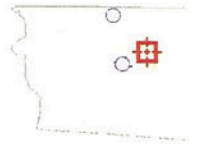


Overview



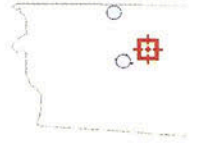
Parcel ID	089-00-00-025-000	Alternate ID	n/a	Owner Address	LUCK STONE CORPORATION
Sec/Twp/Rng	n/a	Class	AC		PO BOX 29682
Property Address		Acreage	73.674		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD <i>(Note: Not to be used on legal documents)</i>				

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

Developed by  **Schneider**
GEO SPATIAL



Overview



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

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

Developed by  **Schneider**
 GEOSPATIAL

Next Year (2023) Changes



Search Options

Map Number Real History Year

Name 1 Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials Reason for Change

Name 2

Address 1

Address 2

Zip Code

Activity Date

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

Town

Subdivision

Description

Legal

Fire Code CITY SUB

Neighborhood RURAL 2

Use Class

Location

Street Number Street Name Suffix Direction

Additional Information

Appraisal Appeal

Agricultural Use

Rollback

Owner Occupied

Reappraisal Notice

TIF

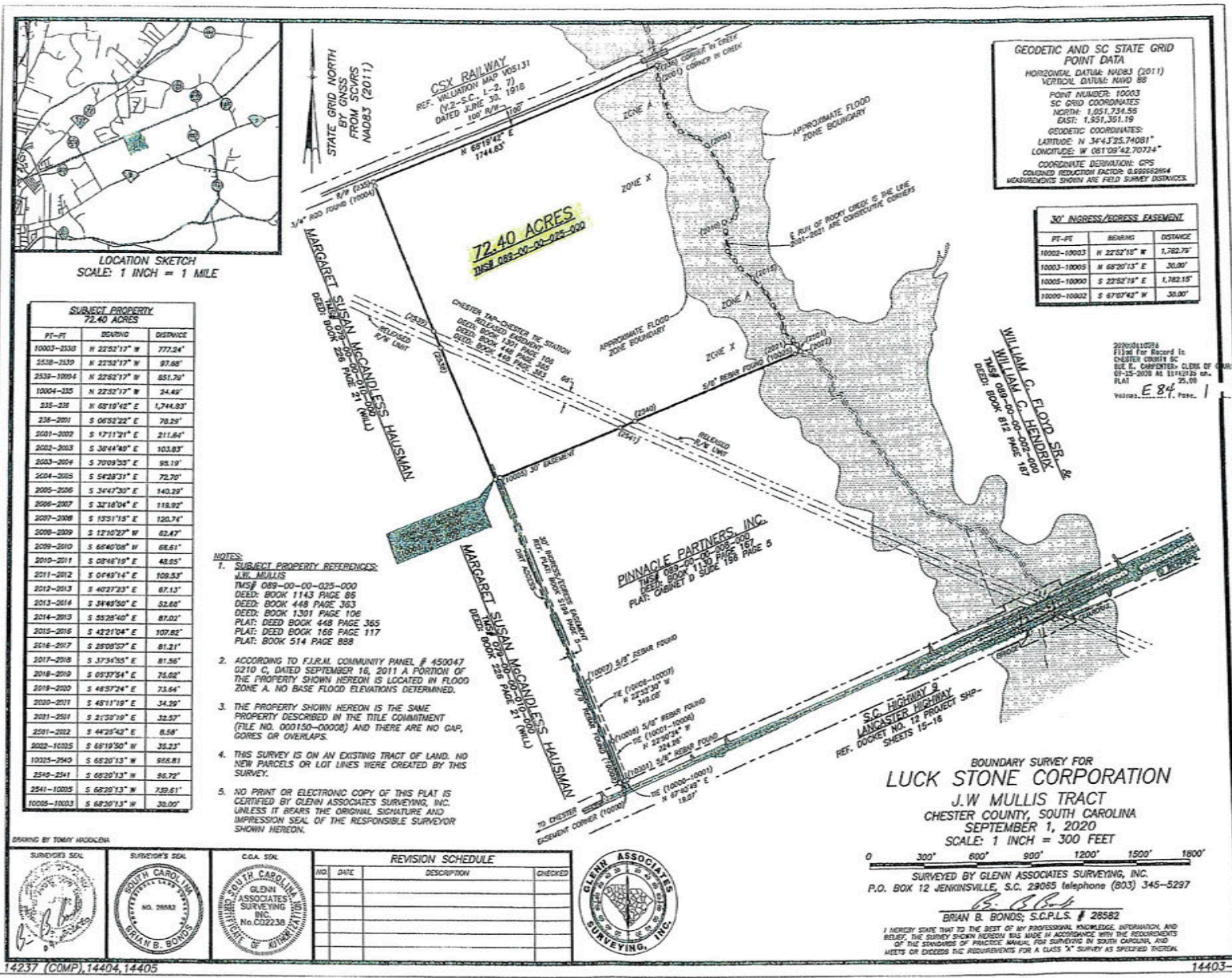
MCIP

Exempt

Base

Industrial Park ID

Scroll by: MAP#



SUBJECT PROPERTY
72.40 ACRES

PT-PT	BEARING	DISTANCE
10003-2533	N 22°52'17" W	777.24'
2533-2539	N 27°52'17" W	97.86'
2539-10004	N 22°52'17" W	851.79'
10004-235	N 22°52'17" W	24.49'
235-238	N 68°19'42" E	1,744.83'
238-2001	S 06°32'22" E	78.29'
2001-2002	S 17°11'21" E	211.84'
2002-2003	S 30°44'49" E	103.83'
2003-2004	S 70°09'58" E	98.19'
2004-2005	S 54°28'31" E	72.70'
2005-2006	S 34°47'30" E	740.29'
2006-2007	S 32°18'04" E	118.92'
2007-2008	S 19°21'13" E	120.74'
2008-2009	S 12°10'27" W	62.47'
2009-2010	S 68°40'08" W	68.81'
2010-2011	S 08°46'19" E	48.85'
2011-2012	S 04°43'14" E	109.53'
2012-2013	S 40°27'23" E	87.13'
2013-2014	S 34°49'50" E	52.68'
2014-2015	S 55°28'40" E	87.02'
2015-2016	S 42°21'04" E	107.82'
2016-2017	S 28°08'30" E	81.21'
2017-2018	S 37°34'53" E	81.56'
2018-2019	S 09°37'54" E	74.82'
2019-2020	S 48°37'24" E	73.64'
2020-2021	S 48°11'19" E	34.59'
2021-2021	S 21°20'18" E	32.52'
2021-2022	S 44°20'42" E	8.58'
2022-10025	S 68°19'30" W	35.23'
10025-2940	S 68°20'13" W	858.81'
2940-2941	S 68°20'13" W	86.72'
2941-10003	S 68°20'13" W	739.61'
10003-10003	S 68°20'13" W	30.00'

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
I.E. MULLIS
TMS# 089-00-00-025-000
DEED: BOOK 1143 PAGE 86
DEED: BOOK 448 PAGE 363
DEED: BOOK 1301 PAGE 106
PLAT: DEED BOOK 448 PAGE 365
PLAT: DEED BOOK 166 PAGE 117
PLAT: BOOK 514 PAGE 888
 - ACCORDING TO FURM COMMUNITY PANEL # 450047 0210 C, DATED SEPTEMBER 16, 2011 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED.
 - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00008) AND THERE ARE NO GAPS, GORES OR OVERLAPS.
 - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

GEODETTIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 83

POINT NUMBER: 10003
SC GRID COORDINATES
NORTH: 1,051,734.55
EAST: 1,551,301.19

GEODETTIC COORDINATES:
LATITUDE: N 34°43'25.74081"
LONGITUDE: W 081°09'42.70724"

COORDINATE DEVIATION: GPS
COMBINED REDUCTION FACTOR: 8.58995854
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.

