

Next Year (2023) Changes



- Search Options

Map Number

088-00-00-054-000

Real

00615693

History Year



- Alerts

Name 1

OLIPHANT ALBERT D III

Other Map Number

- Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Land Value

445,000

Address 1

P O BOX 794

Building Value

Address 2

CHESTER SC

Total Market Value

445,000

Zip Code

29706

Total Tax Value

7,150

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

ID1

RESTRICTED INDUSTRIAL

Subdivision

Use Class

TRACTS 2 & 3

Legal

Location

Street Number

Street Name

Suffix

Direction

- Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

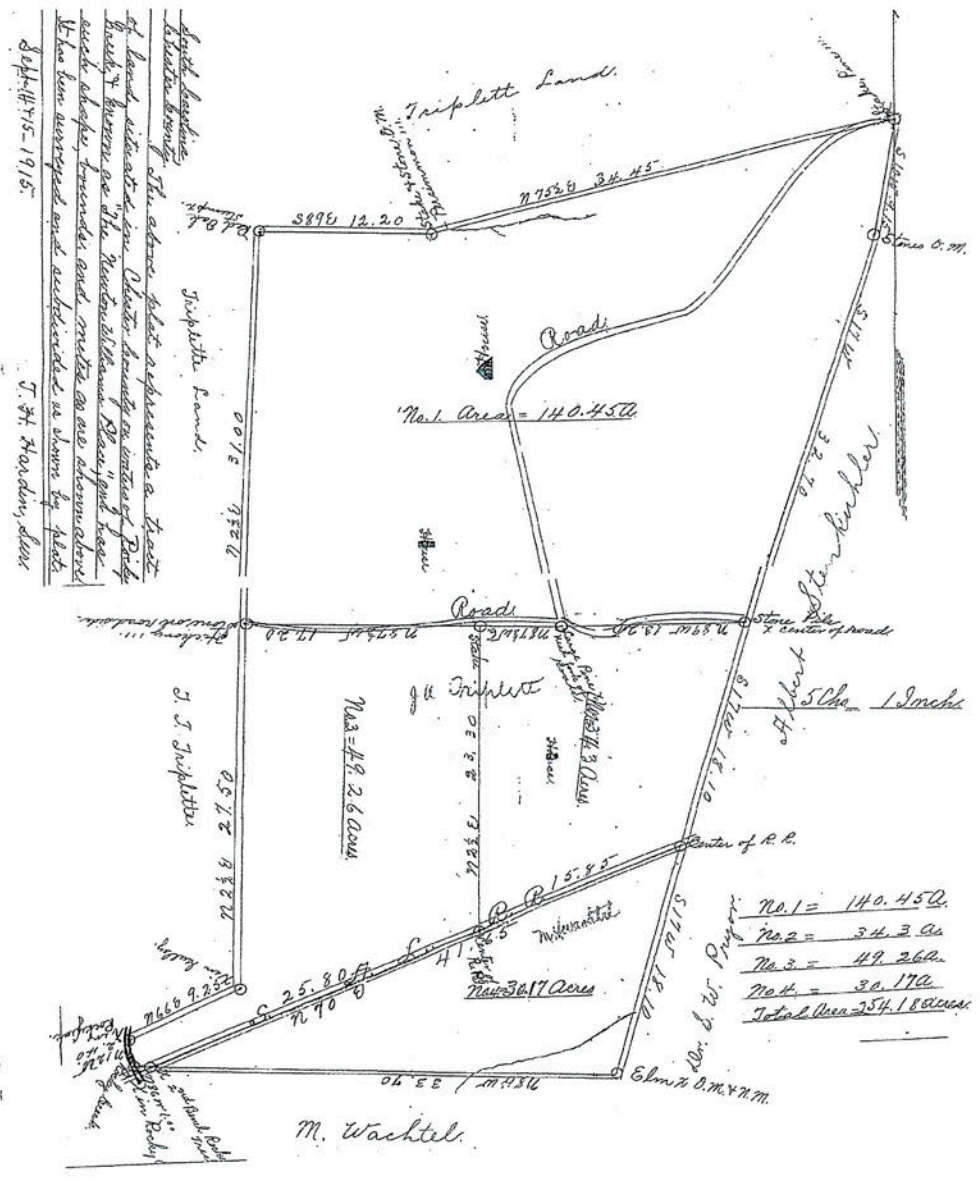
MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



Right easements
 & water ways
 of land situated in District bounded on west by
 lands of Burton on the North of the "New" and
 such other persons and matters as are shown above
 to have been surveyed and established as shown by plat
 804447-15-1915
 T. H. Hurdman, clerk

Recd. from J. J. Triplitt
 Jan 21, 1915
 Richard H. Hill

1915 - 1800 - 1915

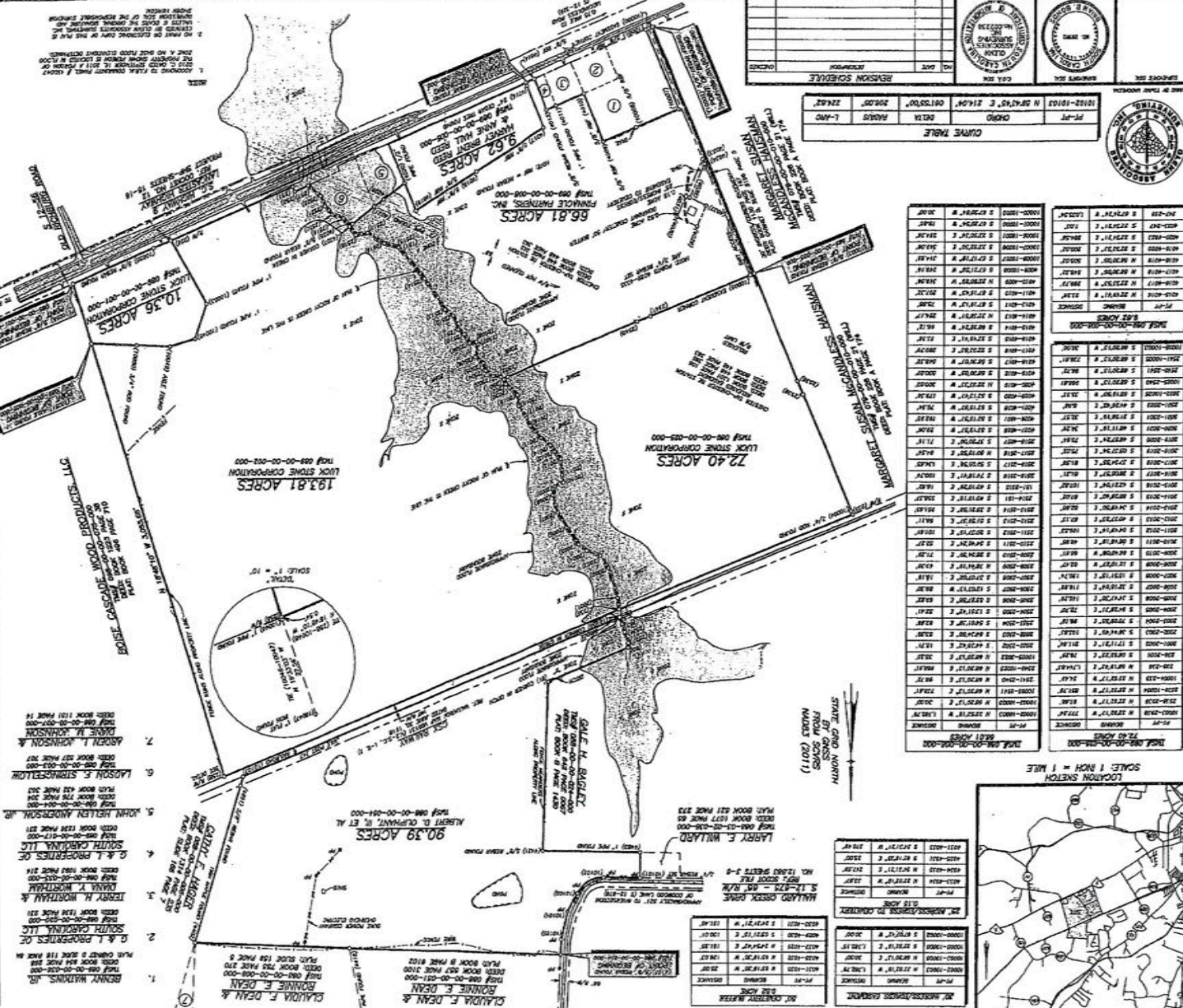
BOUNDARY EXHIBIT PREPARED FOR
LUCK STONE CORPORATION
 CHESTER COUNTY, SOUTH CAROLINA
 NOVEMBER 8, 2022
 SCALE: 1 INCH = 300 FEET
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
 SURVEYED BY DEAN ASSOCIATES SURVEYING, INC.
 110 BOX 12 GARDENVILLE, S.C. 29028 Telephone: (803) 454-2287
DEAN & BONSON, SURVEYING, P.A.
 1101 TOWN SQUARE DRIVE
 COLUMBIA, S.C. 29202
 1. THIS EXHIBIT IS THE PROPERTY OF DEAN ASSOCIATES SURVEYING, INC. OR DEAN & BONSON, SURVEYING, P.A. AS THE CASE MAY BE.
 2. THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A GUARANTEE OF ACCURACY.
 3. THIS EXHIBIT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF DEAN ASSOCIATES SURVEYING, INC. OR DEAN & BONSON, SURVEYING, P.A.

