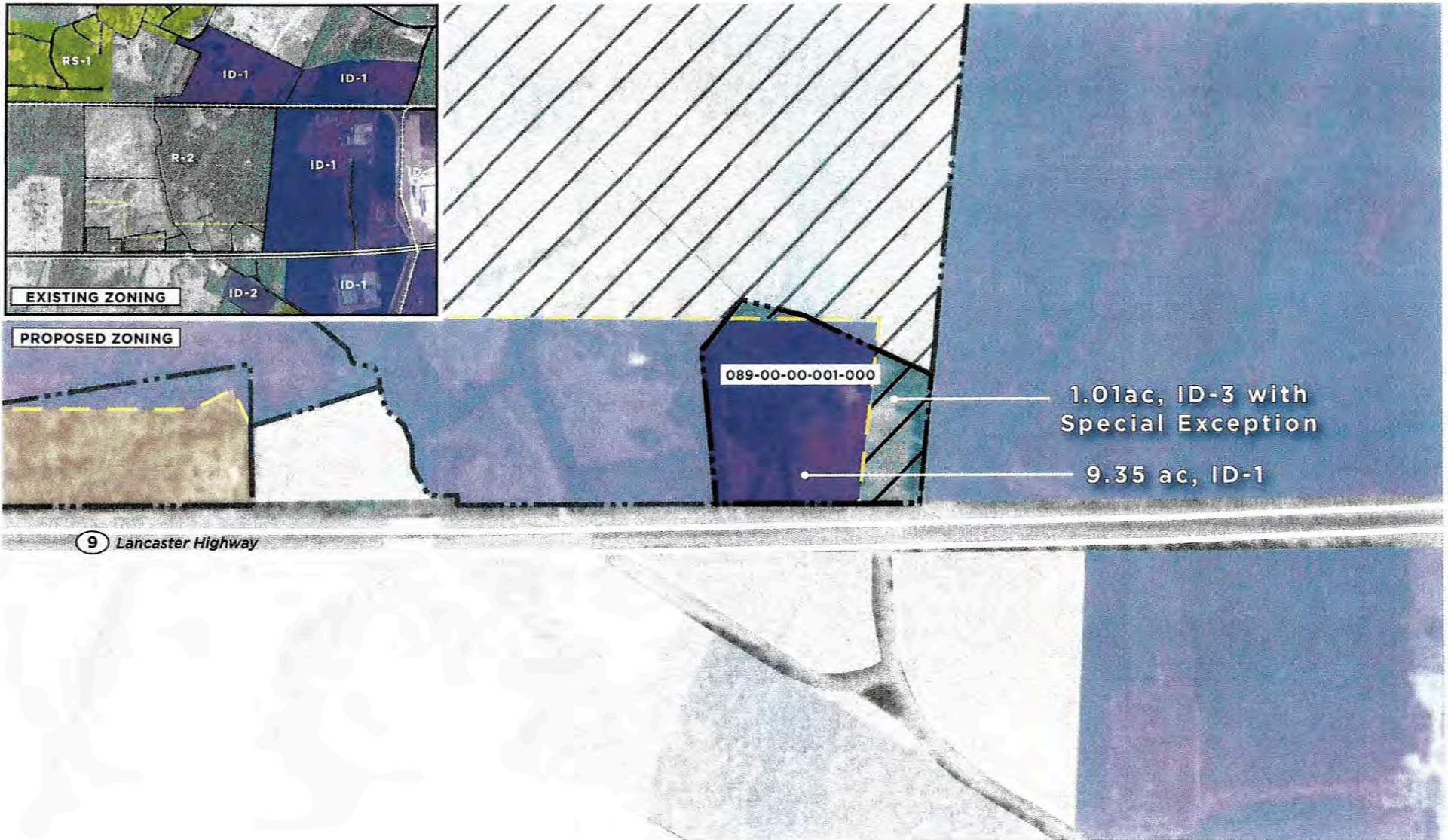
AREA SUMMARY	
TOTAL	443.39 ACRES
LUCK STONE CORPORATION	193.81 ACRES
ALBERT D. GURNHAM, III ET AL	90.39 ACRES
LUCK STONE CORPORATION	72.40 ACRES
LUCK STONE CORPORATION	10.36 ACRES
LUCK STONE CORPORATION	9.62 ACRES