30' INGRESS/EGRESS EASEMENT

PT-PT	BEARING	DISTANCE
10002-10003	N 22°52'18" W	1,782.79'
10003-10009	N 68°20'13" E	30.00'
10009-10000	S 22°52'18" E	1,782.15'
10009-10002	S 67°07'42" W	30.00'

DRAWING BY: TOMMY HADDADEN

SURVEYOR'S SEAL:

C.G.A. SEAL:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	CHECKED



BOUNDARY SURVEY FOR
LUCK STONE CORPORATION
J.W. MULLIS 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

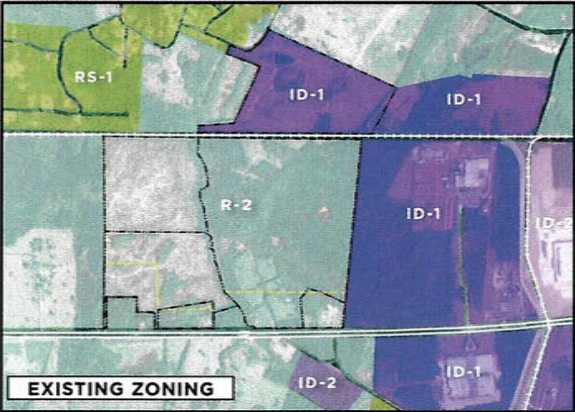
BRIAN B. BONDS; S.C.P.L.S. # 28582

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), 14404, 14405

14403-3

PARCEL #089-00-00-025-000



EXISTING ZONING

PROPOSED ZONING



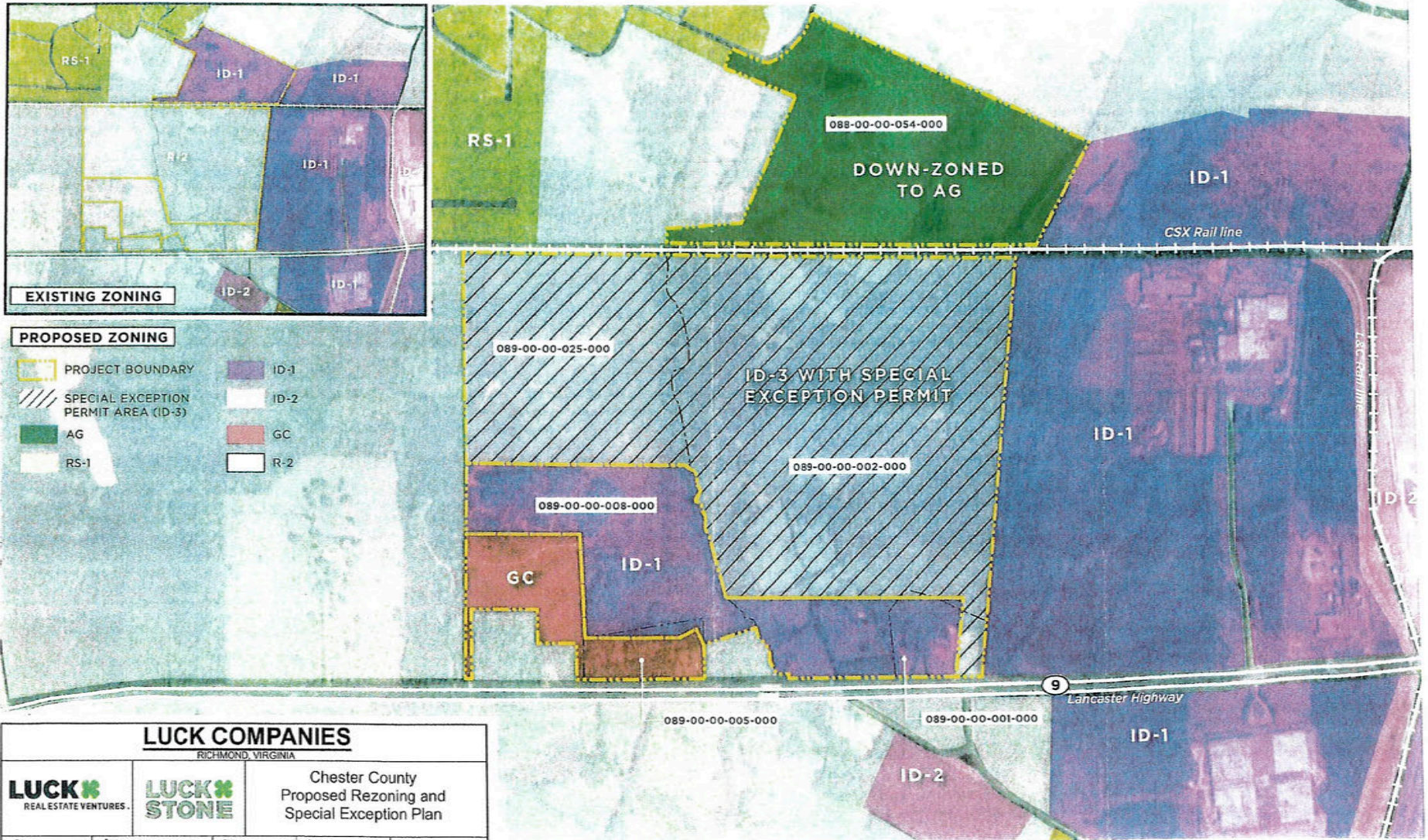
CSX Rail Line

089-00-00-025-000

72.4ac, ID-3 with
Special Exception



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	Scale	Drawn	Project	County
11/11/22	Chester County GIS, Google Maps	Approx. 1" = 700'	3 OF 4	Patrick, Hess

NOT every effort has been made to ensure the accuracy, completeness and timeliness of actual or potential, this site is depicted by the various parties, and this is approved, and we are not responsible for surveying 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

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

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

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

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



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

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

Property Address Information

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

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

PLEASE PRINT:

