**Chester County Planning Commission**

**June 16, 2020**

The June 16, 2020 meeting of the Chester County Planning Commission was held at 6:30 pm at The Gateway Conference Center located at 3200 Commerce Dr in Richburg, SC

**Notice of Meeting:** Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the May 27, 2020 and June 03, 2020 Chester News & Reporter. All properties were also posted.

**Quorum Established:** Chairman Raines, Vice Chairman Smith, Commissioners Howell, Hill, Williams and Grant were present.

**Absent:** Commissioner Walley was absent with prior notification

**Staff:** Mike Levister and Nicole Hutchins were present

**Attorney:** Chester County Attorney Joanie Winters was present

**Call to Order:** Chairman Raines called the meeting to order

**Approval of Agenda:** Chairman Raines asked if there were any additions or amendments to the agenda presented by staff. There were none. Commissioner Howell made a motion to approve the agenda as presented, seconded by Commissioner Hill. Vote 6-0 to approve

**Approval of Minutes:** Chairman Raines asked if there were any additions or amendments to the February 25, 2020 minutes as presented by staff. There were none. Commissioner Grant made a motion to approve the minutes; seconded by Commissioner Hill. Vote 6-0 to approve

Chairman Raines stated that attorney Winters wanted to make a statement before the meeting started. Ms. Winters thanked everyone for coming tonight to such a unique meeting. She applauded everyone that made sure we were safe and socially distanced so we could have a meeting with as many people as we could get in the room safely. And thanked everyone for understanding why we had limitations. She explained the building and furniture had been sanitized, and that hand sanitizer was throughout the building. She asked speakers not to touch the microphone. It could not be sanitized. But they did have a mask over it that can be replaced after each speaker if desired. She then gave direction to the restroom if needed, and the ingress/egress of the room. She understood the passion of the speakers either they were for or against. Asked everyone to have courtesy. No matter how angry you may be at what someone else is saying, we want to allow each speaker three minutes of uninterrupted speech and needed everyone to remain courteous and professional. Ms. Winters wanted to remind you tonight’s agenda would include a presentation to the commissioners by the petitioners. We have three but will be courteous to the others as well. There will be ten speakers for, ten speakers against. It turns out we have eleven speakers against. We are going to allow eleven even though we said ten. There’s just one more so there is no reason why we shouldn’t allow that one additional speaker. Three minutes. And you will be held to the three minutes. Please try to adhere to that. After the speakers, the petitioners will be allowed ten minutes. And will be held to that ten minutes as well. After this is over, the Commission will deliberate. They will make a recommendation. This Planning Commission makes recommendations. They don’t make decisions. That recommendation will go to Chester County Council for three readings. Those three readings will not include a public hearing. This is the public hearing. This is your opportunity, no matter which side you’re on, to be heard and so when it comes before County Council there will not be a presentation by the petitioner, nor will there be a public hearing. As many of you know, if you do go to County Council Meetings, there are citizens comments on the agenda. Everyone is always able to sign up for those three minutes as citizens comments. But understand, its not a public hearing and County Council does not engage. They listen but they do not comment. They engage with the speaker. I just want you all to understand the process so that no one is surprised or disappointed no matter which way this goes this evening it goes to County Council. I don’t want anyone thinking there are more public hearings, this is it. Just wanted to make sure everyone has that understanding.

Chairman Raines starts the request for rezoning for the two prior to Luck Stone

**New Business:**

**CCMA20-02:** Patton Development SC, LLC request 2.95 acres of Tax Map # 079-01-17-013-000 (survey provided) located on JA Cochran By-Pass be rezoned from R2 (Rural Two) to GC (General Commercial)

Chairman Raines called the applicant to the podium and to state his name and address for the record. He stated his name as Tad Patton of 405 Airport Dr in Greer. We would like to rezone that area in the front for the Dollar General and we’re working with a developer for the rear property for residential.

Chairman Raines asked all on the 2.9 acres? Mr. Paton says the Dollar General will be on the 2.9. with the rear residential. Chairman Raines then asked if the rear would come back at a later time for that? Mr. Patton said its already zoned properly for that. Chairman Raines said that’s outside the bounds of what were considering tonight.

Chairman Raines asked if the commissioners had any questions for the applicant. Commissioner Hill asked, with the residential part, where would the entrance and exit be? Mr. Patton said the residential would be on Old York Highway.

Chairman Raines asked approximately how much property is behind there that you’re talking about developing for residential? Mr. Patton said around forty-seven acres. Chairman Raines asked the entrance and exit for this property will be off J. A. Cochran, correct? Mr. Patton said correct.

Commissioner Hill asked are you part of the Dollar General that is already in Chester? Mr. Patton said we’re just the developer. We did build one out on the bypass. Commissioner Hill asked will this be part of a franchise? Mr. Patton said its not a franchise, its orbitly ran. We just develop this building.

Chairman Raines asked you wouldn’t be the operator, or owner, just the person performing the structure? Mr. Patton said yes sir.

Chairman Raines asked if any member of the public would like to speak in support or in opposition of this request. There were none.

Commissioner Grant made the motion to approve the rezoning request as presented; seconded by Vice Chairman Smith. Vote was 6-0 to approve.

**CCMA20-06:** Gary Howell, with Howell Homes of the Carolinas, request Tax Map # 123-00-00-090-000 located on Hamilton Rd, Chester, SC be rezoned from R2 (Rural Two) to R1 (Rural One)

Chairman Raines asked the applicant to step to the podium and state his name and address for the record. He stated his name as Gary Howell of 2740 West Pinewood Rd, Chester. We’re requesting to rezone this property to R1 to allow us to build three spec homes. The smallest lot will be 1.2 acres, 1.32 acres and 1.45 acre lots.

Chairman Raines asked if they will be stick built houses? Mr. Howell said yes, they will be stick built homes approximately 1350 to 1500 square feet. Chairman Raines asked just out of curiosity, will they be brick? Mr. Howell said siding with brick foundation.

Chairman Raines asked about the road, are there any plans to improve that road? Mr. Howell said no. It’s paved and its narrow. Chairman Raines said yes, its pretty narrow.

Chairman Raines asked the commissioners if they had any questions for the applicant.

Commissioner Grant asked how much square feet did you say again? Mr. Howell said 1350 to 1500 square feet. Commissioner Grant then asked if water was already there to the facility? Mr. Howell said no sir it will be well and septic. Commissioner Grant said the houses he saw there are much bigger than 1300 square feet. Mr. Howell said yes sir some of them are. There is one on the same side of the street we’re on that might be 1800 but there are some bigger ones. Commissioner Grant asked do you know what the average property acres is for each house out there. Mr. Howell said no sir I’m not sure. He said its mixed, the property across the street is two acres. Some ten acres.

Chairman Raines asked if there were any other questions. Commissioner Howell asked to abstain from voting due to possible conflict.

Chairman Raines asked if any member of the public wished to speak in favor or in opposition of this request.

Chris Dubose of 3527 Autumn Lake Dr stepped to the podium wished to speak in opposition of the request. He owns the property right beside this, 12 acres. As narrow as that road is, I’m concerned about emergency vehicles if we increase the amount of people on that road. The road would have to be upgraded and that would cost more money. Also, every house on that road only gets about one gallon a minute of well water. So, if we’re adding three more houses, that might decrease my supply. I’m concerned about all that.

Michael Polston of 3769 Hamilton Rd then stepped to the podium to speak in opposition of the request. He lives on the other side of the property. He’s actually the one that sold the property to Mr. Howell, with R2 zoning which is two houses max. With the narrow road, 14’ 3”, there is no turn around for a fire truck or EMS or that sort of thing. There are a lot of kids. Chris has three and I’ve got three. It’s a total of fourteen kids out there. To answer your question, my property is twelve acres. The average is eight acres per house. I get a gallon of water per minute as well.

Chairman Raines asked how deep is your well? Mr. Polston said we ended up going seven hundred and something feet.

Commissioner Grant asked who takes care of the road over there? Mr. Polston said that’s a question I’m still trying to get answered. Some people say it’s the state, some people say it’s a private road. I think it’s a state road, but I could be wrong.

Chairman Raines asked if anyone else wanted to speak in opposition of this request. There were none.

Commissioner Hill made the motion to deny the request as presented; seconded by Commissioner Grant.

Commissioner Grant said he feels like this particular situation isn’t suitable with the acres of the houses that are there, and the land that everybody’s got is five to ten acres of land in there. Three houses on four acres doesn’t suit that area. That’s my opinion. Plus, the road is very narrow. Commissioner Hill said that’s my feeling as well. Homes to be added are not suitable for the acreage.

Chairman Raines asked if there was any other comments or discussion on this motion.

Mr. Howell asked if he could speak again. He stepped to the podium and stated the property now is zoned R2, which allows you to build a house on two acres. We bought the property knowing we could build two houses. We’re just asking that we can build three. That’s the only difference. We’re just asking to build one additional house.

Chairman Raines asked as it stands now you can build two houses, two acres each? Mr. Howell said that’s correct.

With the motion that’s been presented, (Commissioner Hill made the motion to deny the request as presented; seconded by Commissioner Grant.) Vote was 4-1 to deny the rezoning request, with Chairman Raines approving and Commissioner Howell abstained.