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

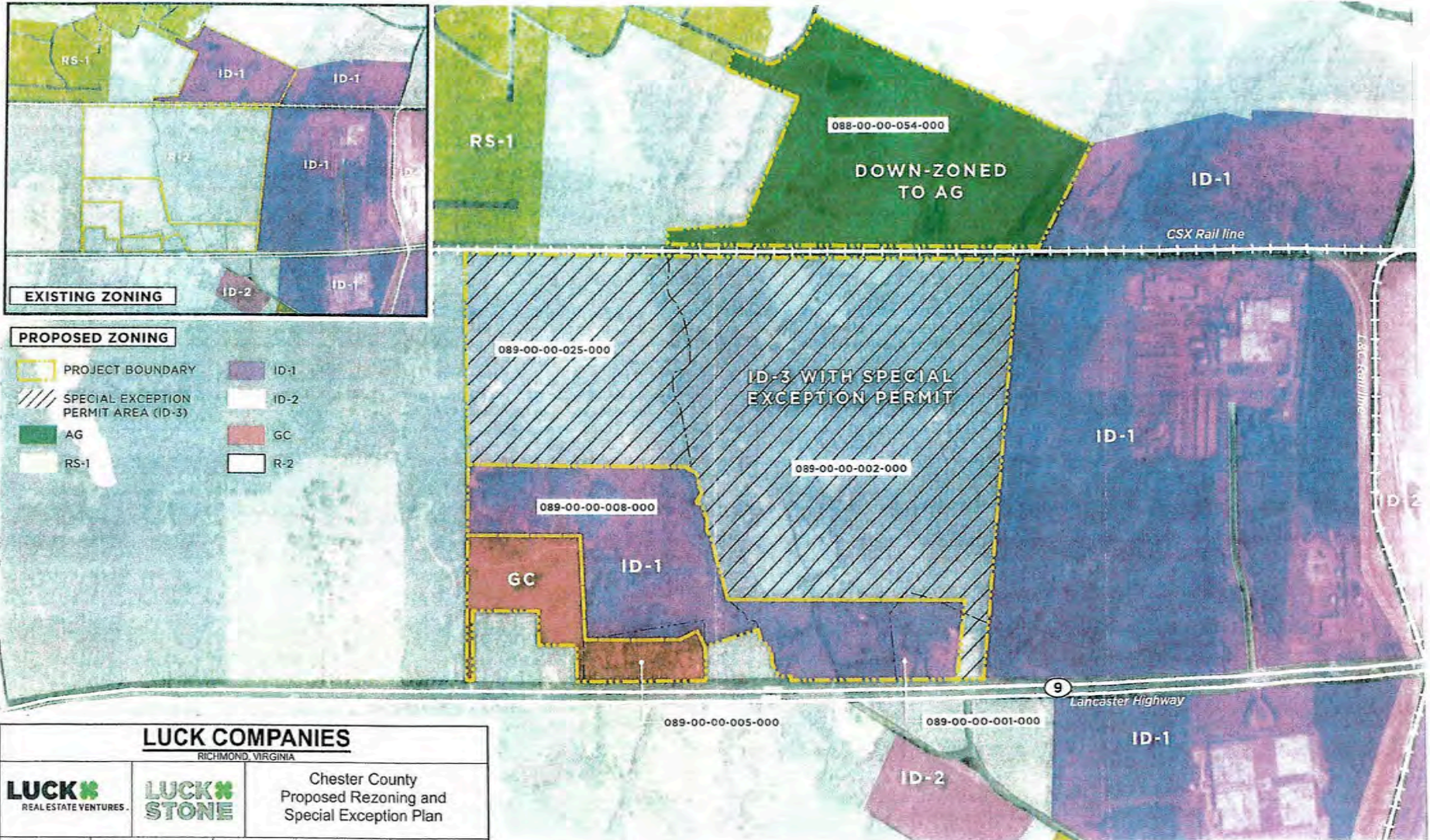
APPROVED BY: *[Signature]*  
 BRUNN B. BOWEN, S.C. # 50238

