



Chester, S.C.
Greenfield Proposal
Economic Development Project



*Charlie Luck IV and son, Richard,
4th generation Luck family member
to join the company*

people are our purpose

SINCE 1923

FAMILY-OWNED & OPERATED FOR 96 YEARS

OUR VALUES



LEADERSHIP

Ignites human potential and performance

- Value diversity and difference
- Develop self and others
- Inspire confidence and optimism
- Confront issues



COMMITMENT

Takes personal responsibility for the success of self, others and the organization

- Model safety, health, and environmental stewardship
- Do what it takes
- Pursue excellence
- Celebrate success



INTEGRITY

Earns the trust and respect of others

- Be honest
- Do what you say
- Hold self and others accountable
- Give and receive feedback



CREATIVITY

Delivers ideas and innovation that add value

- Be curious
- Learn new skills
- Be open to change
- Explore and experiment

MISSION

Luck Companies will ignite human potential through values based leadership and positively impact the lives of others around the world.

VISION

Luck Companies will ignite potential and actualize performance while growing a thriving family business with exceptional leaders prepared for the future.

VALUES-BASED LEADERSHIP

Values-Based Leadership (VBL) is a distinctive leadership philosophy that has guided Luck Companies for more than 15 years. VBL embodies living, working and leading in alignment with deeply discovered core values in order to ignite human potential in yourself and others. At its core, VBL is about becoming the best version of yourself so you can make a positive impact on those around you. In a professional setting, VBL can help connect organizational goals to associates' personal values. By fostering a values-based culture, we are creating and experiencing connections that have a significant, positive impact on our business.

FAMILY-OWNED & OPERATED FOR 96 YEARS



Through three generations of family leadership, Luck Companies has been building strong communities for nearly 100 years. Our three business units make the products that serve as the foundation for the bridges, roads and buildings that keep our economy moving and protect our environment. Driven by our values of Integrity, Commitment, Leadership and Creativity, we believe in providing our associates with the tools and support to perform and lead at their best so they can ignite the potential in themselves and others. Our company is a community of people, utilizing the power of values and customer inspired relationships to redefine what's possible for an industry and make a positive and enduring impact. With 28 operating locations and nearly 800 associates, Luck Companies is headquartered in Richmond, VA, where it was founded by Charles Luck Jr. in 1923. Charlie Luck IV leads the company today.

FAMILY-OWNED & OPERATED FOR 96 YEARS



Luck Stone is the largest family-owned and -operated producer of crushed stone, sand and gravel in the U.S. We make the products that serve as the foundation for the bridges, roads and buildings that keep our economy moving and protect our environment. Our vision is that we will positively impact the Luck Stone community by building value inspired by our customers.

LUCKSTONE.COM

FAMILY-OWNED & OPERATED FOR 96 YEARS



Luck Ecosystems transforms raw materials into environmental performance products to optimize sports playing field surfaces, support plant growth, filter storm water, and protect the land and shore.

LUCKECOSYSTEMS.COM

FAMILY-OWNED & OPERATED FOR 96 YEARS



Luck Real Estate Ventures specializes in the development of industrial and commercial real estate to impact economic growth. We care deeply about our communities, and work closely with partners to realize the full economic and social potential of our properties.

LUCKREALESTATEVENTURES.COM

FAMILY-OWNED & OPERATED FOR 96 YEARS



Luck Companies Foundation matches associate giving and grants, and partners with non-profits to lead work that results in long-term positive impact in our local communities. We focus in two main areas — Values-Based Leadership and Environmental Stewardship.

LUCKCOMPANIES.COM/OUR-IMPACT

FAMILY-OWNED & OPERATED FOR 96 YEARS



The **InnerWill** Leadership Institute is a national 501 c3 nonprofit organization committed to transforming individuals and organizations through Values-Based Leadership. InnerWill works with organizations, including Luck Companies, to develop leadership in every person, at every level.