Chairman Raines said with the Commissions approval and no objection, he’d like to combine all three of these requests rather than considering all three individuals for purpose of discussion. Does anyone have any objections? Director Levister pointed out that only two of the three requests were the same. CCMA20-3 and CCMA20-05. Chairman Raines said with that, there will be two discussions, CCMA20-03 and CCMA20-05 as one and CCMA20-04 as the other.

**CCMA20-03:** Luck StoneCorporationrequestTax Map # 089-00-00-001-000 located at 1421 Collie Lane, Chester, SC 29706 be rezoned from R2 (Rural Two) to ID3 (General Industrial) and ID1 (Restricted Industrial) See attached letter on page 19 of packet

**CCMA20-05:** Luck StoneCorporationrequestTax Map # 089-00-00-002-000 located at 1295 Lancaster Hwy, Chester, SC 29706 be rezoned from R2 (Rural Two) to ID3 (General Industrial) and ID1 (Restricted Industrial) See attached letter on page 19 of packet

Chairman Raines said the applicant is Luck Stone, Mr. Thompson. Mr. Thompson stepped to the podium and asked for a moment to set the presentation up. Mr. Thompson said tonight’s conversation is a pretty broad conversation. Its going to range from us speaking about what we’ve heard, what we’ve felt. About what we’ve understood from Chester County. I want to share with you some details about our company. Talk about who we are and talk about what it’s worth to us. And then we’ll get right into the textbook components and the technologies and studies that were employed for us to get a real good understanding of the properties. At the root of everything about this application, we believe it’s about growth, and it’s about what growth needs. You need the right voices that are diverse and care about the community, have consistent leads on how to support that community. You need companies to support one another. You need those companies to be engaged in the community, to be talking about the right things together. You also need natural resources. So, you need building blocks for the communities so that over all we can share all the same opportunities. What growth provides is opportunities for us to all share in success. We provide good jobs for the youth in Chester, so they don’t have to leave Chester and it allows people to be able to have professional development to grow themselves, to be able to support themselves and their family. As we go into this, I want to talk again about who we are as a company.

Our origin story starts in 1923. When you think about that time, it was right at the beginning of the great depression. And we’ve heard stories from our parents, grandparents, about how that experience influenced their living pattern, their spending pattern for the rest of their life. This gentleman started business right in the worst economic time that our history has experienced. What they did was they banded together, they had food carts brought in on site, side bars. That food was to feed the men and to take home to their families. And that started what has become the most important legacy of our company, which is the people. We remain family oriented for these ninety-seven years.

The younger gentlemen on the screen, that’s our next generation. He had worked elsewhere and came to the family company. But lives and breathes the experience that we have at Luck, which is focus on our people. Lots of different faces up there, but the one unique thing I can tell you about our company, is you walk around, and you have conversations with people. And everybody feels and exhibits the same passion for our company. It just kind of breathes through itself. These people remain the main fixtures within our company. Our values are not something that we just kind of slap on the wall. They are what we filter. Every decision, leadership, commitment, integrity and creativity. All this makes some decisions incredibly easy because it aligns with our values, some decisions incredibly hard that we have to walk away from doing some things because they don’t. That’s just the way we live. And all of it boils into our business which may seem odd for a company and we’ll talk about this in just a second, but it might be odd for a company that makes things to be talking about what our district needs. That’s very sincere and that’s about this growth opportunity that we provide one another and how its employed.

Our footprint spans from Maryland down through Atlanta, Georgia currently. You’ll see a little dot there on the map there for Chester. We have two operations in North Carolina. One existing in Kershaw County, which is a site we inquired about two years ago. So, we do have a footprint in South Carolina and we’re looking to expand it.

Our three business units are Luck Stone, which is one of the projects associated with this rezoning this evening. It provides stones that goes to the roads, foundations, building schools and basically, it’s the bridge and the structure that carries us across the nation. Another business is Luck Ecosystems. Luck Ecosystems is an environmental company focused on street bed restoration projects, short bed stabilization projects. And also, a hydro media that provides filtration to stormwater. In that category they work off design and bringing the environment back to its natural eco system. Another business unit is Luck Real Estate Ventures which is part of the proposal here this evening, on the highway nine frontage. Luck Stone Business and Luck Real Estate Ventures are part of this application this evening. Forth down is Luck Companies, this is our driving arm. So, our corporate giving arm. We give throughout and engage throughout all three business units. And then fourth is InnerWill which is a nonprofit organization. It focuses on coaching companies around their values and allows them to create their own value-based leadership. This is an area that we felt was really important to stress because we feel like it’s an area that’s missing in cooperate America today. We see a lot of companies out there ultimately making decisions about things that don’t line with people and bettering communities. This is a way that we can reach out to professional people and make a positive impact.

When we started this process roughly two years ago, a little greater than two years, the first thing that we did is come to the County and take a look at all the documents that are currently on record. So, we spend a lot of time looking at comprehensive plans. Spend a lot of time looking at economic development plans. This is an existing scenario of Chester County today. Everything you see in red, orange and fuchsia purple color is industrial property. You’ll see its all centered on highway nine, cause highway nine is called out as the backbone of the county. And it’s expected to be the industrial corridor and the growth corridor of the County. This is the best infrastructure. So, you want to focus on everything around it. You’ll see the lighter shading colors are areas that have not been developed and also programmed as the growth areas. This was a key document for us. We always want to be, when were doing site selections, we always want to be on a major corridor. We want to have the quickest access to where people are coming and going. We don’t want people on secondary roads. We don’t want people on infrastructure that is not meant to support heavy travel or lots of ingress and egress. We also want trips to be short. The shorter the trips are, the less missions you’re putting out and also the shorter the trips are, the safer it is and the cheaper the delivery and materials. Its very important. The largest cost associated with delivering products is transportation cost. That was a good perspective for us.

We then proceeded to look at roughly sixteen properties. We get properties, we talk with property managers. We gain their willingness and desire to work with us. And then we proceed to study property. That included environmental studies. That included some geologic studies. And many times, either early or mid-way through the process there was something that became evident on the property which is the reason we walked away. That is a long way of saying that not every property works for a project. Even along the corridor in the system area of the comprehensive plan.

I want to spend a little time here because this is the root of the application. Tonight, what is before you, is a rezoning request. We’ll have a lot of conversation about a quarry as well as what we want to accomplish on the frontage, which is on highway nine, but the quarry itself is not this meeting. That’s not what you’re voting on. We need to have the full conversation so you can understand what the rezoning ultimately leads to, and our desires. On highway nine you’ll see roughly twenty-seven acres right here that we propose to change to ID-1 which is your lower intensity industrial zoning. The reason being is because Luck Real Estate Venture business is in the end. So, we proceed this area as the Economic Development area. With that business, what we do is spend a lot of time working with local, regional and state relationships focused on recruiting for economic development. Examples, and I’ll show a few of them later, are, we build shell buildings, or we work to bring somebody there for construction of their own building. But the biggest part of economic development recruitment that grades applause is that you don’t have property that is ready yet. People need quick response. Quick immediacy when they are out there doing site selections, otherwise they pick up and go somewhere else quickly. This is where we want to do the ID-1 portion. Then behind it, the ID-3 portion. ID-3 is the heavier industrial, and you’ll see in our zoning conditions that we’ve actually gone into ID-3 within the district and removed most of the usage on that. And that’s a way to ensure the protection of what we actually want to do on that property.

Another thing to have in ID-1 along the frontage allows us to create a buffer. So, you’ll see the property sits between highway nine and the CSX Rail. And then to the north of us we have already zoned industrial property back there and back here it’s covered up a little bit by this existing zoning map. We have the Craigbrow neighborhood on the north side of the rail. We’ll talk about proximities and what usages are going where on the site. But I wanted to dispose a full description and kind of frame it back is as this is a zoning application. This is not an application about the quarry. So, with as many phases as we did on the site, it included everything from environmental phase one studies, to traffic impact analysis, hydrogeologic studies, endangered species studies, cultural resource studies, and basically got as intimate with this property as you can. And what that process did was ultimately led to coordination with DHEC, SCDOT, State Historic Preservation office, US Fish and Wildlife, Farming and Natural Resources, and US Army Core of Engineers. Before we started any of those conversations, with state agencies, the first thing we did, and before we created any application with the county, was we sent out flyers to about five and half mile radius. And then we put two ads in the newspaper because we wanted to tell people who we were and what we’re interested in. And we wanted to gain feedback. That feedback is actually an integral to us starting to design and lay out a project. Something happens that we hear ad that is what ultimately implements the project themselves. So, after multiple of those meetings, after coming and speaking to groups, after bringing people on site visits, then we got very comfortable knowing our studies, knowing the county and move forward with our application to the originations that I mentioned earlier.