TOTAL SURVEY = 473.93 ACRES

LUCK 088-00-00-000-000 = 88.2 ACRES
LUCK 089-00-00-000-000 = 88.2 ACRES
LUCK 088-00-00-000-000 = 88.2 ACRES
LUCK 089-00-00-000-000 = 88.2 ACRES
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LUCK 089-00-00-000-000 = 88.2 ACRES

LUCK 088-00-00-000-000	LUCK 089-00-00-000-000	LUCK 088-00-00-000-000	LUCK 089-00-00-000-000
LUCK 088-00-00-000-000	LUCK 089-00-00-000-000	LUCK 088-00-00-000-000	LUCK 089-00-00-000-000
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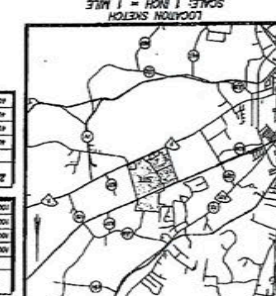


SECTION SCHEDULE

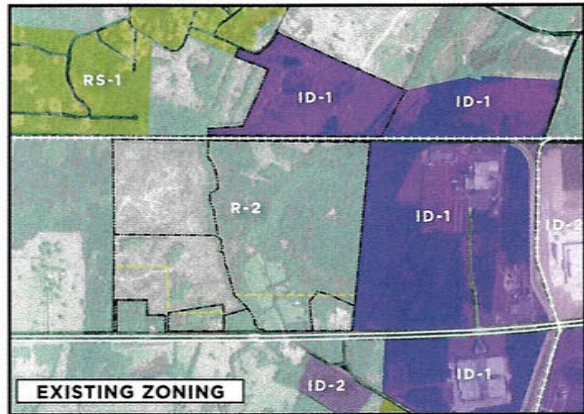
NO.	DATE	DESCRIPTION
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DATE: 11/08/2022
 TIME: 11:00 AM

86.81 ACRES	90.39 ACRES	22.40 ACRES	193.81 ACRES	10.36 ACRES	8.62 ACRES
LUCK STONE CORPORATION	LUCK STONE CORPORATION	LUCK STONE CORPORATION	LUCK STONE CORPORATION	LUCK STONE CORPORATION	FINNSTATE PARTNERS, INC.
BOISE CASCADE WOOD PRODUCTS, LLC	BOISE CASCADE WOOD PRODUCTS, LLC	BOISE CASCADE WOOD PRODUCTS, LLC	BOISE CASCADE WOOD PRODUCTS, LLC	BOISE CASCADE WOOD PRODUCTS, LLC	BOISE CASCADE WOOD PRODUCTS, LLC
CLAUDIA E. DEAN & BONNIE E. DEAN	CLAUDIA E. DEAN & BONNIE E. DEAN	CLAUDIA E. DEAN & BONNIE E. DEAN	CLAUDIA E. DEAN & BONNIE E. DEAN	CLAUDIA E. DEAN & BONNIE E. DEAN	CLAUDIA E. DEAN & BONNIE E. DEAN
ROBBIE D. CAMPBELL, JR.	ROBBIE D. CAMPBELL, JR.	ROBBIE D. CAMPBELL, JR.	ROBBIE D. CAMPBELL, JR.	ROBBIE D. CAMPBELL, JR.	ROBBIE D. CAMPBELL, JR.
LARRY E. WILLARD	LARRY E. WILLARD	LARRY E. WILLARD	LARRY E. WILLARD	LARRY E. WILLARD	LARRY E. WILLARD
GALE H. BAILEY	GALE H. BAILEY	GALE H. BAILEY	GALE H. BAILEY	GALE H. BAILEY	GALE H. BAILEY
LADSON E. STINVESTALON	LADSON E. STINVESTALON	LADSON E. STINVESTALON	LADSON E. STINVESTALON	LADSON E. STINVESTALON	LADSON E. STINVESTALON
JOHN HELLER ANDERSON, JR.	JOHN HELLER ANDERSON, JR.	JOHN HELLER ANDERSON, JR.	JOHN HELLER ANDERSON, JR.	JOHN HELLER ANDERSON, JR.	JOHN HELLER ANDERSON, JR.
G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC
DONNA J. WORTHMAN & IRBY H. WORTHMAN	DONNA J. WORTHMAN & IRBY H. WORTHMAN	DONNA J. WORTHMAN & IRBY H. WORTHMAN	DONNA J. WORTHMAN & IRBY H. WORTHMAN	DONNA J. WORTHMAN & IRBY H. WORTHMAN	DONNA J. WORTHMAN & IRBY H. WORTHMAN
G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC	G & L PROPERTIES OF SOUTH CAROLINA, LLC
BENNY WATKINS, JR.	BENNY WATKINS, JR.	BENNY WATKINS, JR.	BENNY WATKINS, JR.	BENNY WATKINS, JR.	BENNY WATKINS, JR.
LARSON E. STINVESTALON	LARSON E. STINVESTALON	LARSON E. STINVESTALON	LARSON E. STINVESTALON	LARSON E. STINVESTALON	LARSON E. STINVESTALON



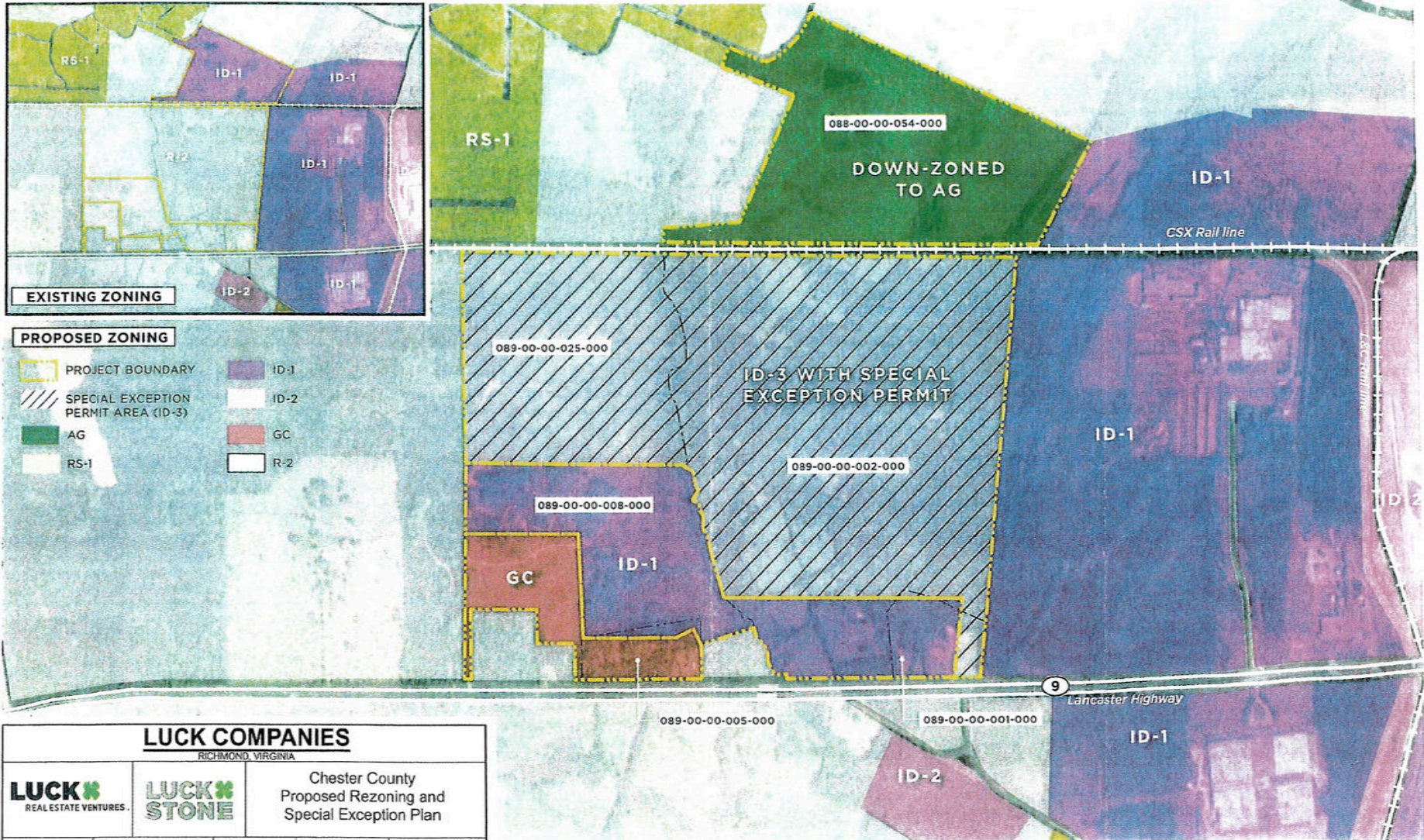
PARCEL #089-00-00-054-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES RICHMOND, VIRGINIA			
LUCK REAL ESTATE VENTURES	LUCK STONE	Chester County Proposed Rezoning and Special Exception Plan	
Date: 11/11/22	Source: Chester County GIS, Google Maps	Scale: Approx. 1" = 700'	Page: 3 OF 4
Drawn by: Patrick Hess			
No warranty is made by the author for the accuracy, completeness, or timeliness of the information presented herein. The user assumes all liability for any use of the information presented herein.			