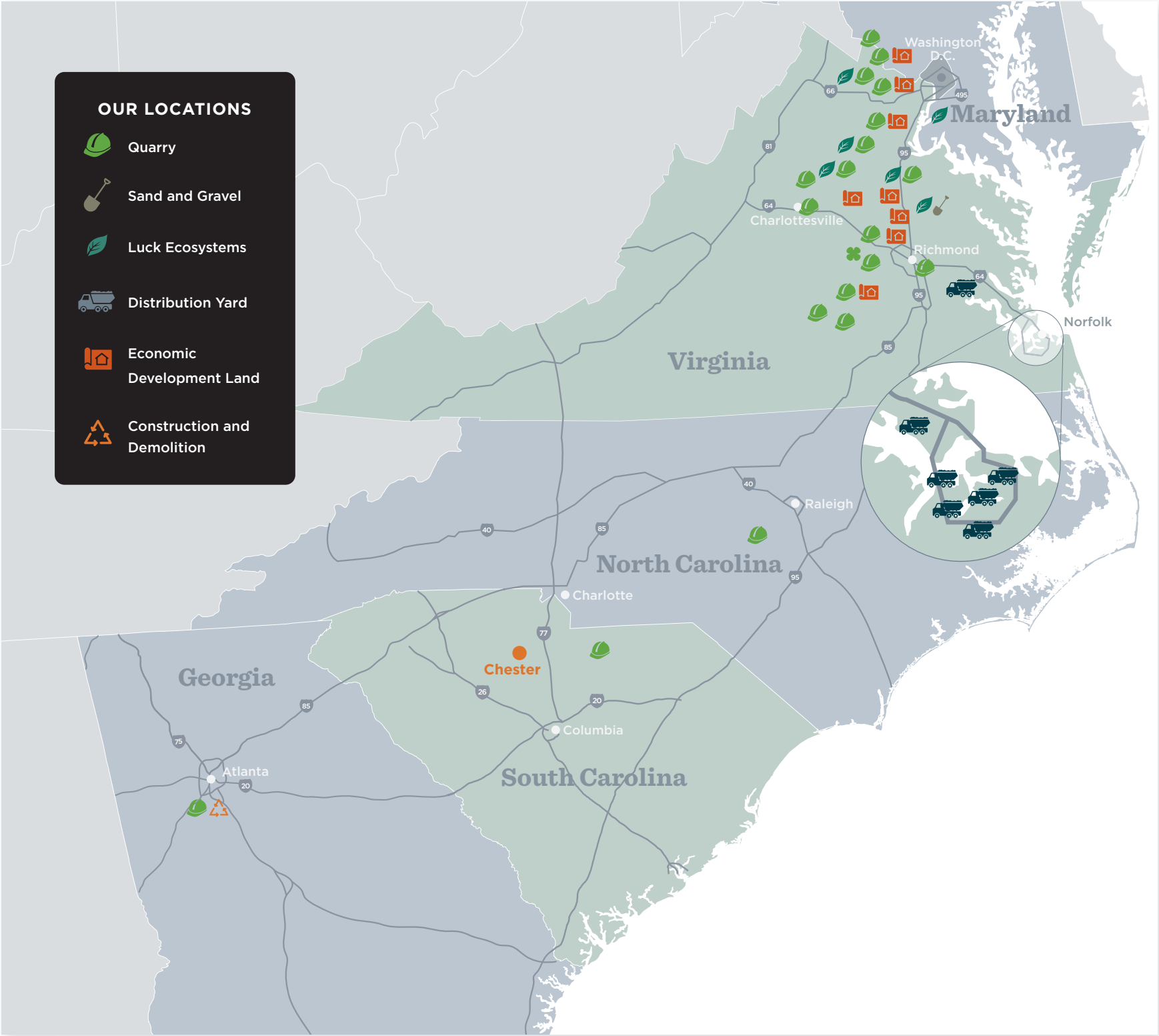
INNERWILL.ORG



As a thriving multi-generation family-owned and operated business, we are exploring opportunities to expand our footprint and positively impact new customers and communities.