So, at this point in time we received all the permitted approvals we need from the state agent. These are the approvals. They are about air quality. They are approvals about being able to responsibly mine properly. There are permits for discharge. We capture a lot of water on our site. And so, we have settling ponds, where we bring water after it settles and reincorporate it in our process. Or if we have excess water, we’ll actually discharge it into the adjacent pipes. From a layout standpoint, and we spoke about the ID-1 area and ID-3 area, so the dark green and lighter green colors you see right here are the ID-1 areas. So, one route to highway nine we would have a pad site, and a future building for Economic Development, and that would be the recruitment of additional to the property. We have another area back here, so from a corridor from an intimate standpoint you could have a single point of entry coming back. Then you would cut back to this area or cut back to this area. Or the core use, which is the special exception permit. We would need to go back to the back, and we would have a facility area right here which would be a scale house. And I’ll show you pictures of all these. We’ll build one by one. And then we would have a processing area back here beside the CSX Railroad. At this point in time we have no plans to utilize the CSX Rail line. This project is about supporting Chester County. This isn’t about doing something here sending it elsewhere. And the demand is in Chester County. The darker green areas are berm areas. As a process standpoint, what we would do is we would remove dirt from the top of the rock. We would then place that dirt in berms that would be vegetated and treed. Those berms also exist along the entire perimeter of the property. And that would be considered a staging area. It would be staged but permanent. So, we’re not talking about just big mounds of red dirt. We’re talking about vegetation. Trees on this. We do recognize those that are visiting our sites, have seen what the aesthetics are and need to be. So, you have this image of industry and a lot of people have a road put a couple planting beds up front and just kind of say that’s what it is. But that’s not our brand. And that’s not what we expect the people of Chester County would actually want to happen. So, we spend a lot of time and energy making our sites look better than any sites you see. That’s also very fitting for everyone to say, if you listen to our words, come see the site for yourself. Hear it for yourself. Feel it for yourself and that’s an offer we intensively put out.

I also want to point out another feature on our site is Rocky Creek. Runs right here. There was a lot of concern initially about the Carolina Heelsplitter being in Rocky Creek. We studied our sites as well as a mile downstream with US Fish and Wildlife and Department of Natural Recourses and it was determined that the Carolina Heel- splitter does not exist, and the habitat is not here. Another feature you’ll see, we’ll talk about more, is a little parking area right here. And a trail that runs along Rocky Creek. So, we have applied for a special exception condition. We have positioned ourselves to provide that easement and work with the County on creating the trail system that hopefully will not just end here but take a turn and connect all the way over to the school system on McCandless Road. Over on the site we have 1.34 acres are composite trial on a Three-hundred-acre site, or just shy of three hundred acres. Forty percent of it at ultimate development. So, when I say ultimate, I mean fifty plus years from now. We’ll remain forty percent open space. .96 miles of preserve stream which is Rocky Creek and some of the feeders coming in. .2 miles of restored stream. So, currently the streams are undesirable, which we’ll show you. They are not in very good condition. There’s been grazing in there for years and years and the cows have just kind of muddied it. The E. coli is pretty high. Its actually pretty high entering into the property. And so, there’s some work that we’ll be doing through our Luck Ecosystems business to help bring this back. And when I say the cows have been mudding it up, I’m not saying that’s a bad thing. I grew up on a farm, its just the nature of what happens.

The other thing that I’ll address off future phases is the phasing of the actual quarry. So, this is the yard area. So, when you hear me use terms like scale house, this is the building that I’m discussing. What happens here is the truck will drive up, it’ll get weighed. It will go back, get its product, and it will get weighed again and a ticket received as it leaves. This is an example of our scale house in Charlottesville, Virginia. In the back also, that will be back right at this area, there will be a shop. This is an example of a shop in Rockville Virginia which is just outside of Richmond. And so, in that you have some equipment repair, you have general tool storage, and you have storage of material that is yet to go out. So, like conveyor belts and things like that. And then the top example is an example of the plant we would have. So, from a scale standpoint, it’s about the size of three or four shipping containers stacked end on end and its roughly about fifteen feet in height. That’s the processing plant. It will be in there for the early years. Like the zero to fifty years, before a larger plant as Chester grows and has volume.

The buffer areas we’ve already discussed in large detail. We have twenty acres here, and we have twenty-eight acres here. Initially this would be the area that we would want to work on first, so that we could get a really good screening and landscaped frontage area. And just examples of berms from our sites, are in these two photos here. The lower one I’m not sure about the location, this top one is from our Boscobel site, which is cyber corporate headquarters, and its actually taken from internal to the site. So, you will see a travel blade on this side of it. There is actually a quarry look out right here. Where people come to our parking lot and you know, look over the site during operation.

Economic Development area, the picture on the right-hand side are projects that we’ve completed so its examples of our work. We’re talking about a small industrial park type set up. So, the building that this area right here can absorb, just in itself, will be 40,000 square feet. And that can be anything from light manufacturing, to data storage, to small warehousing.

This is the pit area. So, the way we’ve kind of broken it down is when you look at it and you need to graphically represent it this way, this large area is the pit. And in total we’re talking an area that’s going to be seventy acres. For the first twenty years of life of the site, we will just be in this area here. Twenty-three acres. So, from a progression standpoint, we would ultimately move here, coming down and ultimately once we get past twenty years, into this area. The process is about growing the width, and then steer stepping down as you grow.

So, when we look at a total picture of the site, and I say ultimately, it remains forty percent open space. For the first twenty years, we’re really going to be talking about a three-hundred-acre site, with impacting forty to fifty acres. So, from the facility area and back to the developing area just with phase one pit area.

We have created a traffic impact analysis. Which has been reviewed by SCDOT. What you see on the top of the screen is the existing line of site on highway nine. Longer term, this is what you would see. So, you don’t see the building there. You don’t see the quarry there. And really the only way to gain access through the internal, or from an aerial position. And SCDOT did approve the traffic impact analysis for the commercial application.

The trail area. So, you would come in this area right here. There will be a parking area and from there you cross along the bottom of the field, over to the trail, and there along Rocky Creek. We envision along with this putting in multiple picnic areas and again hopefully we can attach this and move this over to the school system. You know this is also not unique to us. We build trails at many of our sites. We actually have our rails to trail program that bisect our property. And actually, bisects two of our pits in Virginia. And gets traffic of hundreds of thousands yearly. And that also has an overlook of the quarry. The bottom picture is the trail we did in Fredericksburg, Virginia where the trail leaves the property and we have current endangered species area for the salamander. So, there’s a southlander nesting area that’s roped off.

Taxes. Everyone wants to talk about taxes. And we do pay a lot of them. This project is not requesting any incentives. So, we haven’t spoke to the state. We haven’t talked to the county. No one has discussed incentives on this property. We believe that’s a big plus. We view ourselves as a value add in that sense. We don’t put a strain on schools. We don’t put a strain on public infrastructure. We don’t put a strain on emergency services. So, where we contribute is in the real-estate taxes. The machine and tools tax. So, for example, each one of these pieces of equipment here, which would be comparable to what are on site, run in the neighborhood of $600,000 to $750,000 each. So, there is that mobile equipment, there’s personal property, and there is also the sales tax. So, the demand is currently in Chester for this project. Currently, if we served from down into the north, so it’s either coming from Lowrys, which means its traveling secondary roads and backroads and heading out to highway nine to then go to the main project. Or its coming from Rock Hill coming down the interstate and either staying on the interstate or cutting east or west. Or, it is cutting off early and heading down back roads. So, this is not additional trucks that are on roads. This is keeping your source local, which means fewer miles and you gaining the benefits of having a private tier. Those fewer miles also mean ultimately private cost effectiveness.

You’ll see the developments that’s currently around one of our sites. We’ll discuss this a little more. It’s what happens to property value. So, this is a site of ours in Northern Virginia. Everything in orange up here, it is a little hard to see on this projector, but the green circles are actually our quarries. So, we have two pits on one site here. And this is that trail bisecting it that I was telling you about. Then we have one pit here. Everything orange is data centers. One of which is a google data center. Others are amazon and or third-party data centers. So, when you think about what you want to locate to, there are going to be some questions about blasting and vibration and things like that. Nothing is more sensitive than these date centers. So, if a company like google can get comfortable with it and recognize doing their diligence and its not an issue. I feel like it’s a really good testament to how we do business and what people think. We also have a county park right here, that is one of the larger county parks in the state of Virginia. Ultimately this is going to become the home of major league soccer, Washington’s team minor league. And then all of these are neighborhoods. Bringing the whole property. So, this neighborhood right here runs anywhere from $500,000 to $1,000,000 plus in homes. This neighborhoods about $500,000 to $800,000. And this one is $600,00 to $800,000. There is also a retirement community located right here where they took half of this golf course and turned it into a six-hole golf course and the lower half that’s adjacent to our quarry is the retirement home.

We talk a lot about our community engagement because it’s something that’s precious to us. It stems from everything from going and teaching in schools to supporting little leagues to doing habitat projects, you’ll see one there in the middle. We did another one that’s on the bay that speaks to the platypus. But also, like bringing endangered species like sturgeon back to the James River. These are all part of our brand and why we feel very confident and sometimes almost sound a little braggy, which I apologize for, but we do think we’re different. And we do care in different ways. Education is a major thing for us. Ninety two percent of our associates are engaged in continuing education on a yearly basis. I mention we’ve been in Kershaw for two years now, a little shy of two years. In our first year we donated and participated in United Way, done Reach Across America. We had programs going to the eighth grade and in conjunction with the technical college there. Then I’m sure ya’ll heard about the horrible tornado issue that occurred in Kershaw.

We will hear tonight about proximities to schools. We are well over a mile from the Chester schools. These other examples on the screen are showing distances that are half that and in fact closer from the many schools associated with our quarry. More than half of our quarries have schools that’s within three thousand feet. The school board did come out, thanks for coming, to our project. And the reason being is that they visited, they saw the examples and they spoke to people who have experience coordinating.