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

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

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

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

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



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

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-33

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

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

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

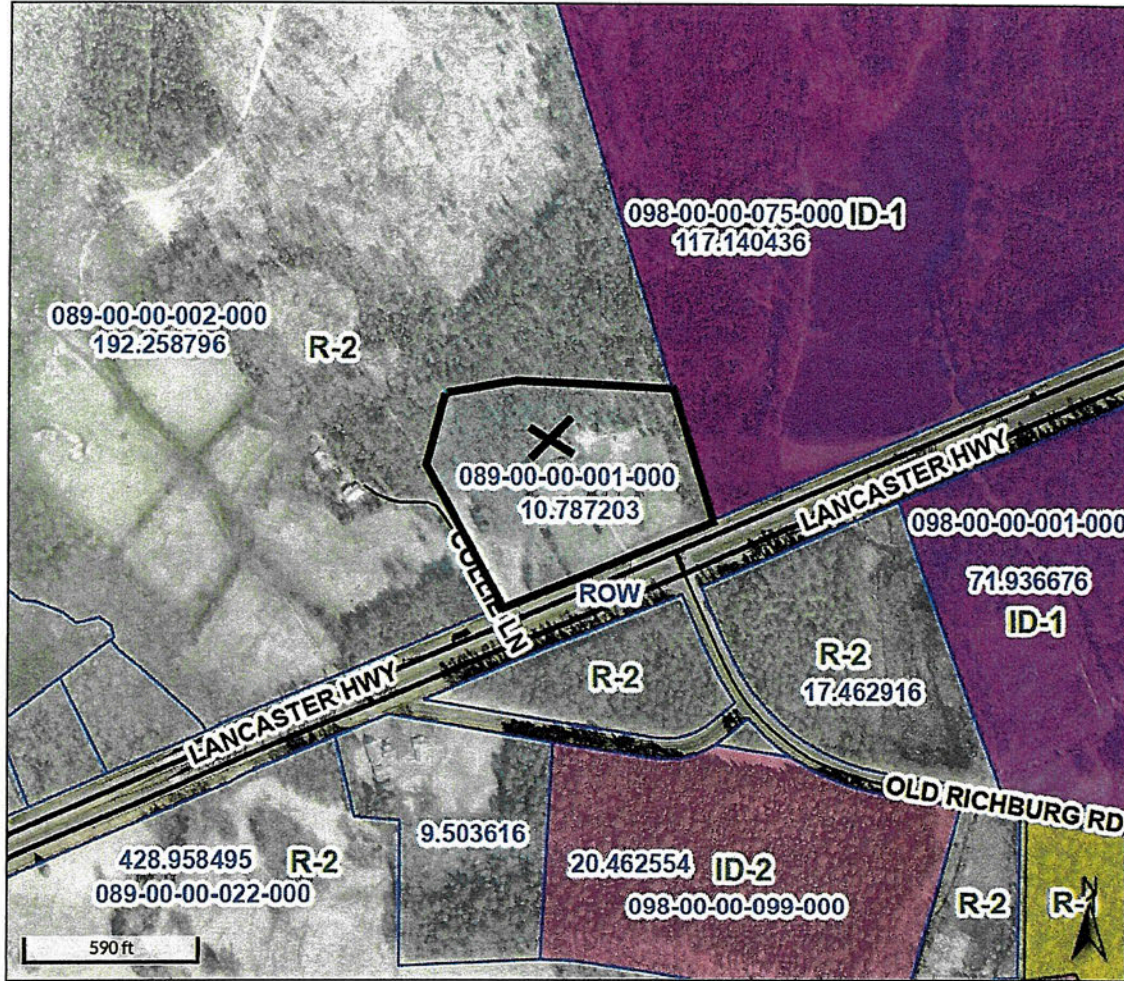
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

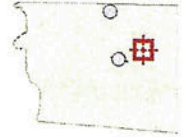
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



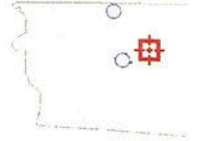
Parcel ID	089-00-00-001-000	Alternate ID	n/a	Owner Address	LUCKSTONE CORPORATION
Sec/Twp/Rng	n/a	Class	RN		PO BOX 29682
Property Address	1295 LANCASTER HWY	Acreage	10.787		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