Chester County Planning Commission Minutes

December 20, 2022

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



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 12.20.22 Case # CCMA22-30 Invoice # 5948

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

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

Property Address Information

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

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

PLEASE PRINT:

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

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

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

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

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



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

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-30

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

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

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

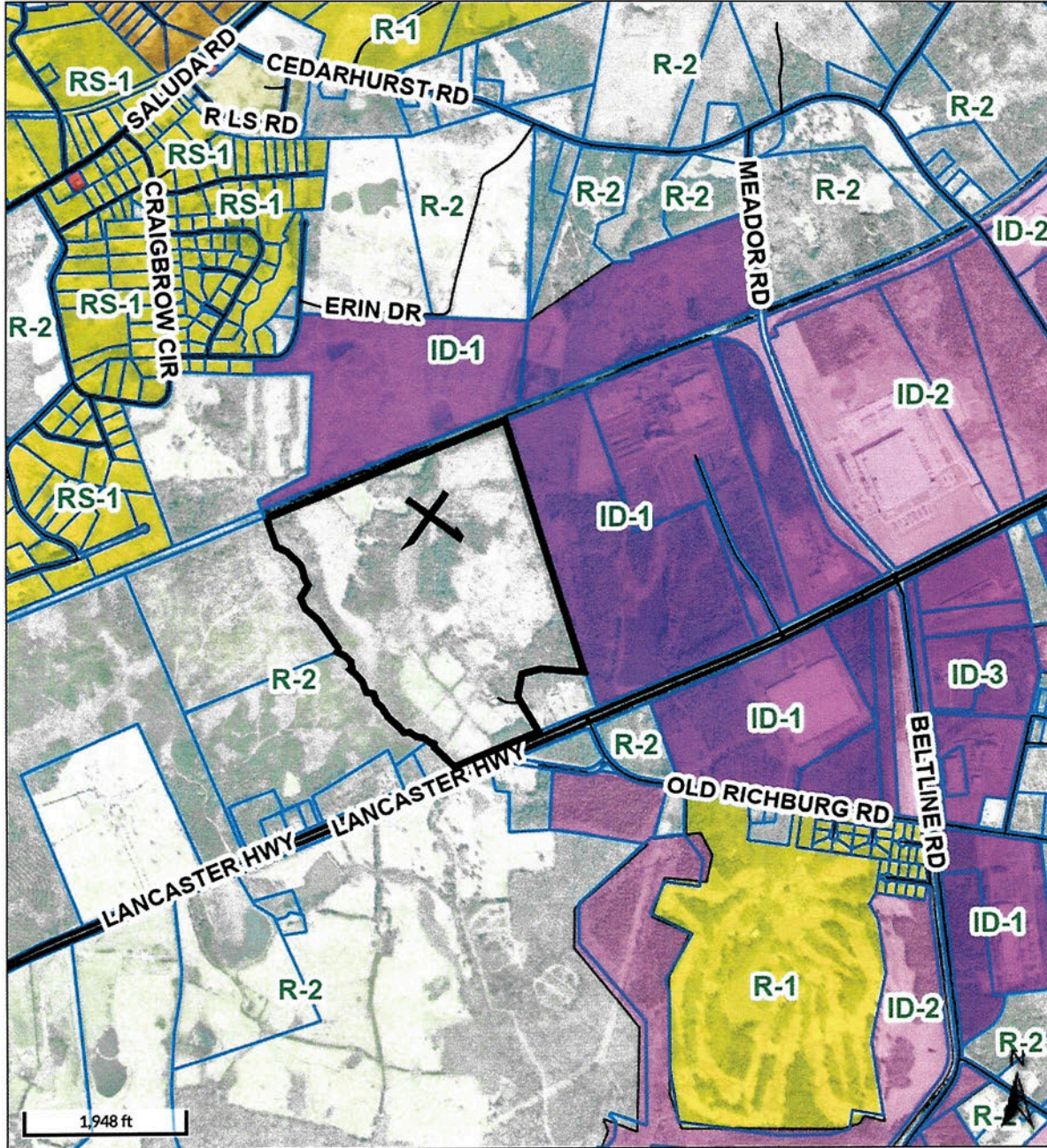
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

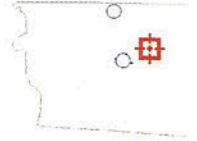
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview

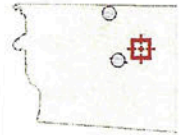


Date created: 12/16/2022
Last Data Uploaded: 12/16/2022 3:41:06 AM

Developed by  Schneider
GEOSPATIAL



Overview



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

(Note: Not to be used on legal documents)