Some resent images of the horrible experience that we’re still undergoing with COVID. We were considered an essential business. So, we’re one of the fortunate groups that was allowed to continue working through it. We did work differently. Social distancing as you’ve seen here tonight. But also, a lot of people were working from homes. A lot of people were doing good work supporting others. So, as part of this we felt it very important to give back. So, you can see examples of us celebrating stuff for the school workers. You’ll see our appreciation for the Fire Departments here in Chester, as well as the County Sheriffs Department. We also had donations and those are both giving some food and also donations of protective equipment. As well as the City of Chester.

So, getting back to why we felt this use, this area, is correct. These are all the statement from the Chester County Comprehensive Plan. So, these are the words that were given as the blueprint for development and the desires for Chester. This is citizens committees that developed those. Planning Department, I know you all were heavily involved. One of the key ones that jumped out to me was the thirty nine percent drop in a decade of jobs associated with agricultural, forestry, industry and mining industries. Those are key backbone industries that every county needs to support them.

As you look through our application this is a condensed and abbreviated version, so it’s a little tight because we were trying to get it all on one page. But you’ll see just listing after listing of the conditions that were saying will be accompanying any approval associated with both a recommendation attached to our project. So, everything you see on the right, excuse me on the left here, that deals with air, that deals with blasting, it deals with the protection of people’s wells, how we put noise monitors surrounding the property. We’re going to be constantly be testing. This is one of the most technical company industries regulated in America. We’re regulated by the state as well as the federal government. And its consistent. They are on site. They’re talking to us. They’re asking questions. But in addition to that. Superseding, we know we have to meet all that. In addition, we sat here and said we’ll further condition ourselves to how we operate and demonstrate our comfort level knowing that we do things right. Those conditions are attached to the special exception application. The conditions here on the right- hand side, are the conditions that are before you this evening in a vote. So, what we’ve mainly focused on is limiting in use in ID-3 that we felt would be concerning. Our view that’s overly aggressive that’s attached to that zoning destination. ID-3 is a heavy zoning destination. What we want to do, ultimately, is place a quarry there. And we need to go through that application process to be able to achieve that. But we want you to understand that regardless, these uses are not going to be allowed on our property. The bottom section here speaks to the three parcels that are attached to the application. And so, by proper planning you can not have split zoning parcels. And so, what we’ve said, and we’ve provided a draft already to the county, is if we are fortunate enough to have an approval, we’ll align the property lines in the subdivision, to meet the zoning. So were not out of alignment with zoning.

I’d like to show you a brief video that explains our company a little better. That has some testimonials. And then I understand that you’re going to be opening up to a public hearing. We’ll be happy to answer any questions prior to that, or after that. But more than anything we are standing here before you asking to become a part of your community. This is important to us. We believe we will be a great fit. And we really hope you agree.

(Video Starts)

Mr. Thompson steps back to the podium. Thank ya’ll very much and I’ll leave it to you all to direct the next steps to your process, but I hope I have the opportunity to come back up and speak. Answer any question you may have. Also, I brought with me several experts that can answer questions more fully if I’m unable to do so. So, back to you again and I appreciate your consideration.

Chairman Raines says at this time we will take public comment. We have five people signed up to speak in favor of the letter proposed.

Byron Hager of 1355 Cedarhurst Road, Chester steps to the podium. I live on Cedarhurst Road, directly behind, across from the tracks from the proposed site. Chairman Raines reminded him he had three minutes for citizens comments. He said that’s fine, he was going to be real quick. Just want to say thank you for giving this opportunity and say I bought property on Cedarhurst Road about twenty years ago. I do live there now, for the past three years. I am here tonight to get everyone to consider supporting the quarry with Luck company for Chester County. I plan on staying here. I have kids and grandkids. I think it will be good for them and I’ve done some research and the research I’ve found; I try to think of things being a Christian. I try to think of things positive. And I try to give everybody an opportunity. The research I’ve done, the company will bring sustained jobs to the community, far beyond just that. It will bring other positions to the company trying to look forward to the future. Luck Company will provide jobs for the children and grandchildren down the road. The way they do business, what research I’ve seen and the way they operate, and this presentation shows you, they can’t afford to make a mistake. They know that they are under the microscope, so they are going to be checked for regulations. I’m sure as far as the noise level is concerned, I can lay in bed at night and hear beepers running over at the pulpwood plant. And trains coming by. So, the noise level can’t be even close to that. Basically, I just try to take the positive look and opportunities in business cause I was a business owner for twenty years. This is an opportunity that will give lots of flourishment long term. Especially the way they go about promoting everything for the public and I think its lucky that Chester County has an opportunity to get a chance to look at this. Every one of the folks that I’ve met and talked to, its been several of them, they are very professional. They are well trained. Well educated in their field of expertise and I think Luck members that share our community values based on where they grew up and what they’ve done. I think it will be good luck for us to have Luck Company to be in the county.

Chairman Raines stated he forgot to reiterate the five minutes, Attorney Winters corrects three minutes, and forgot to time it. He asked that you be precise and keep comments brief and accurate as possible.

David Bratton of 5281 York Highway, York steps to the podium. I live on highway five in York. I’m employed by L&C Land Holdings and Springland who is a commercial real restate side. We have been very fortunate over the last four years to be able to bring two big industries to Chester County. One was, the first one, was Jones Hamilton who employs about fifty people. And Giti Tire. Well, we knew that when Giti Tire came to Chester that’s going to stir up some stuff because why would a big international company like that come to Chester South Carolina. They done their research. They knew ya’ll had smart leaders. You had people in this community that wanted jobs. And they were all excited. Everybody that was here was all excited about having Giti and having Jones Hamilton. These folks are good people. I personally know them because I was in the construction business twenty-four years, and did subdivisions up in the Chapel Hill area, and toured one of their plants up there. They’ve got a first-class operation. I must tell that it will be a big asset for Chester if you could score this because these folks mean business and they mean to help this community a lot. Thank you so much.

Tony Pope of 1180 Oakwood Drive, Chester steps to the podium. Thank you for the opportunity to speak, I am a resident of Chester County for twenty-six years. I currently serve as the Chairman of the Chester Development Association. Many of you know the Chester Development Association is made up of private investors who are supporting Chester County and play a big role in obviously try to bring and support industries that want to come to our area. On behalf of Chester Development Association, we do support Luck Stone. We’ve done a tremendous amount of research. A lot of due diligence. We don’t allow just anyone to come to our county and be a part of our county. There are a lot of industries that want to come to Chester County you don’t even know about that don’t make the cut. I’m here to tell you that Luck Stone is going to be a great corporate citizen. It’s definitely going to enhance our county and I hope you’ll give Luck consideration. I’ll also let you know I serve on the state board for the largest wetland conservation organization in North America, I’ve contacted some of our biologist, and asked them a lot of questions about impacts of things of this nature. And I can come back here and tell you without a doubt, it was all very positive. Please consider Luck Stone.

Jim Fuller of 998 Pineview Lakes Road, Chester steps to the podium. I’d like to give a brief overview of my situation with Luck Stone. As being a member of the board of trustees of the school district, we had some individuals come to us stating the fact that with Luck Stone comes silica dust. The blasting and violations would mess up the computers. The teachers couldn’t teach because of the building shaking. We heard all kinds of stuff. After this, Luck Stone came to the board and they said we would like for you to go see for yourself exactly what we do. And that’s what we did. We went to Virginia. They took us to their corporate headquarters which is like maybe a thousand feet or so from the actual quarry where they blast. The corporate office is all glass and wood. Eco friendly. We had lots of presentations. Saw the chart that ya’ll saw tonight how their pits are close to schools and data centers. Things that are very susceptible to blasting. They took us around to the pit and showed us how they quarry the stone and everything. And of course, we were going to get to see a blasting that day. They had drilled and anticipated the drill that day. It was somewhere between thirty-five and forty-seven holes ready for explosions. Not dynamite, they don’t use dynamite. They are diesel fuel-soaked balls. Sponge balls. They are pushed down into the holes, along with ammonia nitrate on top of that. And that’s how they blast. So, they told us where the holes were. We could see little things with blue lights. Less than a quarter of a mile away across from the quarry from where they do the blasting. They started. A siren went off. It got quiet a few minutes. Another siren went off. Then they started counting down from ten. When it got to one, you heard poof. And some dust. I don’t mean a dust storm. A little bit of dust. That was it. I promise you it was almost no noise at all, and the dust was gone in thirty to forty-five seconds. It just dissipated. That’s what a blasting looks like. So, we got in the van, we rode around and we asked the question because we had heard that they were going to blast three to five times a day. Attorney Winters breaks in with the fifteen second countdown. So, anyway, they blast once every week to ten days. And it takes a week to ten days to move all that stone, that they did basically that day. So, that just gives you, there are $670,000 houses like a thousand feet back behind here. I could tell you more but I’m out of time. Thank you.