We take a long-term, thoughtful approach to this work and hold ourselves to the highest standards by planning for the evolution of current and prospective sites, the welfare of the environment, and the safety and prosperity of our associates, customers, and communities.

At Luck Companies, we integrate environmental, economic, and social responsibility best practices into our business strategies to ensure the long-term health of our company, our people, our communities, and our environment.

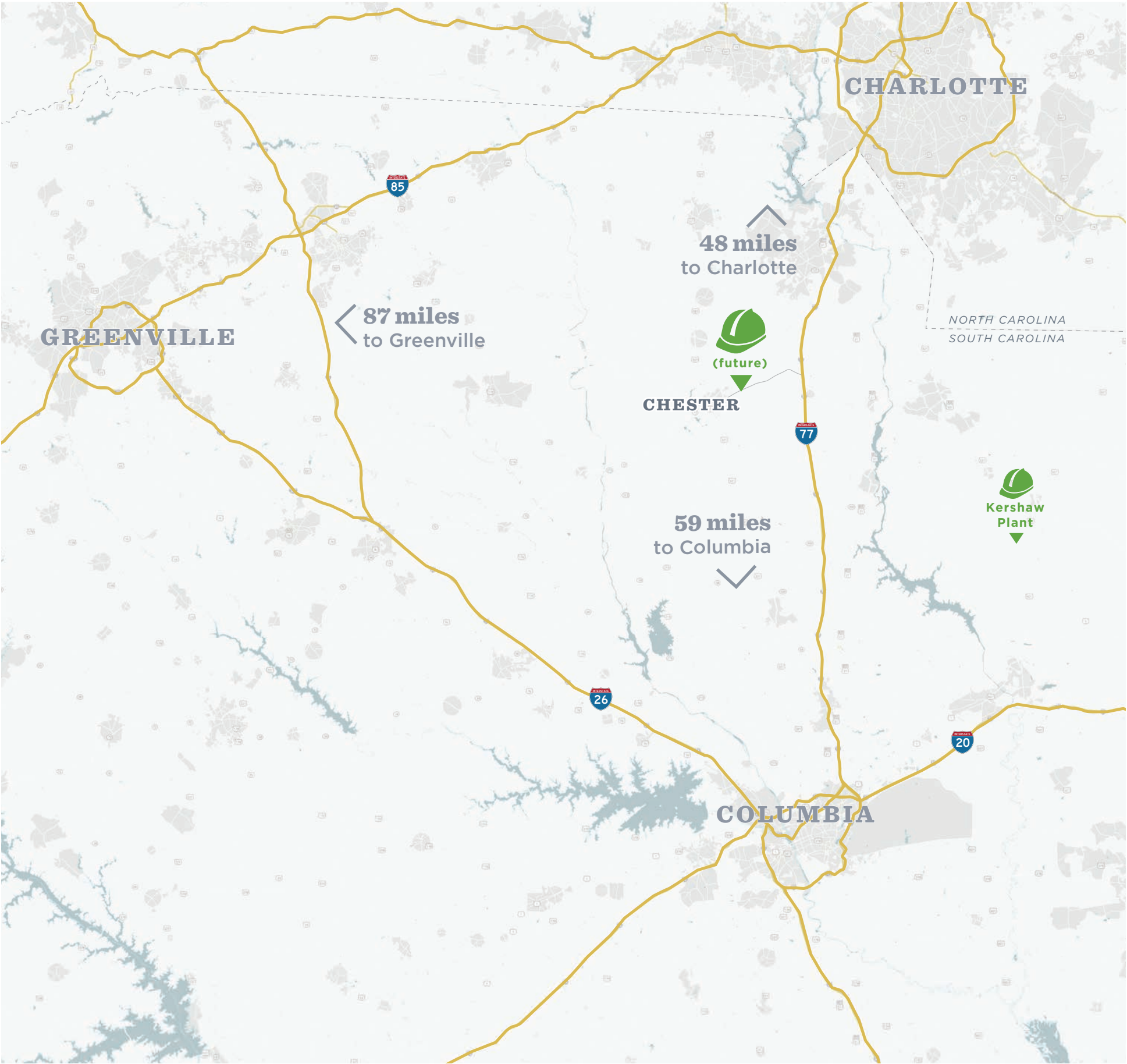


We are committed to creating a positive outcome for natural, built, and work environments.

We are making a long-term investment in our economy to ensure the sustainability of our company, our communities, and our planet.

We will develop generations of leaders committed to positively impacting the lives of others.

WHY CHESTER?



OUR DEVELOPMENT STRATEGY:
**POSITIVE IMPACT
ON NEW CUSTOMERS
& COMMUNITIES**

Our development strategy is to invest in communities where we can create long-term and beneficial outcomes for localities and associates. The Chester site is well-positioned to continue Luck Companies’ expansion across the Southeast in growing and expanding markets.