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

Developed by  **Schneider**
 GEOSPATIAL



Overview



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

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

Developed by  **Schneider**
 GEOSPATIAL

Next Year (2023) Changes

Search Options

Map Number 089-00-00-001-000 Real 00641093 History Year

Name 1 LUCK STONE CORPORATION Other Map Number



Alerts

Has Additional Comments

Owner Information

Post Initials CW Reason for Change

Activity Date 06/04/2021

Name 2

Land Value 128,000

Address 1 PO BOX 29682

Building Value 132,900

Address 2 RICHMOND VA

Total Market Value 260,900

Zip Code 23242

Total Tax Value 153,400

Codes

District 02

Fire Code CS CITY SUB

Town

Neighborhood R2 RURAL 2

Subdivision

Use Class

Description LANCASTER RD

Legal SEE COMMENTS

Location Street Number 1297 Street Name LANCASTER HWY

Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied

TIF Base

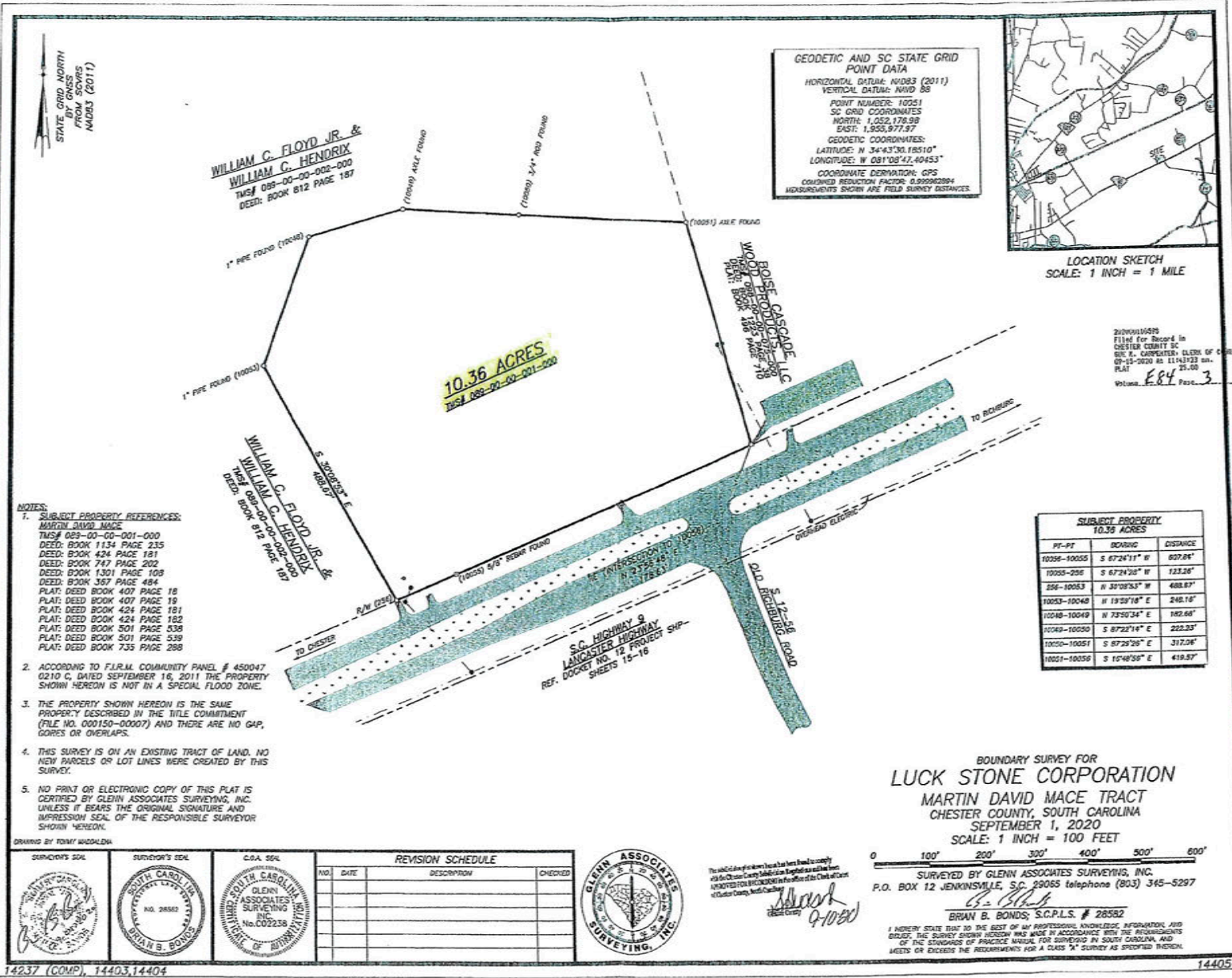
Agricultural Use Reappraisal Notice

MCIP Industrial Park ID

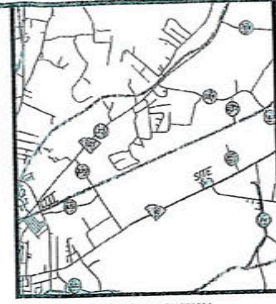
Rollback

Exempt

Scroll by: MAP#



GEODETC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 88
 POINT NUMBER: 10051
 SC GRID COORDINATES
 NORTH: 1,052,178.88
 EAST: 1,555,977.87
 GEODETC COORDINATES:
 LATITUDE: N 34°43'30.18510"
 LONGITUDE: W 081°02'47.40453"
 COORDINATE DERIVATION: GPS
 CORRELATED REDUCTION FACTOR: 0.00002894
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



2020010695
 Filed for Record in
 CHESTER COUNTY SC
 BY: S. CARPENTER, GLENN OF
 09-15-2020 at 11:43:43 am
 PLAT
 25.00
 Volume **EBV** Page **3**

SUBJECT PROPERTY 10.36 ACRES

PT-PT	BEARING	DISTANCE
10036-10035	S 67°24'11" W	607.64'
10035-235	S 67°24'20" W	123.26'
235-10053	N 33°09'53" W	488.87'
10053-10048	N 19°59'10" E	245.16'
10048-10049	N 73°50'34" E	182.66'
10049-10050	S 87°22'14" E	222.23'
10050-10051	S 67°29'26" E	312.24'
10051-10056	S 15°48'50" E	419.27'

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
 MARGIN SHOWN NAME
 TMS# 029-00-00-001-000
 DEED: BOOK 1134 PAGE 235
 DEED: BOOK 424 PAGE 181
 DEED: BOOK 747 PAGE 202
 DEED: BOOK 1301 PAGE 108
 DEED: BOOK 367 PAGE 484
 PLAT: DEED BOOK 407 PAGE 18
 PLAT: DEED BOOK 407 PAGE 19
 PLAT: DEED BOOK 424 PAGE 181
 PLAT: DEED BOOK 424 PAGE 182
 PLAT: DEED BOOK 501 PAGE 538
 PLAT: DEED BOOK 501 PAGE 539
 PLAT: DEED BOOK 735 PAGE 288
 - ACCORDING TO F.I.R.M. COMMUNITY PANEL # 450047 0210 C, DATED SEPTEMBER 16, 2011 THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD ZONE.
 - THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (FILE NO. 000150-00007) AND THERE ARE NO GAP, GORES OR OVERLAPS.
 - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO NEW PARCELS OR LOT LINES WERE CREATED BY THIS SURVEY.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

DRAWING BY TOMMY WOODALEN

SURVEYOR'S SEAL		SURVEYOR'S SEAL		C.O.A. SEAL		REVISION SCHEDULE			
						NO.	DATE	DESCRIPTION	CHECKED



This subdivision of the above tract has been found to comply with the Official Surveying Code and Regulations of the State of South Carolina and is hereby certified in full faith and honor of the Clerk of Court of Chester County, South Carolina.

[Signature]
 Clerk of Court
 9-10-20

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

0 100' 200' 300' 400' 500' 600'

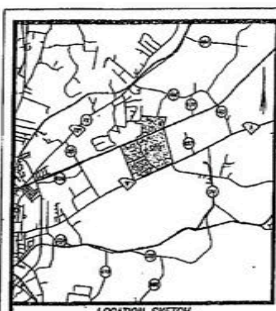
SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
 P.O. BOX 12 JENKINSVILLE, SC 29055 Telephone (803) 345-5297

[Signature]
 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, 14404

14405-3



N/1 ADDRESS/ADJACENT PROPERTY			S/1 ADDRESS/ADJACENT PROPERTY		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10002-10003	N 23°14'18" W	1,782.79'	4011-4033	N 87°14'25" W	23.00'
10003-10004	N 87°20'17" W	30.00'	4013-4022	N 87°14'25" W	136.61'
10005-10006	N 23°14'18" W	1,782.15'	4012-4029	N 23°14'18" W	131.25'
10007-10008	S 23°14'18" E	1,782.15'	4029-4030	S 23°14'18" E	136.61'
10009-10010	S 87°20'17" W	30.00'	4030-4031	S 23°14'18" W	136.61'

S/1 ADDRESS/ADJACENT PROPERTY			S/1 ADDRESS/ADJACENT PROPERTY		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
4033-4034	N 23°14'18" W	31.61'	4033-4034	N 23°14'18" W	31.61'
4035-4036	S 23°14'18" E	243.29'	4035-4036	S 23°14'18" E	243.29'
4037-4038	S 87°20'17" W	30.00'	4037-4038	S 87°20'17" W	30.00'
4039-4040	S 23°14'18" W	226.42'	4039-4040	S 23°14'18" W	226.42'

TMS# 088-00-00-002-000 72.40 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10002-10003	N 23°14'18" W	1,782.79'	10002-10003	N 23°14'18" W	1,782.79'
10003-10004	N 87°20'17" W	30.00'	10003-10004	N 87°20'17" W	30.00'
10005-10006	N 23°14'18" W	1,782.15'	10005-10006	N 23°14'18" W	1,782.15'
10007-10008	S 23°14'18" E	1,782.15'	10007-10008	S 23°14'18" E	1,782.15'
10009-10010	S 87°20'17" W	30.00'	10009-10010	S 87°20'17" W	30.00'