Trent Bagley of 1076 Craigbrow Circle, Chester steps to the podium. I’m here speaking for myself and on behalf on my mother, Gail Bagley. I’m pretty sure that’s the closest neighbor that will be to the project in the Craigbrow area at least. I just wanted to tell you guys that my mother and I spent many hours talking to DHEC expressing our concerns about the environmental issues. We went to visit Luck Stones personal quarry to get an idea of what was coming to our area and what kind of noise to expect. We came away satisfied with the levels that we could hear. And we also hired an attorney to verify statements made by DHEC and Luck Stone to kind of double check things we were hearing from people. We were interested in wells. We found in addition to the studies that were done, that there’s bonded criteria that acts as an insurance policy concerning well water and water supply. With that being said, on behalf of my mother and myself, we would like to express support for this zoning application. Thank you.

Chairman Raines says that completes those that were signed up in favor. Mr. Don Foster if you could, please state a preference, are you opposed or in favor? Mr. Foster stated opposed. Chairman Raines thanked him and stated to start the speakers in opposition.

Hazel Alexander of 540 Wildwood Drive, Chester steps to the podium. I have 10 reasons to oppose. The DHEC mining permit will be for one hundred years. Luck’s own hydrogeological assessment suggest water requirements for the quarry will be 100,000 gallons of water a day. This potentially threatens hundreds of nearby wells, especially with our recent history of frequent droughts and rising temperatures. The traffic impact analysis prepared by a Luck Stone consultant states that at maximum operation Luck will put three hundred and seventy more trucks (three hundred and forty five of which will be big, heavy dump trucks) a day onto SC 9, which is already heavily traveled by logging and other trucks, school busses and cars. Luck has said explosives will be delivered to the site by truck every day blasting is scheduled. This means trucks with explosives will be traveling on SC 9 with logging trucks, school busses and cars. Two hundred forty plus acres will be forever environmentally degraded, with wetlands destroyed, a tributary of Rocky Creek diverted, discharge water dumped into the main creek and the quarry pit eventually being nearly five hundred feet deep. At the projects end, the pit will fill with water. Quarry lakes are notoriously dangerous, often deadly places, not the unfenced “amenity” Luck is boasting theirs will be. Mining granite will release silica dust, a known carcinogen, less than one and a half miles from three schools and two churches and hundreds of homes. Property values of nearby homes could fall as much as thirty percent or more. Luck says the quarry will employ fifteen to twenty-five people. If the site were to be used for clean manufacturing instead, hundreds of jobs could be created. A quarry is not compatible with the existing zoning and land use of farms, homes, schools, churches and cemeteries. Noise from blasting, crushers, excavators, tractors, trucks, bulldozers, will destroy our precious peace and quiet so important to our quality of life. Profits will go to the Luck headquarters in Virginia. Chester County has nothing to gain and much to lose. Thank you.

Dr. Bill Altman of 2762 Blaney Road, Chester steps to the podium. I have comments about this project from three distinguished physicians. The first one is doctor Sam Stone. Dear Planning Commission members, I have watched and read with great interest about the proposed rock quarry here in Chester. I have read many of the ideas, both pros and cons about it and feel led to speak out against it. From a medical standpoint I worry about the amount of rock dust that will be generated at the quarry. And being aware of how it is dissipated, it is still a concern. Chester’s population has a high density of COPD and asthmatic patients. They are already at a high risk due to their condition. High concentrations of air pollutants such as rock dust will put them at an even higher risk for exacerbations and possibly increase rates of pneumonia and hospitalizations. Studies show that with each exacerbation and hospitalization there is an increase of morbidity and mortality rates. Also, with schools being close by having a large number of asthmatic students, this also puts them at a higher risk for flare ups. Another concern I have is the overuse of precious ground water. Over the past several summers Chester has experienced droughts which have led to many wells dropping and drying up. I feel like the operation would worsen that situation in an area with multiple established homes. There are also the issues of noise pollution, increased traffic, and land destruction in an area that could be better utilized for residential development. I am from Chester and love it dearly. I want to see it grow and prosper but in a healthy way. I strongly feel that the risk that this operation presents to the citizens of Chester would outweigh the benefits. I hope the Planning Commission will consider these aspects and vote against this project proposal. Thank you for your time. Samuel R. Stone, Medical Doctor. The next distinguished physician I would like to share with you is Doctor William Clark. Doctor William Clark finished medical school in 1966. He went to Harvard Medical School for three years. He did surgical internship at the University of Colorado, US Navy, Radiology Resident at Duke, Private practice of radiology in Mecklenburg for two years Thirty years, Attorney Winters breaks in with the fifteen second countdown. Dear Planning Commission Members, as you review the Luck Stone gravel project before you on June 16, my very strong preference would be to speak to you in person. However, a close family member is fighting bone marrow cancer after a transplant in May and is very vulnerable to any infection whatsoever. With the Covid – 19 present, I simply must avoid closed spaces with multiple people. I am a retired physician (Chairman Raines interrupts giving ten seconds, stating he is almost a minute over) well acquainted with the specter of chronic lung disease and its toll on patients. Dyspnea is the fancy term for profound breathlessness and is terrifying to experience. Imagine pinching your nose shut and breathing through a soda fountain straw. The first breath is fine, the second is tougher, Chairman Raines says I’m going to have to ask you to stop.

Don Foster of 1036 Hollow Road, Chester steps to the podium. What Luck stone don’t want to tell you, 100,000 gallons of water a day, is three thousand gallons for everybody that lives in Chester county, every day. In one month. That’s three millions of gallons of water, ground water gone. After a year, that’s thirty-six million gallons of water. That’s one million gallons per person, every person in Chester county. What they don’t want to tell you is that they went around to people’s homes saying we’ll fix your foundation when we crack it. Isn’t it odd they want to bring water out of the ground? They don’t want to buy it from Chester. This is what Craigbrow has heard from Luck Stone, we’re gonna pay your taxes on property. We’re gonna hand out donations. We’re gonna fix your cracked foundation. We’re not gone buy no water from Chester. This is what Craigbrow hears, blasting. Windows vibrating. Silica dust. House value dropped. Problems with your well. That’s what we hear where we live. Would you want to live in Craigbrow, if you do, I’ve got a house for sale if they come in. That’s what they’re telling about when they talk about the quarry. They’re talking about three miles out; they’re not talking about around. They’re here for money. And that’s what Chester is going to let them in for, money. We’re trying to save our homes that we’ve worked for all our lives. We’re trying to save our water and air that the good Lord give us to live on. Everything on this earth is about air and water. And now it’s in jeopardy. Is that okay? I’m asking you, Chester county citizens, our neighbors, is it okay? Is it okay to be walking around our house every couple of weeks to be checking our foundation? We’re praying to Lord in the morning when I wake up that I’ll have water in my well. Is it okay? I’m talking to you as Chester county citizens. I know you’re the zoning board. But you haven’t heard from Craigbrow, is it okay to listen to blasting and rock crushing everyday for the rest of our lives? Is it okay for a one-hundred-year-old church right across the road to endure that? Right across the road from this. Dust and Dirt. They say they can use all the water they want. Why come they didn’t take the school board down to Kershaw where this poor woman can’t get out of her house and her child can’t go outside and play because of the dust? She keeps her TV wide open so she don’t have to hear it. She can’t even come out of her house. So, I can go home now, since they will be here, and throw my grill away. I might as well tear my deck off the house. They’re ain’t gone be no sitting outside. I can’t sit with my family outside. All those days will be over. I can’t raise the windows and enjoy the spring and the fall. They gone be down, every day of the year. Is that okay? Is that the way you want Chester county residents to live? Let’s talk about droughts. Everybody here is impacted with spring droughts. Everybody has to cut back on their water use. Attorney Winters breaks in and gives the fifteen second warning. So, I want you to think about one thing, if you lived over there at Craigbrow, how would you feel? Thank you.

Mary Parker of 881 Saluda Road, Chester steps to the podium. I live on Saluda Road in the old Spence Family and Denleck homestead. This company is described as one of the largest family owned quarry’s and stone crushing companies in the country with seventeen recorded sites. In your own words, and I quote, significantly broadening its footprint with new business acquisitions in Georgia and South Carolina. This expansion in Georgia and South Carolina launches a new period for strategic accelerated growth for our company. Greed is what I hear in that statement, it is an out of state, privately owned company which grosses over $824 million dollars per year. Its stark contrast, this is from everyday real people, their neighbors have to say about putting their very small business next to one of these quarries. I made phone calls personally to all of these people. These are people who live with quarries daily. Year after year and did not witness a single staged presentation of blasting. These are direct quotes. Quote, crushing stone at night creates dust, you can wash your car one day and its dusty the next. Sometimes the blast will shake you up. The biggest problem for me is when the wind blows out of the south, you get a lot of dust. If I’d be honest, I didn’t want it, but they snuck into our town, that was from Philadelphia, North Carolina. Quote, it’s dustier here and there is noise. There are blast every day. When they go off you can feel it. It’s dustier here than other places. That was Ashburn, Virginia. When they hit bedrock, there is quit a jolt. Pictures don’t fall off the walls, but you feel the vibrations from the blast. And if the road is already busy, now they are a lot busier. And that was from Virginia. Another quote, trucks come in and out all day long. They put a light in so they wouldn’t back up traffic. In other words, the truck traffic significantly impacted previous traffic flow on existing roads. I think the mine would feel like a construction site. The last thing that I heard was from a small business owner who has no choice, and must stay, must remain next to one of the Luck Stone quarries. Much like the families in Craigbrow, and like John that I just heard from. This man said its no good. There’s a lot of smoke. A lot of noise. A lot of blasting. I hear steady grinding all day. Attorney Winters informs the fifteen second countdown. Vote as best you can because there ain’t nothing good about them. So, who really benefits if Luck Stone quarry comes to Chester? Does Chester benefit? No, Luck Stone quarry does. I respect the honesty of these real people I spoke with on the phone sharing their day to day experiences. And I would say to you gentlemen, hindsight is twenty twenty. And sadly, that is what I heard from the folks that I spoke with. Let’s learn from their experience and have no regrets. Thank you.