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

Developed by  Schneider
 GEOSPATIAL

Next Year (2023) Changes



Search Options

Map Number: 089-00-00-002-000 Real 00641193

History Year



Find

Alerts

Has Additional Comments

Name 1: LUCK STONE CORPORATION

Other Map Number

Owner Information

Post Initials: CW Reason for Change

Activity Date: 06/04/2021

Name 2

Land Value: 2,336,000

Address 1: PO BOX 29682

Building Value: 54,600

Address 2: RICHMOND VA

Total Market Value: 2,390,600

Zip Code: 23242

Total Tax Value: 93,900

Codes

District: 02

Fire Code: CS CITY SUB

Town

Neighborhood: R2 RURAL 2

Subdivision

Use Class

Description: LANCASTER RD

Legal

Location

Street Number: 1421 Street Name: COLLIE LN

Suffix Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF Base

Agricultural Use

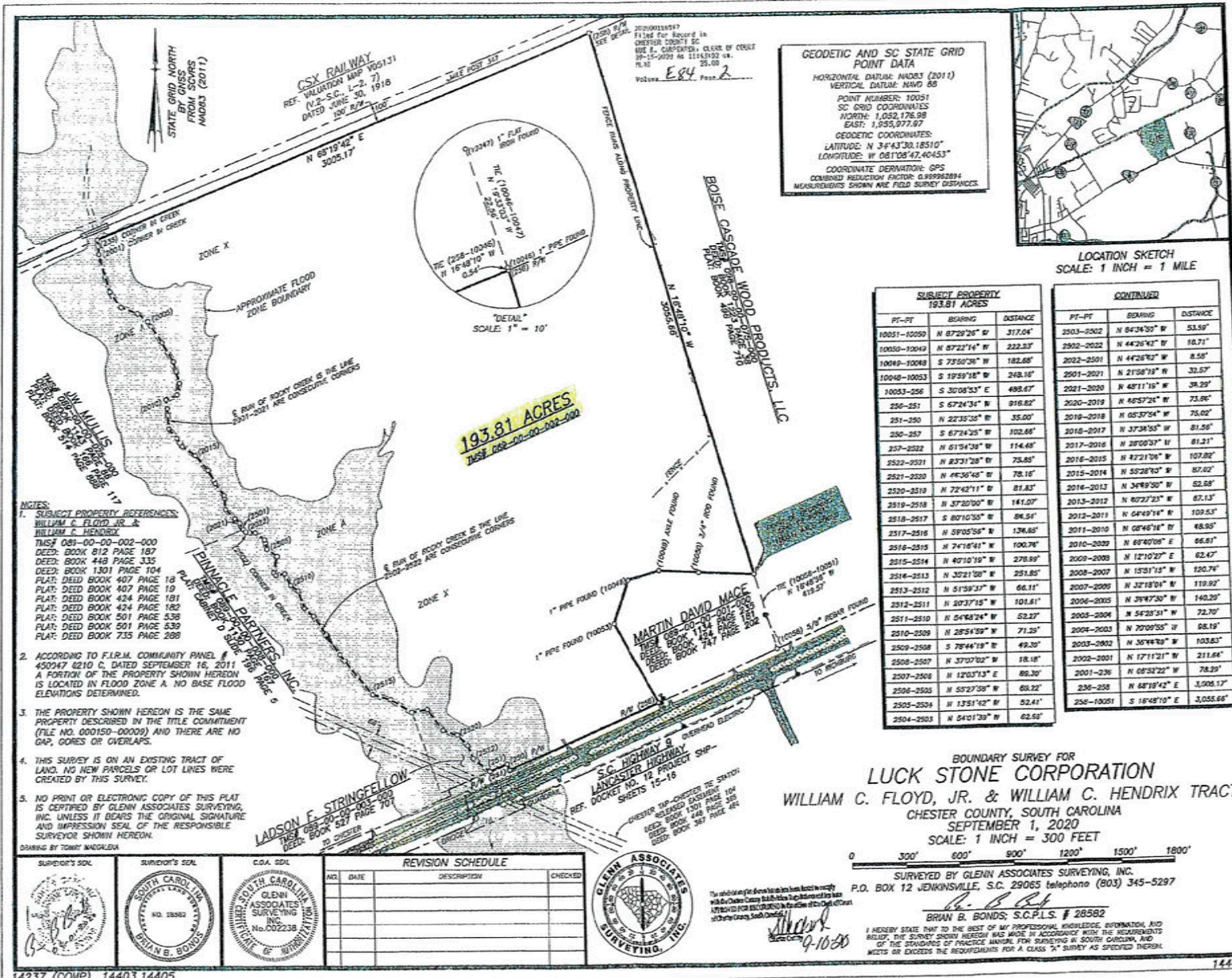
Reappraisal Notice

MCIP Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



GEODEIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 88

POINT NUMBER: 10051
 SC GRID COORDINATES
 NORTH: 1,032,176.98
 EAST: 1,955,977.87

GEODEIC COORDINATES:
 LATITUDE: N 3°43'30.18510"
 LONGITUDE: W 081°08'42.40453"

COORDINATE DEVIATION: GPS
 CONTROL REFERENCE POINT: G-89962894
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



SUBJECT PROPERTY 193.81 ACRES			CONTINUED		
PT-PT	BEARING	DISTANCE	PT-PT	BEARING	DISTANCE
10051-10050	N 87°29'28" W	317.04'	2503-2502	N 84°34'59" W	53.59'
10050-10049	N 87°22'14" W	232.23'	2502-2502	N 44°26'43" W	18.71'
10049-10048	S 73°03'36" W	182.65'	2502-2501	N 44°26'42" W	8.58'
10048-10053	S 19°59'18" W	248.16'	2501-2021	N 21°58'19" W	32.57'
10053-256	S 30°08'53" E	498.67'	2021-2020	N 48°11'10" W	34.29'
256-251	S 67°24'34" W	916.82'	2020-2019	N 65°57'24" W	73.00'
251-250	N 22°35'38" W	35.00'	2019-2018	N 65°37'54" W	75.02'
250-257	S 67°24'25" W	102.68'	2018-2017	N 37°38'55" W	81.56'
257-2522	N 61°54'36" W	114.48'	2017-2016	N 28°00'37" W	81.21'
2522-2521	N 87°31'28" W	75.85'	2016-2015	N 87°21'06" W	107.88'
2521-2520	N 46°36'45" W	78.16'	2015-2014	N 59°28'10" W	87.62'
2520-2519	N 72°42'11" W	81.83'	2014-2013	N 34°48'50" W	62.68'
2519-2518	N 37°20'00" W	141.07'	2013-2012	N 80°22'23" W	67.13'
2518-2517	S 80°10'55" W	84.54'	2012-2011	N 64°49'14" W	109.53'
2517-2516	N 59°05'58" W	136.83'	2011-2010	N 62°40'08" E	86.61'
2516-2515	N 74°16'41" W	100.79'	2010-2009	N 12°10'27" E	62.42'
2515-2514	N 40°10'18" W	276.89'	2009-2007	N 13°51'15" W	120.76'
2514-2513	N 30°21'08" W	251.85'	2007-2006	N 32°18'04" W	119.82'
2513-2512	N 51°59'31" W	66.11'	2006-2005	N 39°47'53" W	140.20'
2512-2511	N 50°37'18" W	101.41'	2005-2004	N 54°29'55" W	72.70'
2511-2510	N 54°48'24" W	52.37'	2004-2003	N 30°46'30" W	103.63'
2510-2509	N 28°54'39" W	71.25'	2003-2002	N 30°46'30" W	103.63'
2509-2508	S 78°44'19" W	49.20'	2002-2001	N 17°12'11" W	211.64'
2508-2507	N 37°07'02" W	18.18'	2001-236	N 65°32'22" W	78.29'
2507-2506	N 12°03'13" E	89.30'	236-235	N 68°18'42" E	3,005.17'
2506-2505	N 59°27'39" W	69.32'	235-10051	S 16°48'19" W	3,055.66'
2505-2504	N 13°51'42" W	52.41'			
2504-2503	N 54°01'39" W	62.69'			

- NOTES:**
1. SUBJECT PROPERTY REFERENCES:
 WILLIAM C. FLOYD, JR. & WILLIAM C. HENDRIX
 TMSF 081-00-00-002-000
 DEED: BOOK 812 PAGE 187
 DEED: BOOK 448 PAGE 335
 DEED: BOOK 1301 PAGE 104
 PLAT: DEED BOOK 407 PAGE 18
 PLAT: DEED BOOK 407 PAGE 18
 PLAT: DEED BOOK 424 PAGE 181
 PLAT: DEED BOOK 424 PAGE 182
 PLAT: DEED BOOK 501 PAGE 538
 PLAT: DEED BOOK 501 PAGE 539
 PLAT: DEED BOOK 735 PAGE 288
 2. ACCORDING TO F.L.R.M. COMMUNITY PANEL # 450047 4210 C, DATED SEPTEMBER 16, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
 3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00009) AND THERE ARE NO GAPS, GORES OR OVERLAPS.
 4. THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
 5. NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

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

SURVEYOR'S SEAL	SURVEYOR'S SEAL	C.O.A. SEAL	REVISION SCHEDULE								
			<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>CHECKED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	CHECKED				
NO.	DATE	DESCRIPTION	CHECKED								



The seal and/or stamp hereon has been kept in conformity with the Surveying and Mapping Act of 1965 and the rules and regulations of the Board of Surveying and Mapping of the State of South Carolina.