TMS# 088-00-00-002-000 72.40 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10011-10012	N 23°14'18" W	1,782.79'	10011-10012	N 23°14'18" W	1,782.79'
10013-10014	N 87°20'17" W	30.00'	10013-10014	N 87°20'17" W	30.00'
10015-10016	N 23°14'18" W	1,782.15'	10015-10016	N 23°14'18" W	1,782.15'
10017-10018	S 23°14'18" E	1,782.15'	10017-10018	S 23°14'18" E	1,782.15'
10019-10020	S 87°20'17" W	30.00'	10019-10020	S 87°20'17" W	30.00'

TMS# 088-00-00-002-000 72.40 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10021-10022	N 23°14'18" W	1,782.79'	10021-10022	N 23°14'18" W	1,782.79'
10023-10024	N 87°20'17" W	30.00'	10023-10024	N 87°20'17" W	30.00'
10025-10026	N 23°14'18" W	1,782.15'	10025-10026	N 23°14'18" W	1,782.15'
10027-10028	S 23°14'18" E	1,782.15'	10027-10028	S 23°14'18" E	1,782.15'
10029-10030	S 87°20'17" W	30.00'	10029-10030	S 87°20'17" W	30.00'

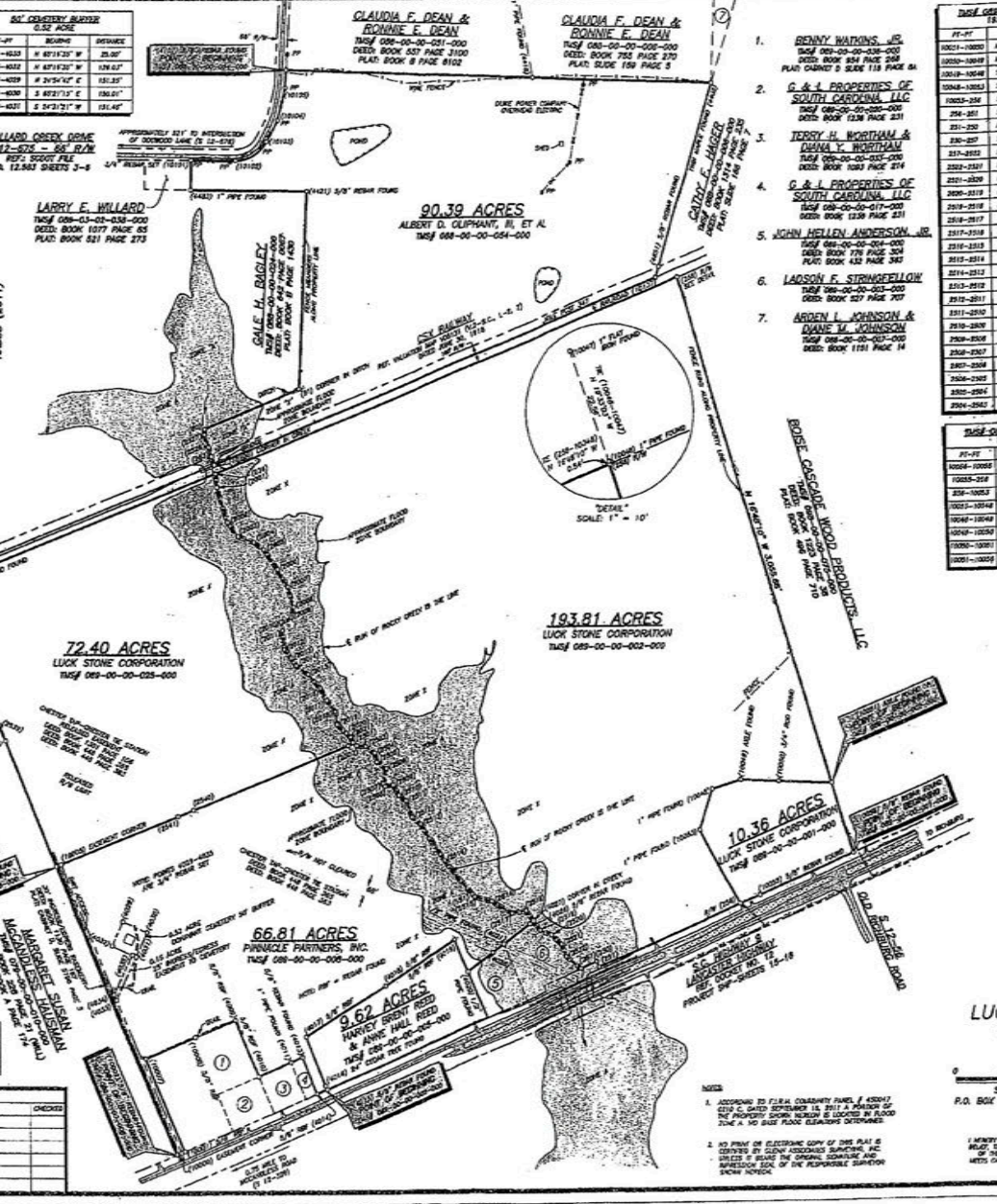
TMS# 088-00-00-002-000 72.40 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10031-10032	N 23°14'18" W	1,782.79'	10031-10032	N 23°14'18" W	1,782.79'
10033-10034	N 87°20'17" W	30.00'	10033-10034	N 87°20'17" W	30.00'
10035-10036	N 23°14'18" W	1,782.15'	10035-10036	N 23°14'18" W	1,782.15'
10037-10038	S 23°14'18" E	1,782.15'	10037-10038	S 23°14'18" E	1,782.15'
10039-10040	S 87°20'17" W	30.00'	10039-10040	S 87°20'17" W	30.00'

TMS# 088-00-00-002-000 72.40 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10041-10042	N 23°14'18" W	1,782.79'	10041-10042	N 23°14'18" W	1,782.79'
10043-10044	N 87°20'17" W	30.00'	10043-10044	N 87°20'17" W	30.00'
10045-10046	N 23°14'18" W	1,782.15'	10045-10046	N 23°14'18" W	1,782.15'
10047-10048	S 23°14'18" E	1,782.15'	10047-10048	S 23°14'18" E	1,782.15'
10049-10050	S 87°20'17" W	30.00'	10049-10050	S 87°20'17" W	30.00'



CURVE TABLE				
PT-PT	CHORD	DELTA	ARCUS	L-ARC
10102-10103	N 59°43'45" E	214.04'	061°35'30"	236.05'
				224.82'

REVISION SCHEDULE	
NO.	DATE



TMS# 088-00-00-002-000 183.81 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10051-10052	N 87°20'17" W	31.61'	10051-10052	N 87°20'17" W	31.61'
10053-10054	N 23°14'18" W	1,782.79'	10053-10054	N 23°14'18" W	1,782.79'
10055-10056	N 87°20'17" W	30.00'	10055-10056	N 87°20'17" W	30.00'
10057-10058	N 23°14'18" W	1,782.15'	10057-10058	N 23°14'18" W	1,782.15'
10059-10060	S 23°14'18" E	1,782.15'	10059-10060	S 23°14'18" E	1,782.15'