Pete Stone of 761 Lancaster Highway, Chester stepped to the podium. Grace to ya’ll peace out. Teacher of Lewisville High School and district teacher of the year. I look at this for my student’s standpoint. There’s been many questions. I want to say that Lucks people are very passionate. I’ve never missed a time set up at the school to talk with them one on one. I have no problem with them personally. But the question came that how many jobs does this provide? And the fifteen to twenty-five is kind of my sticking ground. Because for benefits to come even though all the concerns were for the ground water for the folks at Craigbrow. The blasting, the dust that can be a problem. My father, the physician wrote about as well. And so, I think about my students. I have classes with thirty kids in them. Fifteen is just half that group. And that’s going to be such a prime area. I go over there and walk with my son. The beauty of our county, the ruralness that’s a gift. And I’m willing to give that gift up if its going to mean jobs for my students when they walk out that door, they have an opportunity. Not just for fifteen, but for every one of them. And, so I tell them for ya’ll, this is the standard. Best is the standard. I can’t feel good about marrying our self to something that seems at best mediocre from what could be the next best. I always tell my students if you’re dating somebody and you’re unsure about a lifelong commitment, if it’s a maybe, you’re answer better be no. Don’t commit yourself to someone for a hundred years like that. You want to commit to something that best is the standard. You see that at Clemson with what Coach Sweeny is going to do, Tommy Dewetty is always mediocre. He came in and said best is the standard and now he’s going to school in South Carolina as the envy of the nation. That’s something that can happen in Chester. Again, its no offence to Luck Stone. Their nice folks. But I just need to get opportunities for every one of my students when they walk out that door. And so that’s what I want to happen. I’m a little resentful of the folks at Craigbrow can’t afford a Ben Thompson for all the decision making. They can fly the school board first class to look at something in a nice plane. Physicians have banned pharmaceutical companies wooing them to such practices. So, it just comes back to me that you have to look past that to make a presentation. These are my folks and my community in Craigbrow and I hear them what they want. Best is the standard. And that is quality of life and that’s what I want for my students as well. and that’s why I’m here to speak on behalf of them. Thank ya’ll so much for your time. I know it’s a tough decision and I trust ya’ll to do what’s right for future homeowners. Thank you so much.

David Clayton of 119 Pinckney Street, Chester steps to the podium. I live in the city of Chester. Part of the county of Chester. I appreciate some of the things that were said about the flyers that were sent out a few feet from where the quarry is coming in. But the city of Chester is much further away from that. But we’re really a small community so we travel back and forth all the time. I’m here to speak against the quarry coming in. Let’s do the right thing. Let’s pray for the glory that God has given us, for the wisdom and ability to serve. Let us pray Lord. I am a citizen of Chester county. And a blues man too. So many blues songs are about bad moon. That has something to do with us and Stone quarry. Luck Stone quarry. We don’t need a little song cause we know what went wrong. They say you never miss your water till the well runs dry. People are not grateful for what they have until they lose it. Now, creating fifteen to twenty-five jobs and a one-hundred-year lease. Air pollution, water pollution. Noise pollution. Road congestion. How many years will it take for Luck Stone to break even on this potential environmental and health disaster? Five years? Ten years? How long is one quarry to run full operations? Twenty years? Thirty Years? Forty years? There was a US deal, and IBM, I don’t think they made it a hundred years. So, what’s this hundred-year lease on the plan. I don’t understand. But I’m thinking that they might see what I feel in my gut, that there is a potential environmental disaster that will began with them coming here. I can see if were using television then, if I’m still alive I can hear the ads, If you were born in 2020 and went to Elementary and High School in Chester South Carolina you might be entitled to….. How many times will Luck have to drill deeper and deeper for water? If Luck promises a grand lake, did that mean that the water from the quarry was too polluted for them to even use in their own operations? But instead leaving behind, there’s a lake for our great great, great, children..Attorney Winters breaks in and informs the fifteen second countdown. to be tempted to swim in and drink in. And that they will have to pay for with their tax dollars that will be coming in.

Commissioner Grant request a five-minute break. Chairman Raines says we’ll break for ten minutes. Attorney Winters advises commissioners to not have side conversations while we are still hearing petitions.

Debbie Parsons of 1051 Craigbrow Circle, Chester steps to the podium. How many of you have ever visited in or driven through our Craigbrow, Quail Hollow neighborhoods? How many of you have seen that aerial photo showing the close proximity of the proposed quarry to our community? One of Chester’s greatest assets, attractions, marketing strategies, is its quality of life. Our neighborhoods are prime examples of that. We treasure our peace and quiet, where often the only sounds are birdsong. If Luck Stone is allowed to do what they want, peace and quiet will end. If the quarry is allowed, there will be noise from blasting, excavators, tractors, bulldozers, conveyors and trucks. All with constantly sounding back up alarms. Did you know that Luck is one giant pressure that can process five hundred and fifty tons an hour? How would you like that to be a quarter of a mile from your house? The majority of families in our community have lived in their homes for many years. Some for several decades. We came for the natural beauty. For the peace and quiet. The country life that’s close to town. We steadily paid our mortgages and taxes dreaming of the day that we would retire and fully enjoy what we have worked so hard for. We never imagined that our investments would face such a hideous threat as this quarry posses for us now. If this quarry comes, our lives will be drastically and irreversibly changed. We will be like the woman, one of our group met, just outside of Lucks quarry in Kershaw. She said her child can not play outside because of the dust and she has to keep the TV on all day to keep down the noise. Do you wish that on anyone? You may have seen a slick favor from Luck. Some of the pictures they showed on their presentation. Once again, they are patting their selves on the back for the donations that they have made in the weeks before this hearing. Please think about this. All the donations. All the philanthropy in the world could never replace the quality of life that we have now once the quarry destroys it. How could the ruination of two of the counties most stable communities possibly be worth fifteen to twenty-five jobs? Last, please think on God’s commandment to love your neighbor as yourself. We are your neighbors. Please grant us mercy and favor in your ruling.

George Sweet of 2528 Rodman Road, Chester steps to the podium. My family has been here since the Revolutionary War. My quadruple raised grandfather fought for the rebels. He lived on Rocky Creek. This hits me a lot of ways, but my motivation is that I love this county. I’ll always love this state. I’m proud of it. Sometimes people want to poke at South Carolina or in particular poke at Chester county. I take offence to that. We’ve got great potential and we’ve got great people. And we have a right, like Pete said earlier, to expect the best. Quarries, yes, we need them. We need landfills. But we don’t want to put them in our front yard. And that’s what we’re doing here. We’ve got the prettiest most progressive thoroughfare that comes into Chester. Comes up I-77 to highway nine. Everything looks lovely coming into town, rolling hills. Then we come up to Orr’s Baptist Church. We see York Teck Extension, which my wife and I taught at. We see the elementary school, the park. And we drive on into Chester. It will be different if you look down a quarry, with a five-hundred-foot hole. That’s gonna kind of wage the dog for a hundred years. You’ll lose that opportunity to invite people into Chester with something wonderful and progressive, very slowly growing, but in the right way. Again, I said we need quarries, but we don’t need them there. Have you ever taken the Porter Road exit, going into Rock Hill on I77, you’ll see what I fear? Dusty, desolate. You’ll see the quarry on the left heading into Rock Hill, the next thing is a great big junk yard and some small little homes, God bless those people. But nothing, no indication that anything is going to improve, grow or move forward. We don’t want this in this place, its just sad to even think about. With all do respect to Luck Stone, they had a good presentation, some distractions about community service, that’s okay I don’t blame them. I saw an old friend of mine there waiting tables (Attorney Winters breaks in with the fifteen second countdown) Luck Stone had five people come up here as components, we thank you for the extra ones. I tell you we could have had a hundred. We got six hundred signatures on a petition and got them rather quickly. Everybody I spoke to, including Mike Hucks that works at a Gold Mine says don’t let this happen. Don’t put it there. And I pray that ya’ll will listen. And help us with the county. Thank you.