PREPARED BY: *[Signature]*  
 GLENN ASSOCIATES SURVEYING, INC.  
 P.O. BOX 12, JENKINSVILLE, S.C. 29026 (803) 345-5297

PARCEL #089-00-00-001-000



# PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



**LUCK COMPANIES**  
RICHMOND, VIRGINIA

**LUCK**  
REAL ESTATE VENTURES

**LUCK**  
**STONE**

Chester County  
Proposed Rezoning and  
Special Exception Plan

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

We warrant that we have been careful to ensure the accuracy, completeness and timeliness of our data presented, but we do not warrant that the data is error-free. All data are approximate and are not intended to be used for surveying or engineering purposes.

**Luck Companies**

**Chester County, SC: Rezoning & Special Exception Summary**

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

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

Chester County Planning Commission Minutes

December 20, 2022

**CCMA22-34 Luck Companies request a portion (1.01 acres) of Tax Map # 089-00-00-001-000 at 1295 Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3). Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 5-0 Approved.**



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 12-20-22 Case # CCMA22-34 Invoice # 5948

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

**Please give your reason for this rezoning request:**

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

*Copy of plat must be presented with the application request*

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

**Property Address Information**

Property address: 1295 Lancaster HWY Chester, SC 29706  
 Tax Map Number: 089-00-00-001-000 (portion) Acres: 1.01 Acres Rezoned to ID-3 out of total 10.36 Acre Parcel

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

**PLEASE PRINT:**

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

Owner(s) if other than applicant(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.**

Owner's signature: [Signature] Date: 11/11/22  
 Applicant signature: [Signature] Date: 11/11/22

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



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

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Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-34

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

This property is identified as Tax Map # 089-00-00-001-000. The property is currently zoned R2 (Rural Two District), and the request is to change a portion (1.01 acres) of the zoning to ID-3 (General Industrial District).