TMS# 088-00-00-002-000 183.81 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10061-10062	N 87°20'17" W	31.61'	10061-10062	N 87°20'17" W	31.61'
10063-10064	N 23°14'18" W	1,782.79'	10063-10064	N 23°14'18" W	1,782.79'
10065-10066	N 87°20'17" W	30.00'	10065-10066	N 87°20'17" W	30.00'
10067-10068	N 23°14'18" W	1,782.15'	10067-10068	N 23°14'18" W	1,782.15'
10069-10070	S 23°14'18" E	1,782.15'	10069-10070	S 23°14'18" E	1,782.15'

TMS# 088-00-00-002-000 183.81 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10071-10072	N 87°20'17" W	31.61'	10071-10072	N 87°20'17" W	31.61'
10073-10074	N 23°14'18" W	1,782.79'	10073-10074	N 23°14'18" W	1,782.79'
10075-10076	N 87°20'17" W	30.00'	10075-10076	N 87°20'17" W	30.00'
10077-10078	N 23°14'18" W	1,782.15'	10077-10078	N 23°14'18" W	1,782.15'
10079-10080	S 23°14'18" E	1,782.15'	10079-10080	S 23°14'18" E	1,782.15'

TMS# 088-00-00-002-000 183.81 ACRES			TMS# 088-00-00-002-000 90.39 ACRES		
PT-PT	Bearing	DISTANCE	PT-PT	Bearing	DISTANCE
10081-10082	N 87°20'17" W	31.61'	10081-10082	N 87°20'17" W	31.61'
10083-10084	N 23°14'18" W	1,782.79'	10083-10084	N 23°14'18" W	1,782.79'
10085-10086	N 87°20'17" W	30.00'	10085-10086	N 87°20'17" W	30.00'
10087-10088	N 23°14'18" W	1,782.15'	10087-10088	N 23°14'18" W	1,782.15'
10089-10090	S 23°14'18" E	1,782.15'	10089-10090	S 23°14'18" E	1,782.15'

AREA SUMMARY

TMS# 088-00-00-002-000 = 183.81 ACRES
 TMS# 088-00-00-004-000 = 90.39 ACRES
 TMS# 088-00-00-028-000 = 72.40 ACRES
 TMS# 088-00-00-008-000 = 86.81 ACRES
 TMS# 088-00-00-001-000 = 10.36 ACRES
 TMS# 088-00-00-003-000 = 9.62 ACRES

TOTAL SURVEY = 443.39 ACRES

BOUNDARY EXHIBIT PREPARED FOR
LUCK STONE CORPORATION
 CHESTER COUNTY, SOUTH CAROLINA
 NOVEMBER 8, 2022

SCALE: 1 INCH = 300 FEET

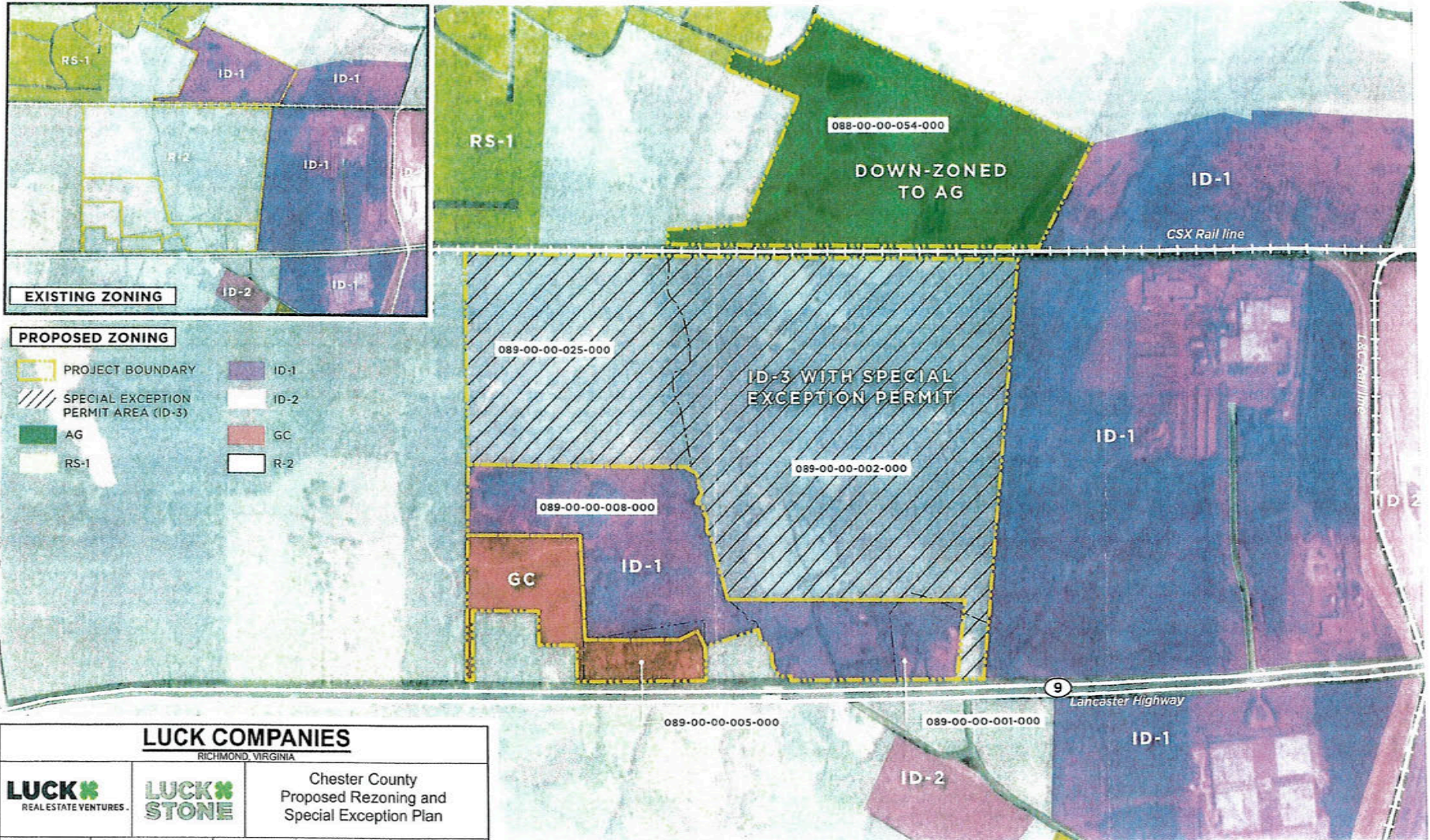
0 300' 600' 900' 1,200' 1,500' 1,800'