NATURAL RESOURCES
(STONE) AVAILABLE ON SITE



PROXIMITY TO MAJOR
TRANSPORTATION INFRASTRUCTURE

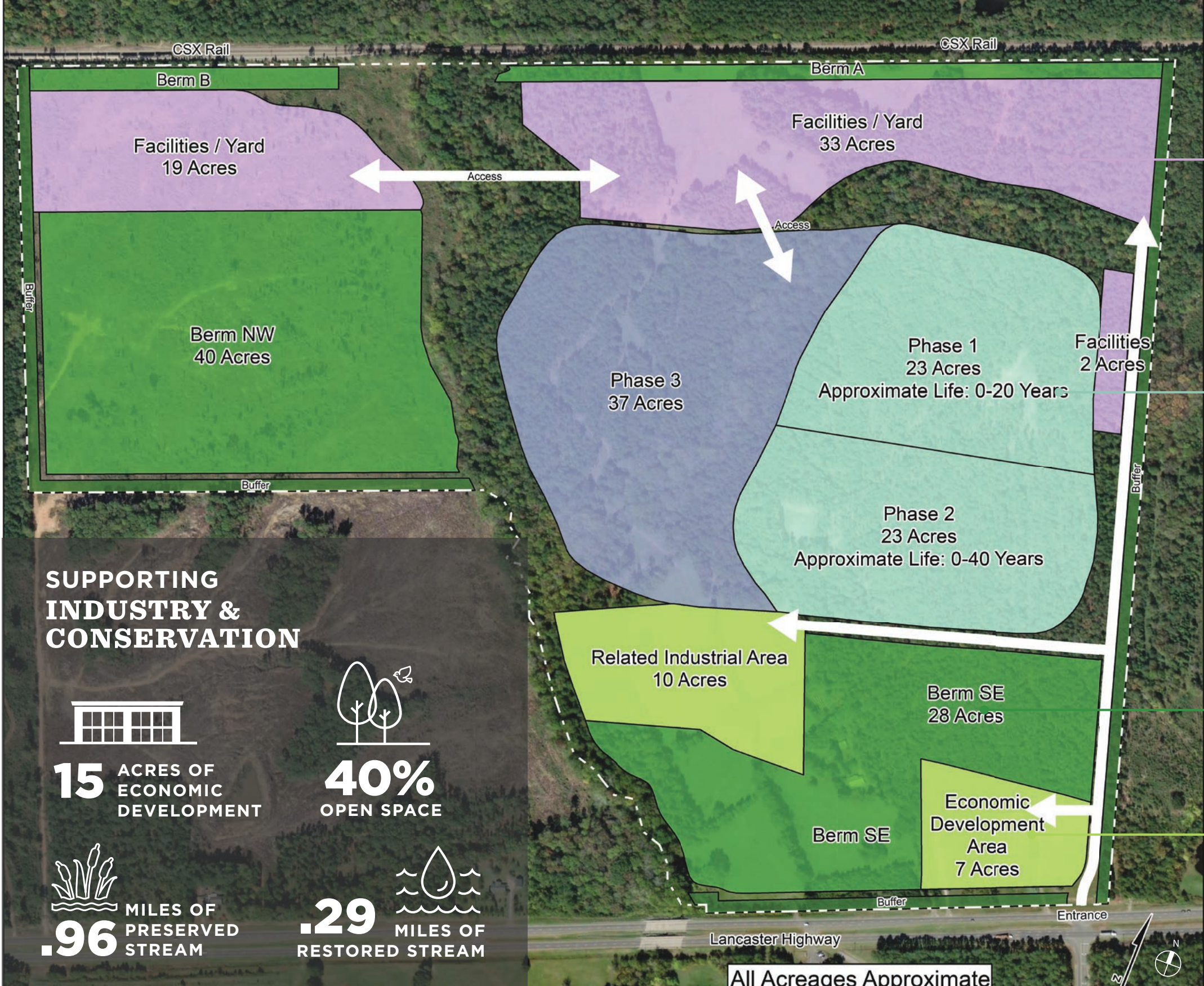


ALIGNS WITH CHESTER COUNTY
FUTURE LAND USE GROWTH AREA