Brian B. Bonds
 9-10-20

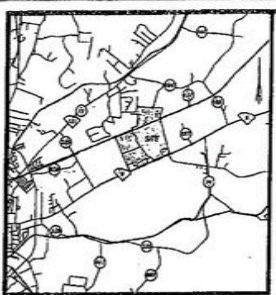
SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
 P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297

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

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

14237 (COMP), 14403, 14405

14404-3



PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
4023-4024	S 27°21'30" E	1,792.13'
4024-4025	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
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PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
4023-4024	S 27°21'30" E	1,792.13'
4024-4025	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
4023-4024	S 27°21'30" E	1,792.13'
4024-4025	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
4023-4024	S 27°21'30" E	1,792.13'
4024-4025	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
4023-4024	S 27°21'30" E	1,792.13'
4024-4025	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
10001-10002	N 27°21'30" E	1,792.79'
10002-10003	N 87°52'15" E	36.00'
10003-10004	S 27°21'30" E	1,792.13'
10004-10005	S 87°52'15" E	36.00'

PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
4023-4024	S 27°21'30" E	1,792.13'
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PT-PT	BORING	DISTANCE
4021-4022	N 87°52'15" E	1,792.79'
4022-4023	N 87°52'15" E	36.00'
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4021-4022	N 87°52'15" E	1,792.79'
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4023-4024	S 27°21'30" E	1,792.13'
4024-4025	S 87°52'15" E	36.00'



NO.	DATE	REVISION SCHEDULE

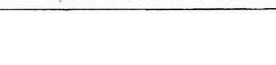
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NO.	DATE	REVISION SCHEDULE

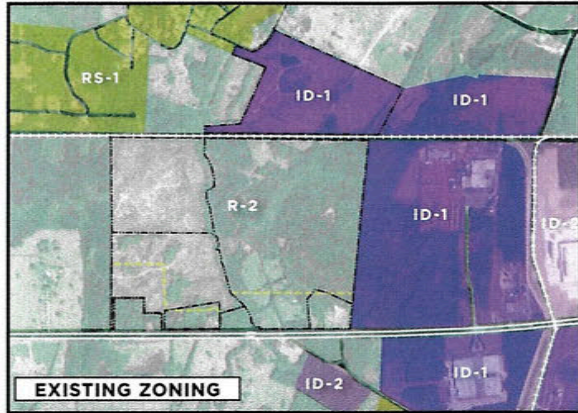
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NO.	DATE	REVISION SCHEDULE

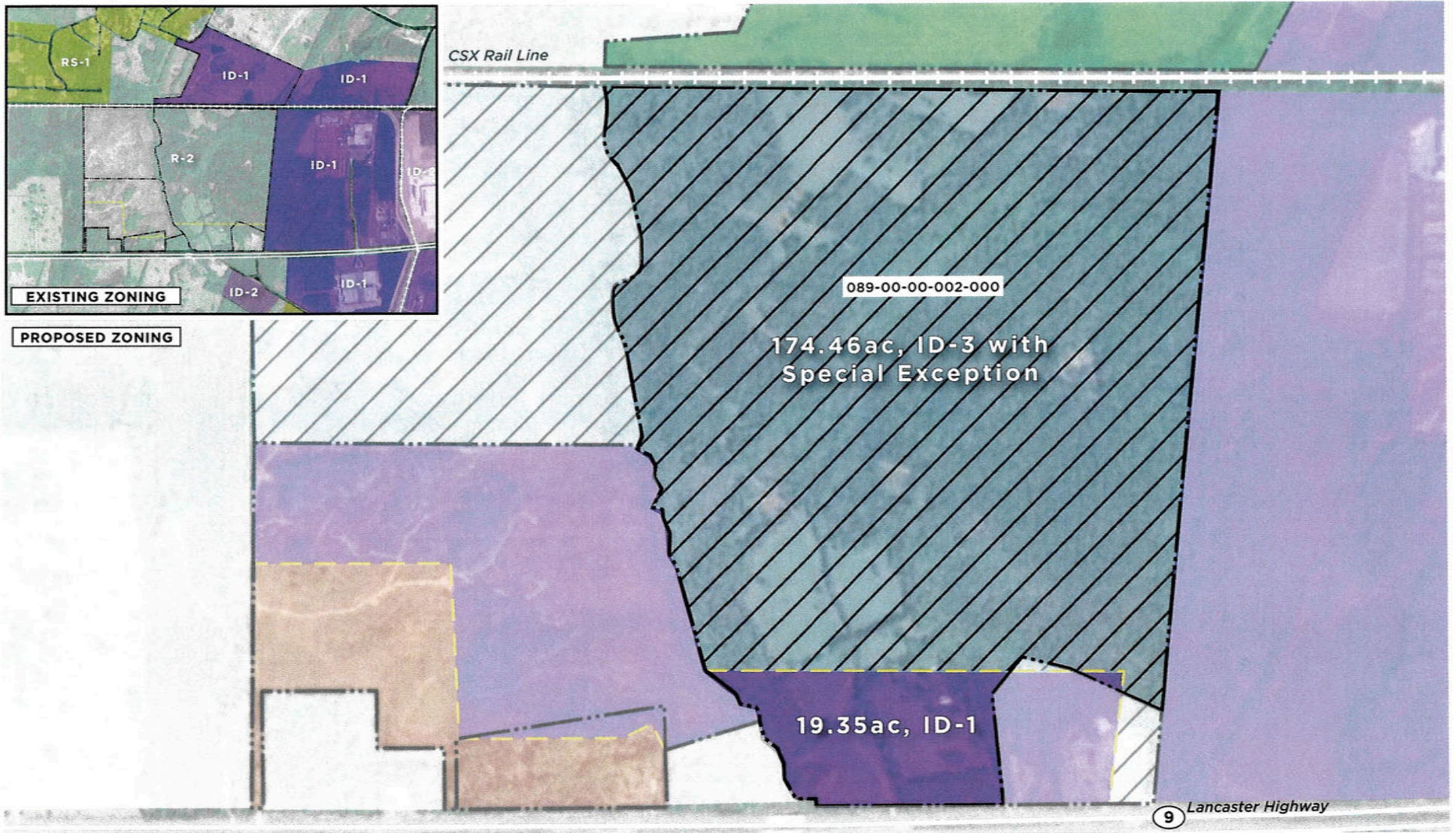
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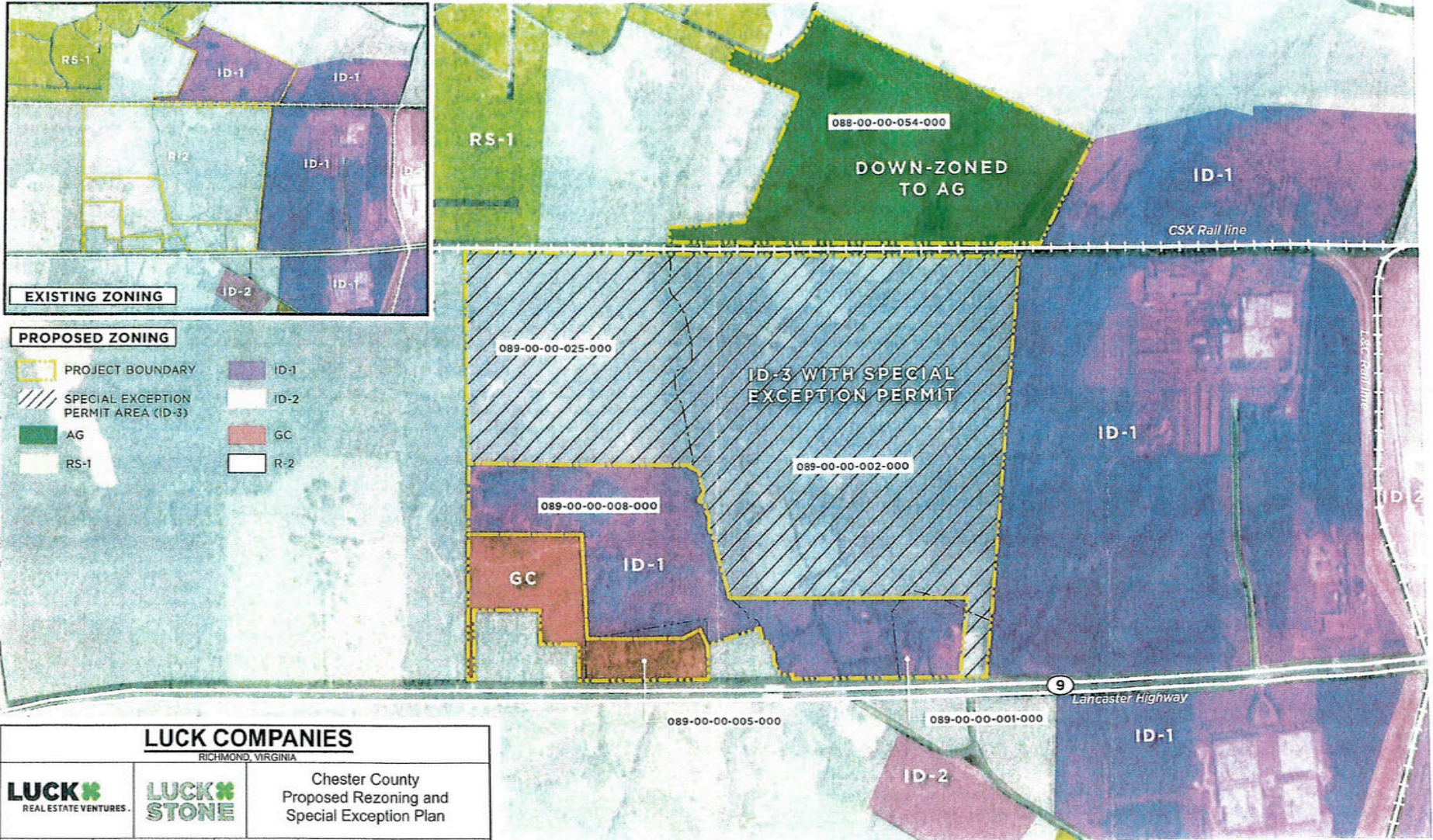
PARCEL #089-00-00-002-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES RICHMOND, VIRGINIA			
LUCK REAL ESTATE VENTURES	LUCK STONE	Chester County Proposed Rezoning and Special Exception Plan	
Date: 11/11/22	Base: Chester County GIS Google Maps	Scale: Approx. 1" = 700'	Page: 3 OF 4 Prepared by: Patrick Hess
While every effort has been made to ensure the accuracy, completeness and timeliness of the data presented, the user is advised to verify all data and information with the appropriate authorities and to consult with a professional engineer or surveyor for engineering or engineering standards.			



Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

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

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

Chester County Planning Commission Minutes

December 20, 2022

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



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

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

Property Address Information

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

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

PLEASE PRINT:

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

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

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

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

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



Chester County, South Carolina

Department of Planning, Building & Zoning

1476 J.A. Cochran Bypass

Chester, SC 29706

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-31

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

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

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

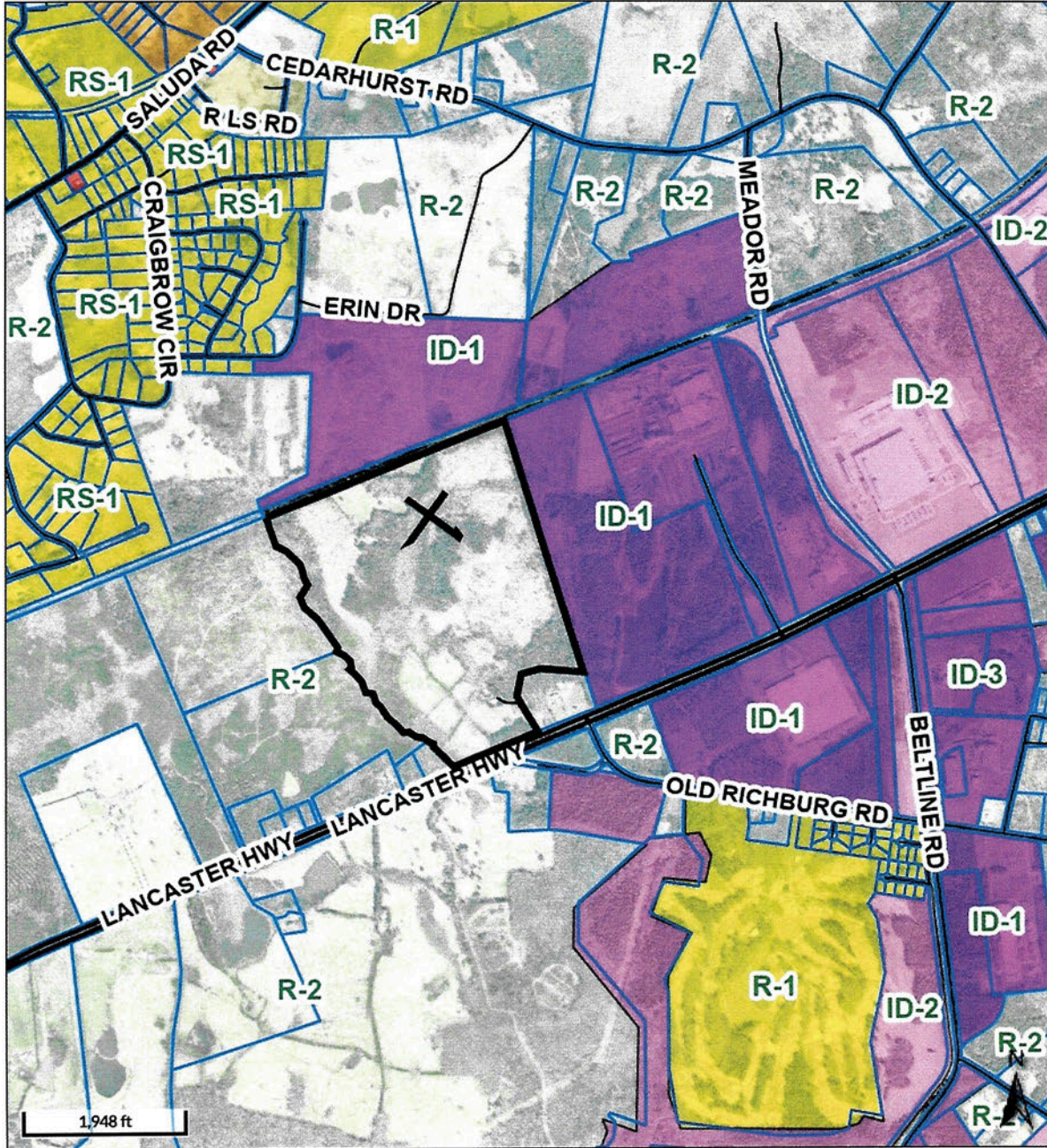
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

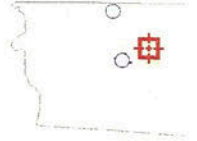
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview

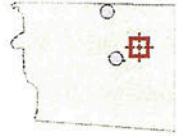


Date created: 12/16/2022
Last Data Uploaded: 12/16/2022 3:41:06 AM

Developed by  Schneider
GEOSPATIAL



Overview



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

(Note: Not to be used on legal documents)

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

Developed by  Schneider
GEO SPATIAL



Next Year (2023) Changes



Search Options

Map Number Real History Year

Name 1 Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials Reason for Change