Dan Huntsinger of 918 Craigbrow Circle, Chester steps to the podium. Fifteen years ago, my family and I relocated from California to beautiful South Carolina. We settled in Fort Mill. Fort Mill looked a little bit like rural like. A little bit like Chester does now. The downtown, they had some places that weren’t occupied. Lots of open space, etcetera etcetera etcetera. Now there are a few factories around. In the last twelve years, you obviously all know, Fort Mill is expanding. They’re building new homes. They’re building parks They’re building things like that. They’re not building quarries in Fort Mill. In most of York county. The Panthers are moving to Rock Hill. Things are expanding in natural progressions until you come down in this direction. Since I come to Fort Mill, Delwhit has built two retirement communities. One in Indian Land and one in Fort Mill. We have some friends that we talked to the other day, they just sold their house in Delwhit for $500.000 and its one bed. That’s the kind of tax revenue that’s coming down to Chester county. If we don’t do things like build mines in Chester county. It’s a beautiful community. My wife and I, a year ago bought property here, because it was rural. Because it was zoned not commercial. Zoned for homes. I’m employing you folks to keep it that way. Because progress will come to Chester. No doubt about it. They will be building one day, homes. Parks for the kids. Great businesses. But if there is a mine built there, there is just going to be a natural zoning around it that they’re not going to be able to build. Please, think about the future. Think about what’s happen north of us. Its going to happen here also. If we’re patient Chester county will make much more revenue in the future. We just need a little patience. Not to mention all my neighbors have said about quality of life also. Quality of life standpoint provide financial standpoint in the future. From the beauty of Chester South Carolina. From the beauty of Chester county. Please be patient. Wait for the good businesses to come. The homes. The great step for the kids. When I got to Fort Mill, there was one high school. Now there’s three. I can see the day that Chester will have an extra high school as people move in, the county goes up and up when things come here like homes and good businesses. Thank you for keeping this in consideration. Thank you for listening.

Joanna Angle of 2762 Blaney Road steps to the podium. President John Adams said, facts are stubborn things. Let’s look at some facts. Number one, there is a clear president for you to recommend denying Lucks rezoning request. In 2014 Dinwiddie county Virginia refused to grant Lucks request to rezone land for a quarry. The reason was that Lucks plan, especially the location, was totally incompatible with that counties comprehensive plan. Well, we have a comprehensive plan too. Largely because three of you gave a year of your lives to make it happen. It’s very similar to Dinwiddie county. There are important points from that plan and our zoning ordinance that I would like to call your attention. On our comprehensive plan page 101, the state goal is to use sound judgement and proper planning to ensure the future growth in the county is compatible with existing development and enhances the quality of life. On page 72, the state goal is to encourage respect for the preservation of the natural environment including water, land and air resources. Page 48, a state objective is to create a positive climate with efforts to attract clean and progressive industries. On the comprehensive plan update, page 37, it says the most important consideration when developing regulations should be in the community’s best interest. It says we can pause and take into an account potential and negative impacts to existing community members such as additional traffic. That’s on page 37. And at this critical point, from our zoning ordinance in January of this year, on page 20, In ID-3 districts, and that’s what they’re asking for, at least a hundred acres in ID-3 district are intended for heavy industrial manufacturing processing uses in areas isolated from residential districts. And Webster says isolated means remote. And these are all reasonable goals. But Lucks proposal can not, does not check any of those boxes. Commissioners, you have the president and you have the choice. A quarry at this location can not, does not, will not comply with the comprehensive plan or zoning ordinance. I respectively encourage you to vote no. Thank you.

Brent Reed of 1207 Lancaster Highway, Chester, steps to the podium. I live approximately fifteen hundred feet across from the quarry to be developed at Rocky Creek. I moved there fifteen years ago because I liked the area. Its rural agricultural. The area is close to town. My main reason to oppose the quarry is because of negative impacts on the environment. I don’t see how they can move so much soil, mine so much granite and crush rock and pollutants in the air. To much noise. All the equipment that they will be using. I have kids and this will affect quality of life. Thank you.

Chairman Raines says that completes the list of those who signed up to speak in favor or in opposition of this rezoning request. At this time, we will have a ten minute follow up from Luck Stone.

Ben Thompson steps to the podium once again. Thank you, Mr. Chairman, members of the commission and also folks in the audience and the ones that spoke for and against. I do want to run through, I have ten minutes so I will be as quick as I can, it’s getting late in the evening. I wanted to start with the comments about the comprehensive plan. So, from consistent planning that’s associated with land use perspectives, we saw the drawing that’s a publicized document from Chester county, showing how its two sides of industrial property. This is not a situation where it’s spot zoned, or a rural area. This is an area that is designated for industrial growth. I respect the environment. So, we had a comment about respecting the environment with the comprehensive plan. As I’ve already shared, and I think you all have generally acknowledged, what a highly regulated industry this is. On top of that, we own wetlands, banks, we have conservation easements on many of our properties, we spoke about the work we’ve done in both the watersheds and the endangered species within those watersheds. On top of that, from a clean business standpoint, in Virginia we have a rating that is called EEE. It’s the Exemplary Environmental Consulting Program. So, we are acknowledged as one of the top tier industries for environmental consciousness. The traffic on highway nine. So, our study that was conducted, the traffic that will flow on highway nine, they refer to as a level of service. How easily does the traffic flow? A being the best, F being the worst. It is currently a level service A. Meaning its under utilized court order graphic shows it flows easily and corporately. With our additional trucks, which again, are not truly additional, because they are replacing trucks that are coming from other areas, being York county right now, it remains a level service A at a maximum usage. That maximum usage is equivalent, when you take the federal highway standards, of the same amount of vehicle trips that are generated by a subdivision. So, when you think of the volume that we’re talking about, that’s the context on the GF basis. The property values. If you turn to page twenty-one of your application, there’s a good graphic there. It shows the development around us, it also shows the quarry back in the east, and what that quarry looks like today. So, and we sometimes joke that we act like a magnet, in part of that we are supplying the resources making it easier to build. Making it more cost effective to build. We heard a couple of times water at one hundred thousand gallons. I want to be clear on something, both in depth suppression and our operations, the one hundred thousand gallons is what we need to show in an application for a permit. It’s a formulated practice. But our sites are actually self-contained so as they develop, they act like big funnels. Those that came to visit on their trips got to see this. The soil actually runs to the bottom of the pit. It’s then collected, a sump pushes it to multiple settling ponds in which case its recycled back into our processing as well as the well suppression on the site. So, we have a water truck that is consistently moving around the site to clear the roads. Keep those wet. The entrance coming into the site is paved all the way back into the facilities area, which is deep into the property, So, for dust generation, there is a paved road within the site. Few spoke about the concern of wells. We did do a hydrogeologic analysis on the site. We were able to demonstrate the density of the rock. Its very hard rock that we are operating. The fractures are mapped areas. So, we know there is not a movement of water on the site as we go into it. Even above that, there is still a requirement by the state, to do an impact study. A third party comes in and gets deed to be the operators. Its one that can shut you down. So, there is a huge jeopardy there but it’s the obligation of the operator to restore. Build a new well, type water as an extremely long lateral to the person to provide them water in some form of fashion. We’ve been in business for ninety-seven years. That criteria are in all of our operations. We have never had to replace a well. There was a question about reclamation. So, reclamation is actually on file and bonded. This is not something at the end of life we will put a big fence around. We have a real estate development business, one which is on this property. So, I will not be naive enough to think that I know exactly what Chester county wants and needs eighty years from now. But this isn’t something where a fence goes around it. This is a redevelopment opportunity where it could be a county park, a county reservoir. The jobs. Fifteen to twenty-five jobs within the quarry. Every single one of those facilities that I mentioned, the earth work on site. That’s South Carolina jobs. So, our business is sitting here not only supporting ourselves, but also sustaining and allowing others to grow. We typically see trucking groups and may be Ma and Pop and only have one to two and goes to four of five trucks. We see larger companies go to even larger amounts. These are jobs on site in addition to the economic development area which we’re looking to construct and recruit additional business to the site. These are also good jobs. These are jobs, our company, we have a pension. We have matching programs. We have health insurance that’s probably second to government entities. These are important things. These are things that allow people that are coming out of school, and if you’re not going to college, or if they are going to college, these are jobs that feed them and allow them to continue to grow. I feel pretty passionate about that part. So, I just want to make sure we are recognized. As my time is probably short, and I don’t want to go over here, I do want to make comment that several quotes that you all saw in the presentation, those are quotes that felicitate to things to we have done. And a huge appreciation of them. So, there is one up there from the sheriff, one up there from the Chief of Police. That was about the personal protective equipment that we gave them. And just in clarity, not endorsement for or against this project. That was solely about what was given. Thank you. I’d be happy to answer any questions you may have. I’m sure this decision will bring forth some comments. But I wanted to be brief and I wanted to give you all the opportunity to discuss and ask questions.

Chairman Raines asked if any member of the committee had any questions for Mr. Thompson.

Vice Chairman Smith said yes, I have a quick question, In the comments we heard a couple of times about the resident in Kershaw that was having some issues. Have you heard of this or has Luck been in contact? Mr. Thompson said no, we are not aware of the individuals that are referenced. I will say that as part of the process, we are required to offer a pre blast survey on every home. What that does is, if the homeowner says Yes, I’d like to have that, it’s basically a home inspection that includes a structural component to it. So, taking a look at the foundation. That acts as a base line. So, if someone does have a complaint, it protects them as much as it protects us. They can say hey I have an issue, a third party then comes out, takes a look and has that base line in the initial set.