PREPARED BY
BRYAN B. SANDS, S.C.P.L.S. # 26582
 A MEMBER STATE SURVEYOR IN THE STATE OF SOUTH CAROLINA
 I HEREBY CERTIFY THAT THE COPY OF THIS EXHIBIT IS ACCURATE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPANIES OF CHESTER COUNTY, SOUTH CAROLINA
 I HEREBY CERTIFY THAT THE EXHIBIT IS ACCURATE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPANIES OF CHESTER COUNTY, SOUTH CAROLINA
 I HEREBY CERTIFY THAT THE EXHIBIT IS ACCURATE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPANIES OF CHESTER COUNTY, SOUTH CAROLINA

PARCEL #089-00-00-001-000



PROPOSED REZONING AND SPECIAL EXCEPTION PLAN



LUCK COMPANIES
RICHMOND, VIRGINIA

LUCK REAL ESTATE VENTURES. **LUCK** STONE

Chester County
Proposed Rezoning and
Special Exception Plan

Date	11/11/22	Source	Chester County GIS, Google Maps	Scale	Approx. 1" = 700'	Page	3 OF 4	Prepared by	Patrick Hess
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We warrant that we have made every effort to ensure the accuracy, completeness and timeliness of the information presented, but we do not warrant that the information is accurate, complete or timely. We warrant only that we have made every effort to ensure the accuracy, completeness and timeliness of the information presented.



Luck Companies

Chester County, SC: Rezoning & Special Exception Summary

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

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

Chester County Planning Commission Minutes

December 20, 2022

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



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

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

Property Address Information

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

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

PLEASE PRINT:

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

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

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

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

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



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

Date: November 29, 2022

From: Chester County Planning Development

1476 J A Cochran Bypass

Chester, SC 29706

803-581-0942

Reference: # CCMA22-34

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

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

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

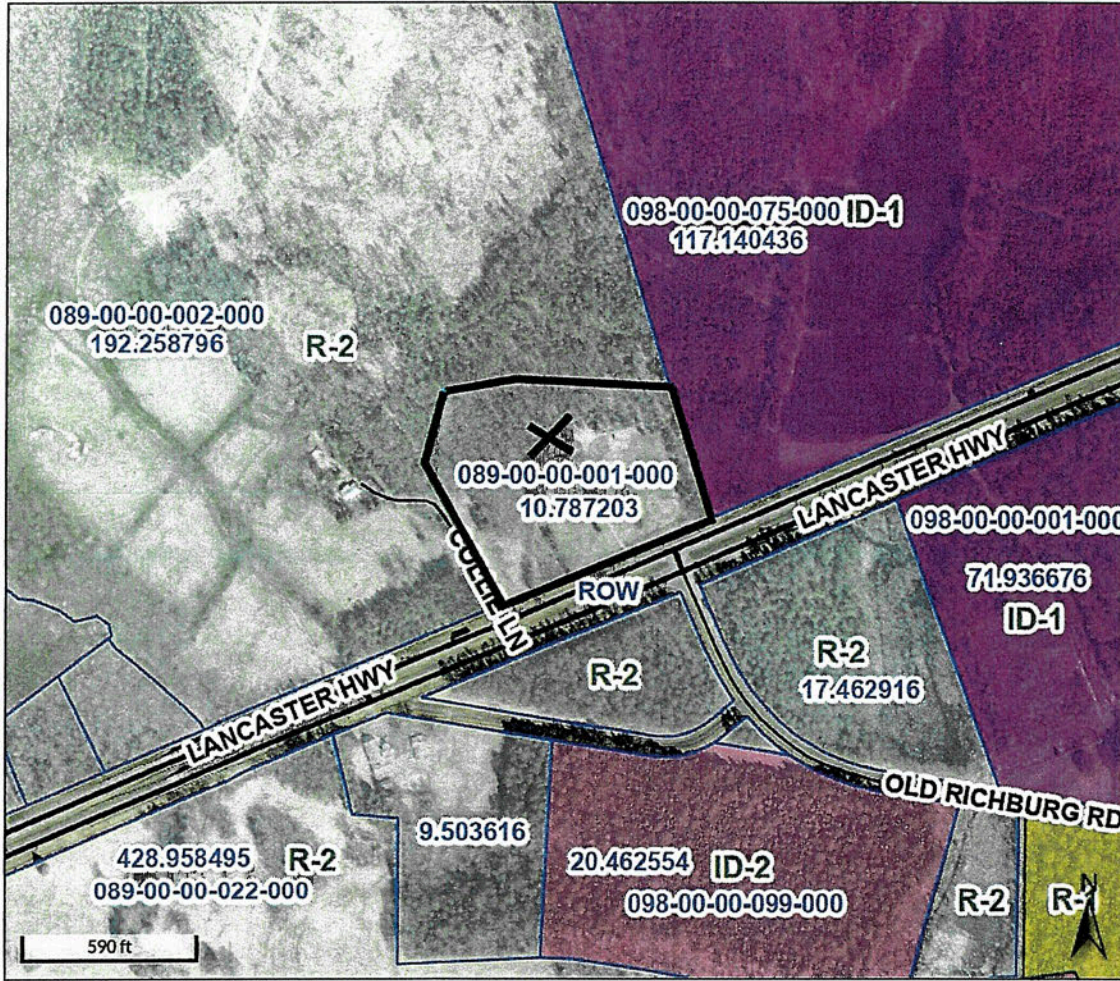
Please see the attached map for the location of the request is drawn in black with an X in the middle.

Thank you,

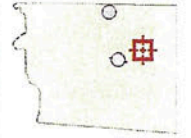
Chester County Planning Department

Telephone: 803-581-0942

Fax: 855-930-0979



Overview



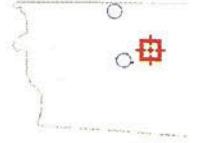
Parcel ID	089-00-00-001-000	Alternate ID	n/a	Owner Address	LUCK STONE CORPORATION
Sec/Twp/Rng	n/a	Class	RN		PO BOX 29682
Property Address	1295 LANCASTER HWY	Acreage	10.787		RICHMOND VA 23242
District	02				
Brief Tax Description	LANCASTER RD				
	(Note: Not to be used on legal documents)				

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

Developed by Schneider
 GEOSPATIAL



Overview



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

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

Developed by  Schneider
 GEOSPATIAL



Next Year (2023) Changes



- Search Options

Map Number

089-00-00-001-000

Real

00641093

History Year

Name 1

LUCK STONE CORPORATION

Other Map Number



Find

- Alerts

Has Additional Comments

- Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

PO BOX 29682

Address 2

RICHMOND VA

Zip Code

23242

Land Value

128,000

Building Value

132,900

Total Market Value

260,900

Total Tax Value

153,400

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

LANCASTER RD

Legal

SEE COMMENTS

Location

Street Number

1297

Street Name

LANCASTER HWY

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

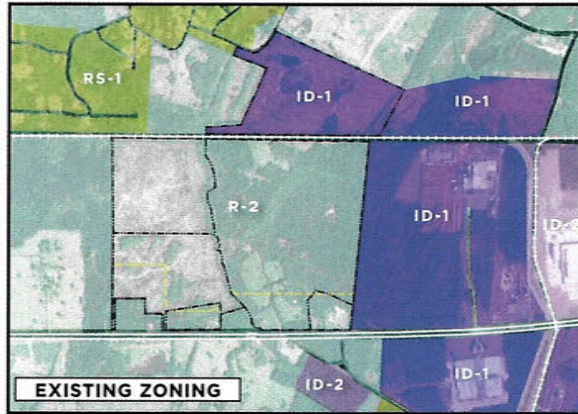
Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