Name 2

Address 1

Address 2

Zip Code

Activity Date

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

Town

Subdivision

Description

Legal

Fire Code CITY SUB

Neighborhood RURAL 2

Use Class

Location

Street Number Street Name Suffix Direction

Additional Information

Appraisal Appeal

Agricultural Use

Rollback

Owner Occupied

Reappraisal Notice

TIF

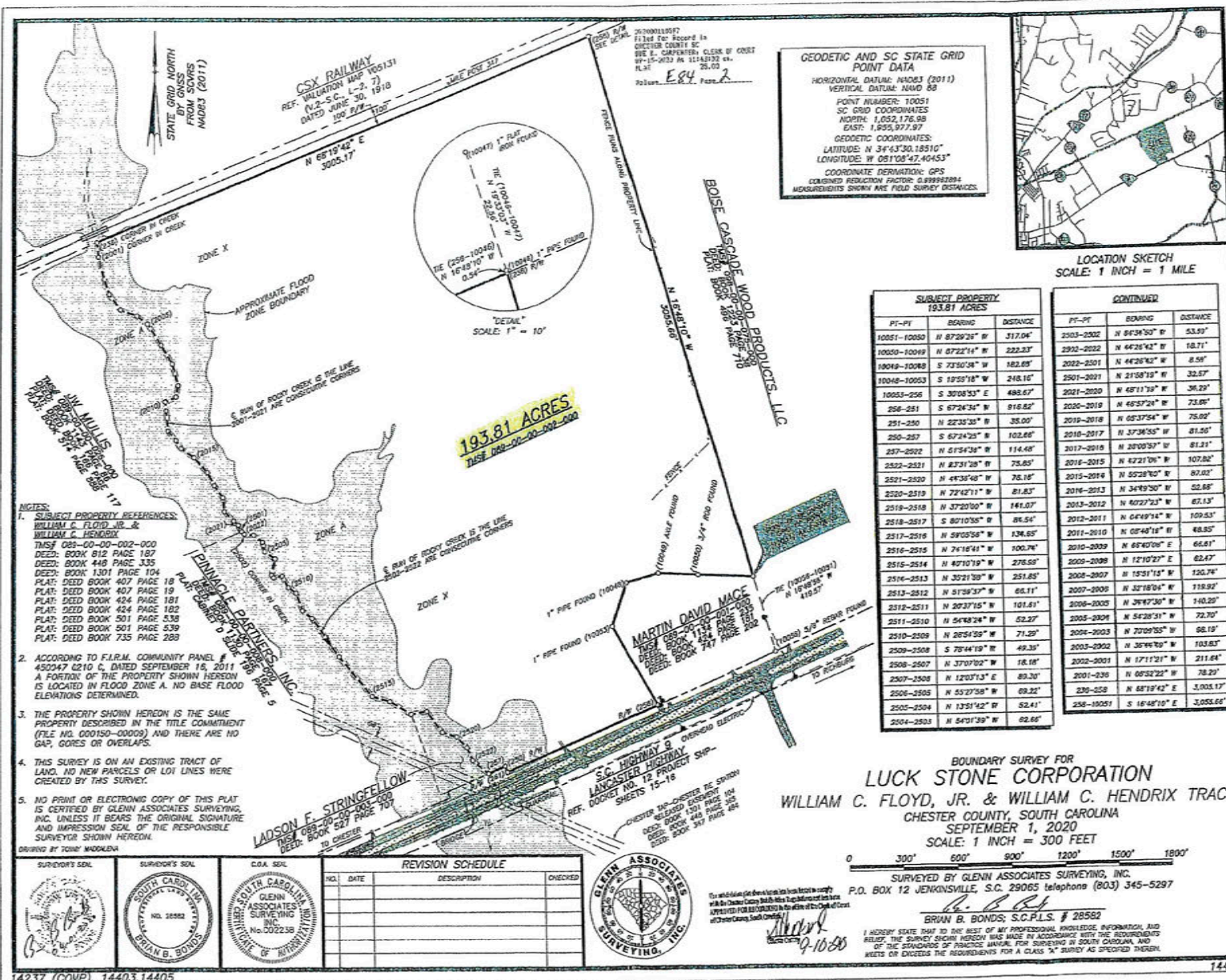
MCIP

Exempt

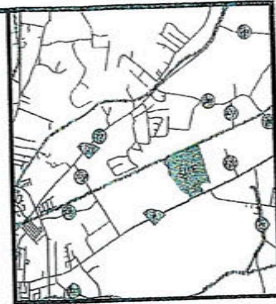
Base

Industrial Park ID

Scroll by: MAP#



GEODETIC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 83
 POINT NUMBER: 10051
 SC GRID COORDINATES
 NORTH: 1,052,176.98
 EAST: 1,935,977.97
 GEODETIC COORDINATES:
 LATITUDE: N 34°43'30.18510"
 LONGITUDE: W 081°02'47.40453"
 COORDINATE DERIVATION: GPS
 CORRECTION REDUCTION FACTOR: 0.999982894
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



SUBJECT PROPERTY 193.81 ACRES			CONTINUED		
PT-PT	BEARING	DISTANCE	PT-PT	BEARING	DISTANCE
10051-10050	N 87°28'28" W	317.04'	2503-2502	N 54°38'50" E	53.89'
10050-10049	N 87°22'14" W	232.33'	2502-2501	N 64°28'42" W	18.71'
10049-10048	S 73°50'38" W	182.65'	2501-2500	N 44°28'42" W	8.58'
10048-10053	S 19°58'18" W	248.16'	2500-2499	N 21°58'19" E	32.57'
10053-256	S 30°08'53" E	488.67'	2499-2498	N 68°11'39" W	36.29'
256-251	S 67°24'34" W	818.82'	2498-2497	N 69°37'24" W	73.68'
251-250	N 22°35'35" N	35.00'	2497-2496	N 68°37'54" W	75.00'
250-257	S 67°24'25" W	102.66'	2496-2495	N 37°36'55" W	81.56'
257-2522	N 67°54'36" W	114.48'	2495-2494	N 28°00'59" W	81.31'
2522-2521	N 82°31'28" W	78.85'	2494-2493	N 42°21'06" E	107.82'
2521-2520	N 49°38'48" W	76.18'	2493-2492	N 59°28'40" W	87.02'
2520-2519	N 72°42'11" W	81.83'	2492-2491	N 34°49'50" W	52.68'
2519-2518	N 37°29'00" W	141.07'	2491-2490	N 60°27'23" W	67.13'
2518-2517	S 80°10'56" E	86.54'	2490-2489	N 04°19'44" W	109.53'
2517-2516	N 59°05'56" W	136.65'	2489-2488	N 08°48'18" W	68.53'
2516-2515	N 74°16'41" W	100.78'	2488-2487	N 69°40'06" E	66.81'
2515-2514	N 40°10'19" W	278.58'	2487-2486	N 12°10'27" E	82.47'
2514-2513	N 35°21'59" W	251.85'	2486-2485	N 15°31'15" W	120.78'
2513-2512	N 51°28'32" W	65.11'	2485-2484	N 32°18'04" W	118.92'
2512-2511	N 20°37'15" W	101.61'	2484-2483	N 36°47'30" W	140.29'
2511-2510	N 54°48'24" W	52.27'	2483-2482	N 54°28'31" W	72.70'
2510-2509	N 28°54'59" W	71.29'	2482-2481	N 70°29'55" W	56.19'
2509-2508	S 78°44'19" W	49.35'	2481-2480	N 35°46'50" W	103.83'
2508-2507	N 37°07'02" W	18.18'	2480-2479	N 17°11'21" W	211.64'
2507-2506	N 12°03'13" E	89.30'	2479-2478	N 66°32'22" W	78.29'
2506-2505	N 55°27'58" W	69.32'	2478-2477	N 68°19'42" E	3,003.17'
2505-2504	N 13°51'42" E	52.41'	2477-2476	S 16°48'10" E	3,058.66'
2504-2503	N 54°01'39" W	82.68'			

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

0 300' 600' 900' 1200' 1500' 1800'

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

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

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

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
 TMSF 089-00-00-002-000
 DEED: BOOK 812 PAGE 187
 DEED: BOOK 448 PAGE 335
 DEED: BOOK 1301 PAGE 104
 PLAT: DEED BOOK 407 PAGE 18
 PLAT: DEED BOOK 407 PAGE 19
 PLAT: DEED BOOK 424 PAGE 191
 PLAT: DEED BOOK 424 PAGE 192
 PLAT: DEED BOOK 531 PAGE 538
 PLAT: DEED BOOK 501 PAGE 539
 PLAT: DEED BOOK 735 PAGE 288
 - ACCORDING TO F.L.R.M. COMMUNITY PANEL # 450247 C210 C, DATED SEPTEMBER 15, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
 - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00009) AND THERE ARE NO GAP, GORES OR OVERLAPS.
 - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

DESIGNED BY TOM WOODEN

SURVEYOR'S SEAL: GLENN ASSOCIATES SURVEYING, INC. NO. 28582
 SURVEYOR'S SEAL: BRUN B. BONDS
 C.O.A. SEAL: GLENN ASSOCIATES SURVEYING, INC. NO. 002238

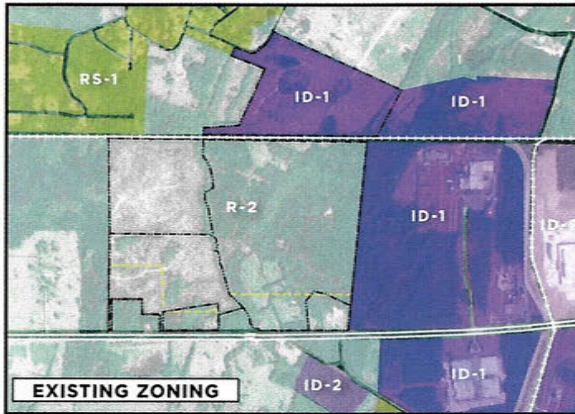
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