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

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

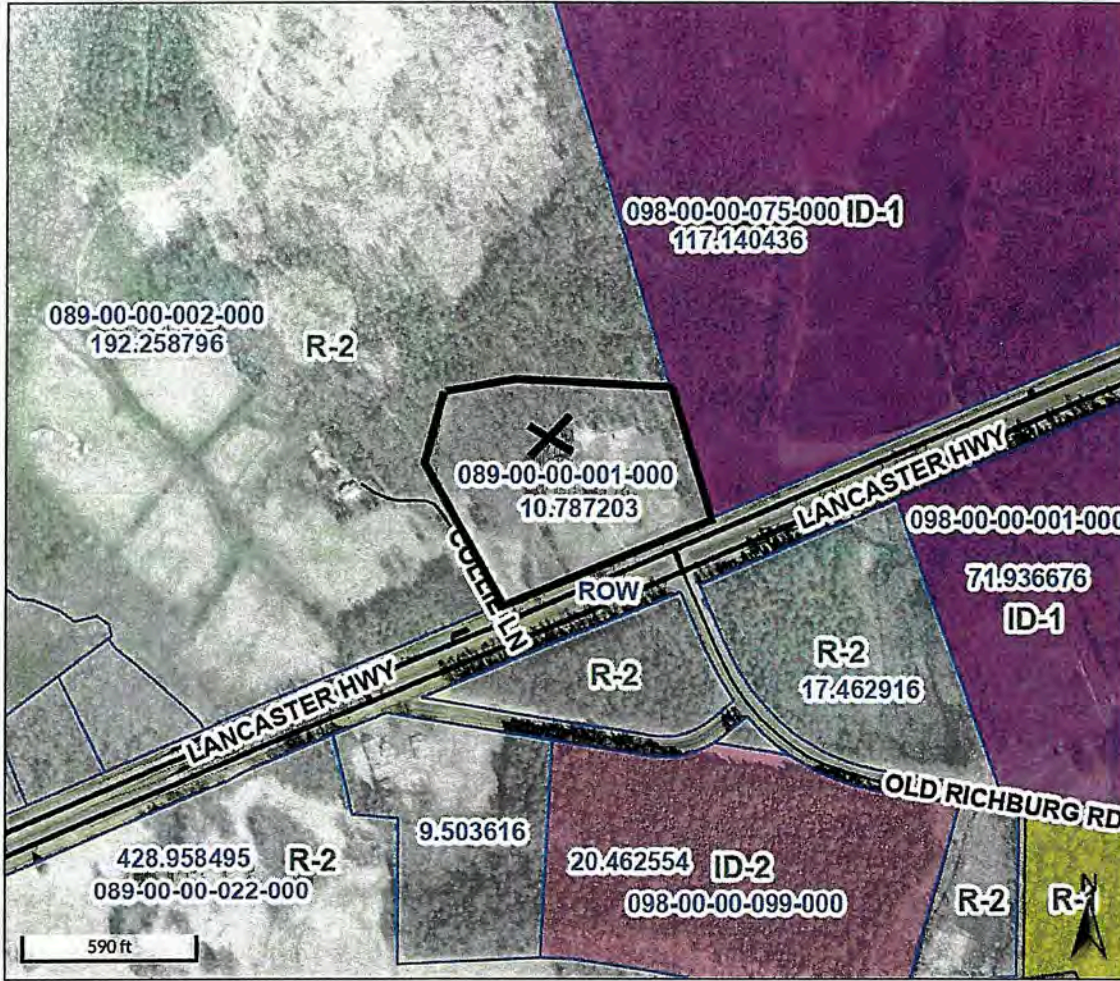
Thank you,

Chester County Planning Department

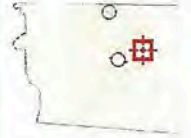
Telephone: 803-581-0942

Fax: 855-930-0979





Overview



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

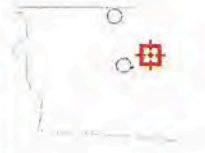
Date created: 11/18/2022

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

Developed by  Schneider  
GEO SPATIAL



Overview



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

Developed by  **Schneider**  
 GEOSPATIAL



### Next Year (2023) Changes



- Search Options

Map Number  Real  History Year

Name 1  Other Map Number



- Alerts

Has Additional Comments

- Owner Information

Post Initials	<input type="text" value="CW"/>	Reason for Change	<input type="text"/>	Activity Date	<input type="text" value="06/04/2021"/>
Name 2	<input type="text"/>	Land Value	<input type="text" value="128,000"/>	Building Value	<input type="text" value="132,900"/>
Address 1	<input type="text" value="PO BOX 29682"/>	Total Market Value	<input type="text" value="260,900"/>	Total Tax Value	<input type="text" value="153,400"/>
Address 2	<input type="text" value="RICHMOND VA"/>				
Zip Code	<input type="text" value="23242"/>				
Codes		Fire Code	<input type="text" value="CS"/> CITY SUB		
District	<input type="text" value="02"/>	Neighborhood	<input type="text" value="R2"/> RURAL 2		
Town	<input type="text"/>	Use Class	<input type="text"/>		
Subdivision	<input type="text"/>				
Description	<input type="text" value="LANCASTER RD"/>				
Legal	<input type="text" value="SEE COMMENTS"/>				
Location	Street Number <input type="text" value="1297"/>	Street Name	<input type="text" value="LANCASTER HWY"/>		
Additional Information		Suffix	<input type="text"/>	Direction	<input type="text"/>
Appraisal Appeal	<input type="text"/>	Owner Occupied	<input type="text"/>	TIF	<input type="checkbox"/>
Agricultural Use	<input type="text"/>	Reappraisal Notice	<input type="text"/>	MCIP	<input type="checkbox"/>
Rollback	<input type="text"/>			Exempt	<input type="checkbox"/>
				Base	<input type="text"/>
				Industrial Park ID	<input type="text"/>

Scroll by: MAP#