PARCEL #089-00-00-001-000



PROPOSED ZONING



9 Lancaster Highway



STATE GRID NORTH
FROM SECVS
MAG93 (2011)

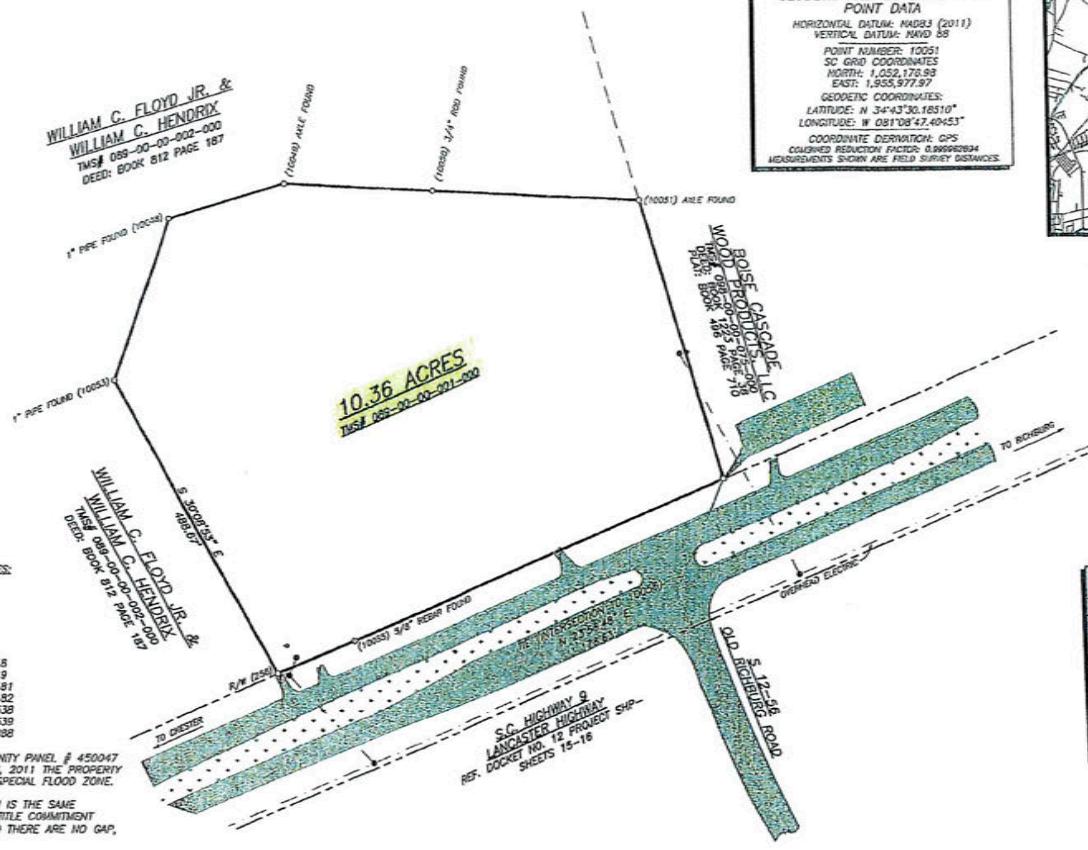
WILLIAM C. FLOYD JR. &
WILLIAM C. HENDRIX
TMS# 089-00-00-000-000
DEED: BOOK 812 PAGE 187

GEODETTIC AND SC STATE GRID
POINT DATA
HORIZONTAL DATUM: MAG93 (2011)
VERTICAL DATUM: NAVD 83
POINT NUMBER: 10051
SC GRID COORDINATES
NORTH: 1,052,176.93
EAST: 1,805,977.97
GEODETTIC COORDINATES:
LATITUDE: N 34°43'30.16510"
LONGITUDE: W 081°08'47.40453"
COORDINATE DERIVATION: GPS
CORRECTION FACTOR: 0.99999999
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES



LOCATION SKETCH
SCALE: 1 INCH = 1 MILE

20200916498
Filed for Record in
CHESTER COUNTY SC
SHE. L. CHESTER, CLERK OF COURT
09-15-2020 AT 11:43:23 am.
PLAT
Volume: 884 Page: 3



- NOTES:
- SUBJECT PROPERTY REFERENCES:
MARTIN DAVID MACE
TMS# 089-00-00-001-000
DEED: BOOK 1134 PAGE 235
DEED: BOOK 424 PAGE 181
DEED: BOOK 747 PAGE 202
DEED: BOOK 1301 PAGE 108
DEED: BOOK 387 PAGE 484
PLAT: DEED BOOK 407 PAGE 18
PLAT: DEED BOOK 407 PAGE 19
PLAT: DEED BOOK 424 PAGE 181
PLAT: DEED BOOK 424 PAGE 182
PLAT: DEED BOOK 501 PAGE 538
PLAT: DEED BOOK 501 PAGE 539
PLAT: DEED BOOK 735 PAGE 288
 - ACCORDING TO FIRM COMMUNITY PANEL # 450047
0210 C, DATED SEPTEMBER 16, 2011 THE PROPERTY
SHOWN HEREON IS NOT IN A SPECIAL FLOOD ZONE.
 - THE PROPERTY SHOWN HEREON IS THE SAME
PROPERTY DESCRIBED IN THE TITLE COMMITMENT
(FILE NO. 000150-00007) AND THERE ARE NO GAP,
GORES OR OVERLAPS.
 - THIS SURVEY IS ON AN EXISTING TRACT OF LAND. NO
NEW PARCELS OR LOT LINES WERE CREATED BY THIS
SURVEY.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS
CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC.
UNLESS IT BEARS THE ORIGINAL SIGNATURE AND
IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR
SHOWN HEREON.

PT-PT	BEARING	DISTANCE
10038-10055	S 87°24'11" W	607.84'
10055-256	S 87°24'28" W	123.20'
256-10053	N 89°08'53" W	468.47'
10053-10048	N 19°59'16" E	246.18'
10048-10049	N 73°30'34" E	182.68'
10049-10050	S 87°22'14" E	222.23'
10050-10051	S 87°29'26" E	317.06'
10051-10059	S 16°48'58" E	419.57'

DRAWN BY TOMMY WADZDAN



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	CHECKED



The seal of the State of South Carolina is hereby certified to be correct and true by the Clerk of the State of South Carolina.
VERIFIED FOR RECORD IN THE CLERK'S OFFICE
09/15/2020
BRIAN B. BONDS, S.C.P.L.S. # 28582

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

0 100' 200' 300' 400' 500' 600'
SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, SC 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 "X" SURVEY AS SPECIFIED THEREIN.

14237 (COMP), 14403, 14404

14405-3

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
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PROPOSED REZONING AND SPECIAL EXCEPTION PLAN