GLENN ASSOCIATES SURVEYING, INC. logo

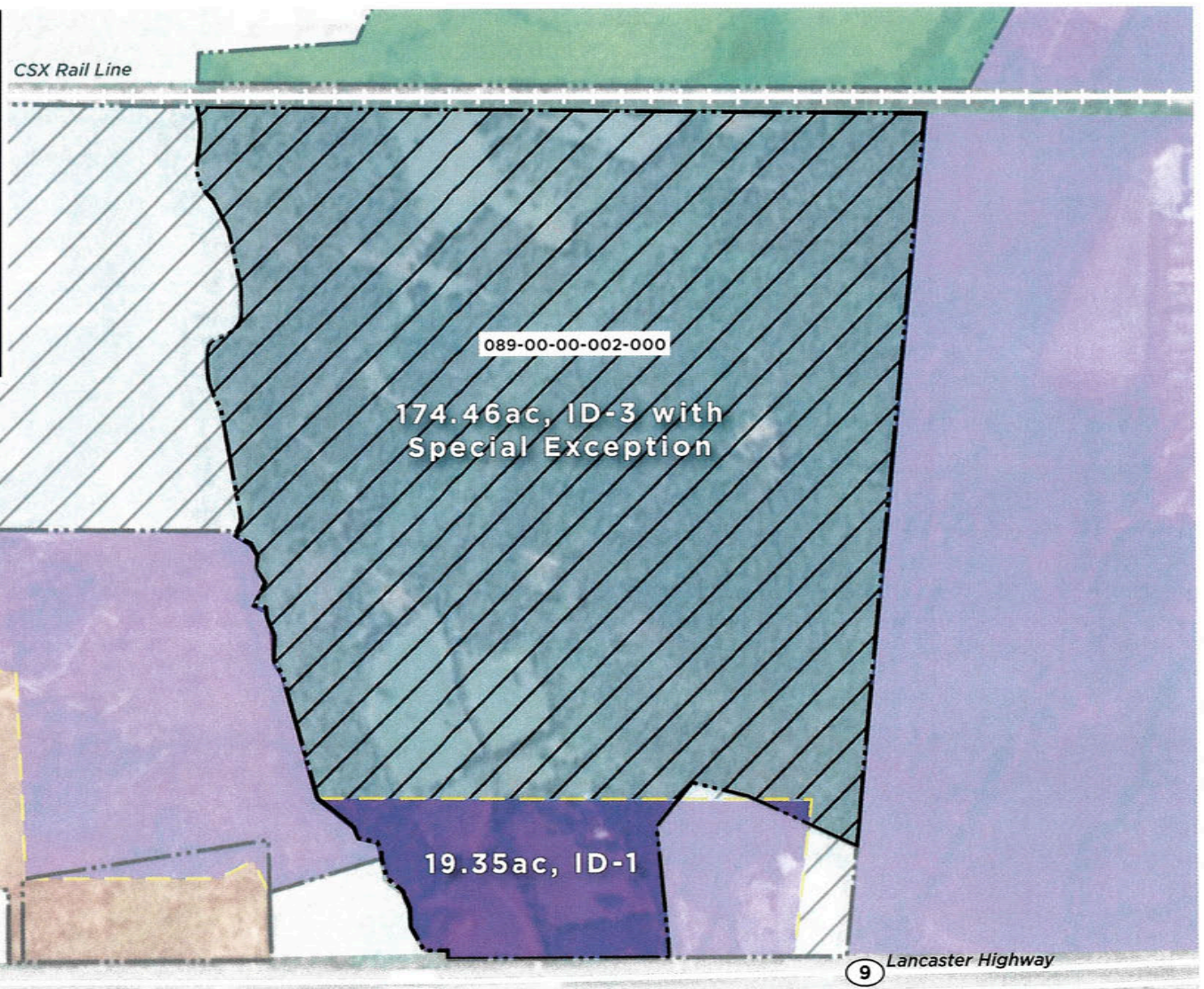
14237 (COMP), 14403, 14405

14404-3

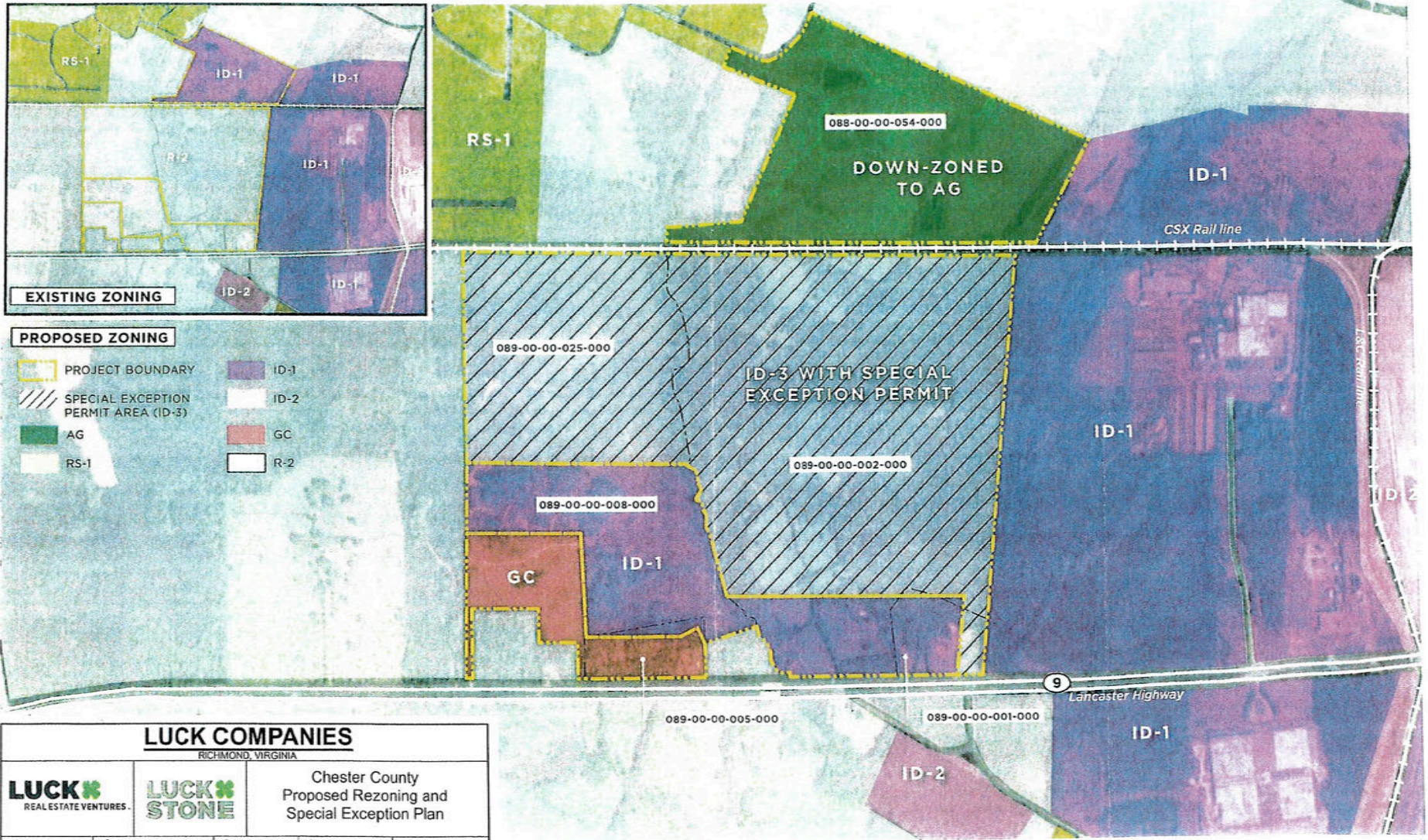
PARCEL #089-00-00-002-000



PROPOSED ZONING



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES RICHMOND, VIRGINIA			
LUCK REAL ESTATE VENTURES	LUCK STONE	Chester County Proposed Rezoning and Special Exception Plan	
Date: 11/11/22	Source: Chester County GIS, Google Maps	Scale: Approx. 1" = 200'	Page: 3 OF 4 Prepared by: Patrick Hess
<small>While every effort has been made to ensure the accuracy, completeness and timeliness of the data presented, the data is provided as is and is not intended to be used for any purpose other than that intended by the original provider. The data is not intended to be used for any purpose other than that intended by the original provider.</small>			



Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

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

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

Chester County Planning Commission Minutes

December 20, 2022

CCMA22-32 Luck Companies request Tax Map # 089-00-00-025-000 off Lancaster Hwy., Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3).
Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 5-0 Approved.



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

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

Property Address Information

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

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

PLEASE PRINT:

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

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

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

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

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



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

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-32

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

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

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

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

Thank you,

Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979