WE HAVE THE ENERGY, DESIRE, AND
RESOURCES FOR GROWTH

PROJECT PLAN



example from Rockville site



example from Boscobel site



example from Prince Edward site

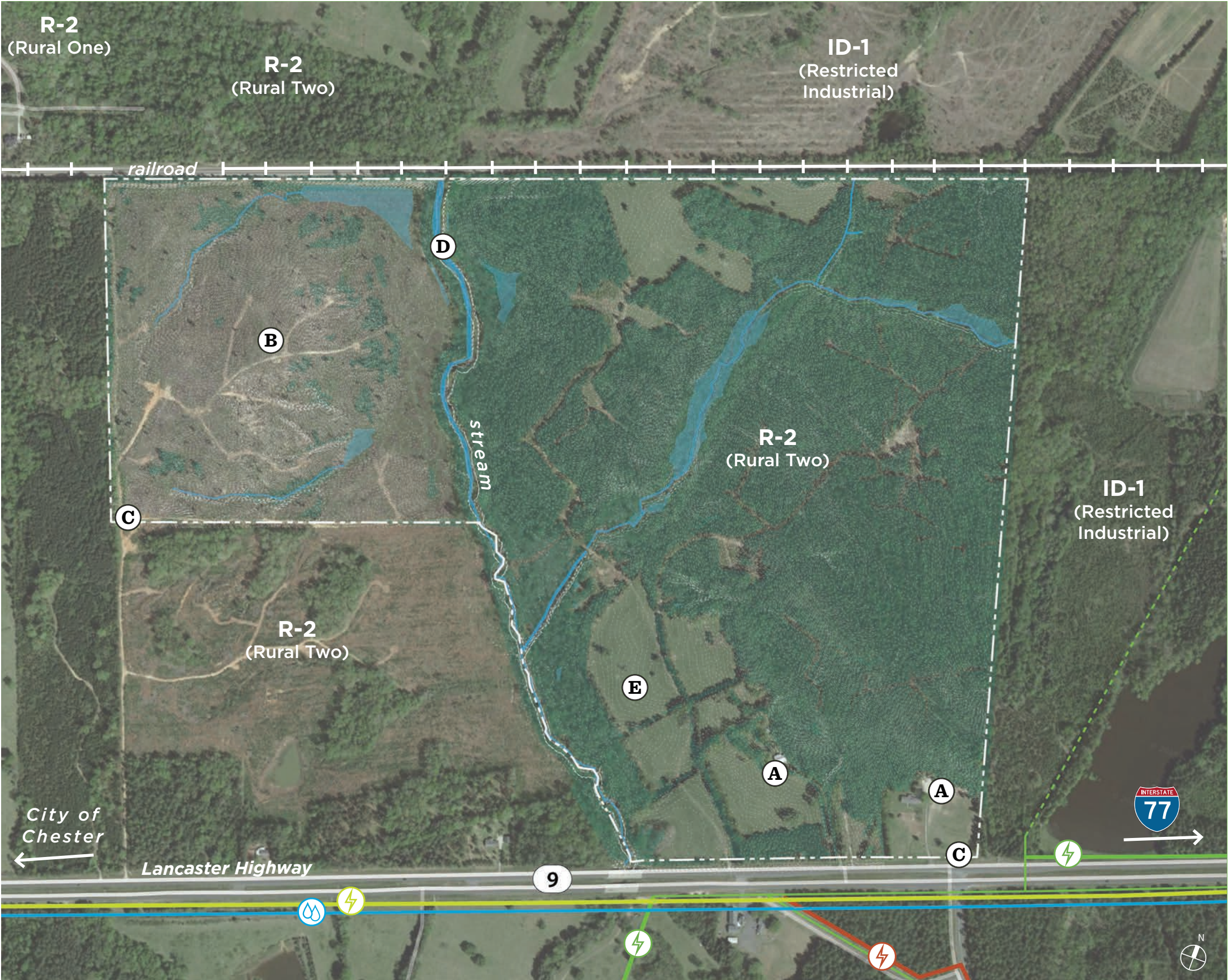


example from Luck Real Estate Ventures site

PROJECT IMAGES



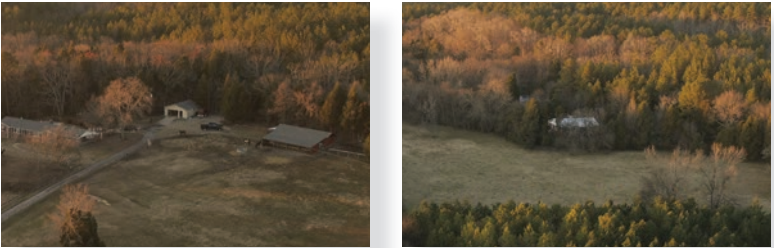
EXISTING CONDITIONS: SITE





276.6
ACRES


3.5
MILES TO
CHESTER

- A** Existing structures (non-historic, not significant)