Chairman Raines said pertaining to the comments of noise, tv’s and stuff like that, do you have those type comments from your people that live in the area of the quarries? Mr. Thompson says, this is one of the reasons, I will not sit here and say you will never hear our operations. What we did was we went out and studied the ambient noise around the property. And then we went to similar areas to our Kershaw plant, which has the same plant we intend to put here, and this is shown on page twenty-three of the application. The ambient noise in Chester, is actually higher in the same distance as our plant’s operation. So that’s a good indication that we’re not adding to the ambient noise. Even above that, we’ve placed a condition within our application that speaks to the placement of noise monitors on the property. And all of these things are public information so the regulation that occurs, is built on site. It’s open to the public. Those get inspected. So, we place the condition to say we exceed the limits. That we’re in violation of the special exception that we have to get. If we’re in violation of the special exception, that means the special exception can get pulled. And essentially, our business is stopped. So, there is huge jeopardy associated with one, doing things wrong, doing something wrong from a regulatory standpoint. But there is also, when you think about it, in just commend context, this is our brand. And Chester isn’t the only place where we want to be able to call it home. So, if we go to the next county over, or the next county over, and have similar conversations, we don’t want people looking back and hearing negative things. Which is why we very quickly, tell everyone, and this is inclusive of the public meetings that we had, and any interaction that we’ve had, is come see one of our sites. It is different. You heard the comment about Fort Mill, well York county has two quarries sitting up there. They don’t need another quarry. That’s why another quarry ain’t going to Fort Mill. Chester county does not have that opportunity. So, we want you to see our sites. We want you to see us and experience us for who we are. And we are different.

Commissioner Howell asks, the amount of water you use, do you recycle? Mr. Thompson says initially we would in a smaller plant. So, when we apply for these permits, we have to apply for the maximum of everything, So, a smaller plant could be utilizing somewhere in the neighborhood of twenty thousand gallons. And that’s until you get the pit opened up, where you actually have the drain to the site, and that’s about year one. Commissioner Howell then ask, so at the end of year one, how much will you recycle. Mr. Thompson said I would say on average, it’s probably about seventy percent. There is certainly loss as you go. At the majority of our sites, we actually have excessive water. And so, we are able to discharge after the settlement. And I did hear a comment about having public water on highway nine, which we are aware of. We did not feel that we would be of good use to public water. And so, we are intending to utilize that in the ID-1 portion, up front as we run by all those buildings, but for the operational use in the back, we felt like the well and our stumps are more than adequate. And we don’t have the o ne hundred thousand gallons per day requirement.

Commissioner Hill says, I could have missed this in your presentation, but why Chester, and this particular location? Mr. Thompson says the why Chester is something we’ve had do over a period of time. We decided we wanted to grow. And we looked at our footprint at that time was largely North Carolina, Virginia and Maryland. So, as we looked to grow, which is a sustained constitute to our company, to see more and more business to consolidate, and we always plan to stay family owned and operated. And so, as we looked, we looked at growth. And there is no secret that the south east is a great, great area. We looked at the cultural fit. I spoke about how important our values and our mission are. We felt like there was greater alignment within the south east. Practically the lines that meets South Carolina and Virginia. Then we looked at the nature of the growth spurts. There is the primary corridor to the interstate. You see Charlotte’s rapid growth. You see Atlanta, and you see Columbia down south. And you think about Rock Hill and the amount of growth that it’s had. We’re not necessarily an urban place. We’re a rural and suburban company. Our comfort level is rural business. People doing business surrounding relationships. And so, every time that we’ve come down to visit, after we looked at a major part of the information, Chester kept being on all our minds. We saw businesses like Giti building their project here. We saw the improvements of highway nine. We saw the additional investment that the county was putting in highway nine. And we saw the confidence in the plans expectations when industry and growth accrue within this ten-mile area of highway nine. How we got to the exact site that we were looking at, is we stayed into that ten-mile stretch. Though we did look at sixteen other properties. The misconception is that rock is just everywhere. Well, rock is more than just rock. So, it’s got to have quality specifications. It’s got to have the denseness. The project itself, also has to have environmental opportunity that you’re not getting a negative impact. So, for geologic reasons, for environmental reasons, we walked away from other properties. This property had a layout and a consent body of rock that we would be able to work while still being in line with the comprehensive plan.

Commissioner Grant said I have a question Mr. Chairman. I’m on page twenty-two, I sorry I mean page nineteen, under conditions, it says hours of operation, you’ve got extraction and shipping from 6:00 to 9:00 Monday through Saturday. In your processing plan, I’m assuming must stage materials to keep the processing plan. In other words, keep the crushing light all night. Is that correct? Mr. Thompson says so, let me start from the beginning of this process. So, the primary plants involve the heavy crushing. From there, the secondary plant, and that is where people are questioning, I can assure you the blast happens from frequency standpoint, once a week to once every two weeks. So, even in heavy demand times, you’re not getting greater than once a week. After the rock sumps out of the wall, you’re then getting it. You’re taking it to the primary. So, the primary crusher limits demand, and that’s the process, the second process of big rock brought in. The secondary structures are automated. And so, they’re restricting pulling, and it’s a process of screening. And you have multiple layers of screening. These are enclosed structures. If the rock is big enough to go through that screening, it goes to the next one down and comes part of that project center.

Commissioner Grant says it says here you can actually run twenty-four hours. Mr. Thompson says you can run twenty-four hours. It says here if you work at night you have to use back up alarms, is that correct? Mr. Thompson says that’s correct and our typical times of operation are 7:00 to 5:00 and the only time we would work longer than that would be if a project that requires late hours. Like if there’s a night job associated with SCDOT. To do work in a lower traffic time period. So, it’s not often. We don’t work after hours.

Chairman Raines ask if there are any further questions. There were none.

Chairman Raines said it was a good presentation with time to follow up with questions. Heard passionate opinions on both sides for and against. I entertain a motion from the commission. Commissioner Grant said he would make a motion to at least get it on the floor. He made a motion to approve. Chairman Raines asked, you made a motion to approve? Commissioner Grant said yes, I make a motion to approve the two that we talked about. Chairman Raines said ok, so 03 and 04. Ms. Hutchins and Director Levister correct him, 03 and 05 be approved. Commissioner Grant said that’s what my motion is for. Chairman Raines says we have a motion to approve these zoning request as they have been presented to us. Chairman Raines seconded the motion.

Chairman Raines called for discussion. He said he would chime in on that. He said Luck Stone is a good company. I think they don’t intend to come in and destroy the environment of Chester county. I think the state permitting allows this and the think that the traffic study is valid. I think there may be a maximum at a certain point, but I think the road is built for that. We’ve had accidents here in the past with logging trucks and stuff and even motor vehicles. I don’t think their trucks presents a greater danger. We have a lot of danger in things that we do. And typically, these people have CDL’s and that’s a littler higher level of driving capabilities and responsibility. There is also the fact that it does present some other opportunities as far as general commercial things go. And, there are some other properties that can be developed. It is in standing with our comprehensive plan. It does fit into that. I did visit Luck Stone’s facility, and looking at these others, at the other locations, I can’t believe that it’s that much of a problem Big houses in close proximity to them and other facilities. I live in this neighborhood. I don’t think that we will know it’s there. I’m no biologist or geologist or anything but I think if the state issued a permit, you have to give them some credit. There is science and stuff behind their regulation. And if they say you have to meet this level of stormwater discharge and clarity and things of that nature. You have to have air quality. Monitoring, you have to have certain standards. I think all of that has to be taken into account. But I also understand that it’s not in my backyard type issue. So, I guess when it comes down to it, that’s probably the biggest question. I can’t believe as many locations as they have with type of development to be that detrimental.

Chairman Raines asked again if anyone had any other questions or comments. There were none. Chairman Raines then stated with the motion to approve CCMA20-03 and CCMA20-05 (Commissioner Grant made the motion to approve the zoning request as presented; seconded by Chairman Raines) Vote was 2-4 to approve. With Commissioners Hill, Grant, Williams and Vice Chairman Smith opposed.

Chairman Raines said the process has been denied. We also need to address CCMA20-04.

**CCMA20-04:** Luck StoneCorporationrequestTax Map # 089-00-00-025-000 located on Lancaster Hwy, Chester, SC 29706 be rezoned from R2 (Rural Two) to ID3 (General Industrial)

Chairman Raines asked if anyone on the commission feel like they need to rehash anything? There was none.

Chairman Raines said as far as that request goes, I’ll entertain a motion. And that’s from R2 to ID-3 only. Chairman Raines said are we not going to consider it at all?

Chairman Raines said I’ll make a motion to deny based on that you can’t have all continuous properties, so I make a motion to deny this request also; seconded by Commissioner Hill. Vote was 4-2 to deny. With Chairman Raines and Commissioner Howell opposed.

So. both cases failed 4-2. The motions are denied. As we said up front, the final decision is with the county council. We are advisory only. They will be having three continuous readings. Check with staff to find out when those are going to be. And if you wish to attend that, as it was pointed out in the beginning, you will have citizen comments for three minutes if you wish to pursue that. Thank you all for coming. I’d like to thank you for being civil. It was a good hearing. Everybody be careful going home.

Chairman Raines asked if anyone of the commission had any further business. There was none.

Chairman Raines made a motion to adjourn. Commissioner Howell Seconded. Attorney Winters asked folks to keep it down we are not done yet, please. Vote was 6-0 to adjourn.

This is a summary of proceedings at the June 16, 2020 meeting of the Planning Commission; and not a verbatim transcript of the meeting, as it is documented in the minutes as well as can be determined from the recording. This summary, and an audio recording of the meeting is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting; not the opinion or interpretation of the Secretary.