- B** Previously timbered land

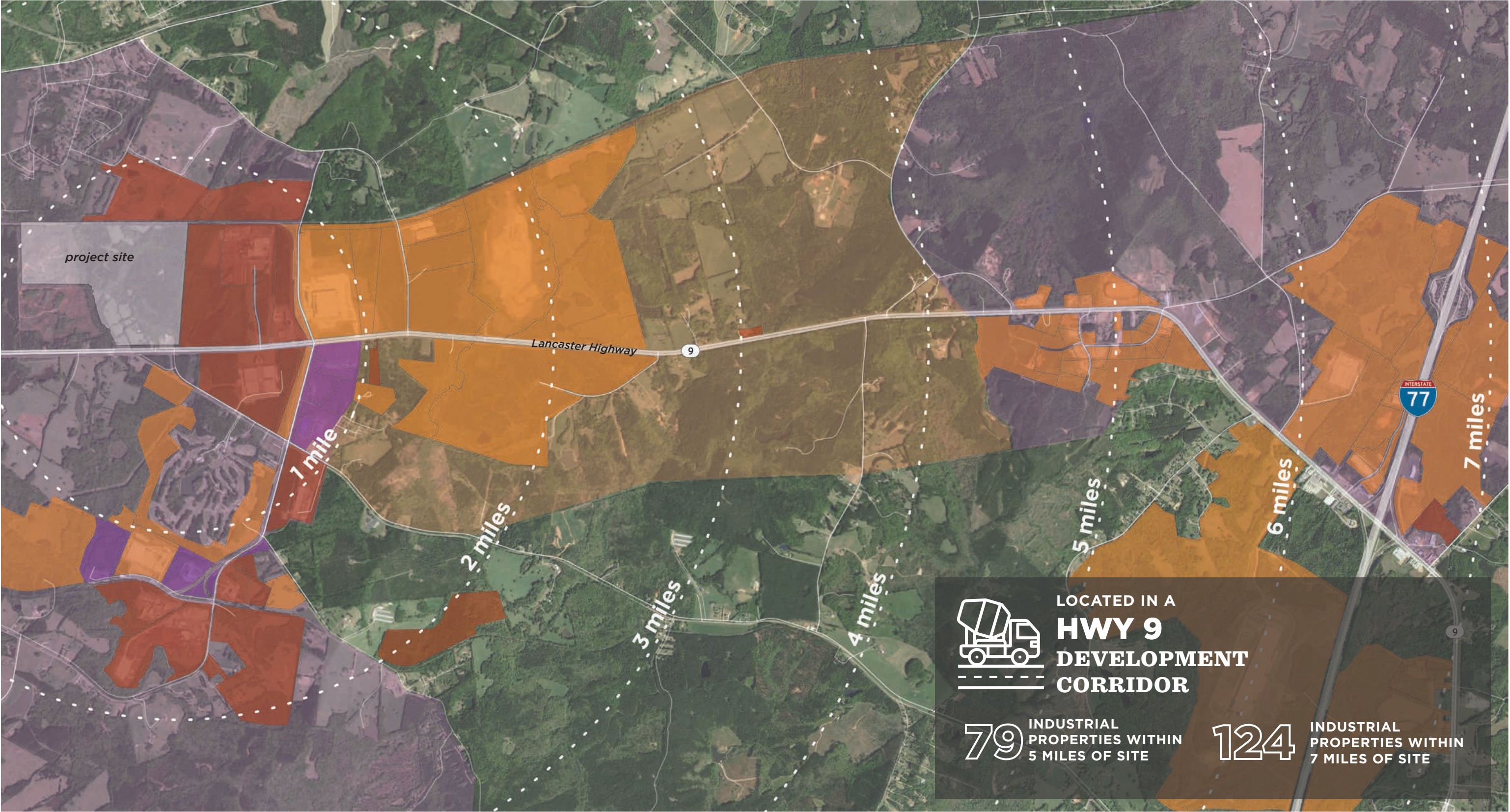

- C** Existing access points
- D** Existing streambed


- E** Existing pasture/farmland



-  Water line
-  Sanitary sewer
-  Power line
-  Natural gas

EXISTING CONDITIONS: CONTEXT



ID-1 (Restricted Industrial District)

ID-2 (Limited Industrial District)


ID-3 (General Industrial District)

Commercial/Industrial
(general area from County Future Land Use)

Industrial
(general area from County Future Land Use)

COMMUNITY & ENVIRONMENTAL IMPACT



 **92%** of all associates engaged in **continuing education training** in 2018

PROJECT PROCESS



**Please join us at the
stations around the room
for more information**

FREQUENTLY ASKED QUESTIONS



DO QUARRIES GENERATE A LOT OF DUST?

Dust generation is absolutely a natural part of crushing stone, and fortunately is easily mitigated with proper attention and processes. We use advanced dust suppression systems throughout our plant to reduce dust emissions. We also operate a water truck full-time to reduce ambient dust that can be kicked up by equipment and tires. In addition, we use wet-down racks and wheel washes at our outbound scales to ensure that no dust is tracked onto public roadways or blown from the beds of trucks leaving our facility.

GENERAL PRACTICES:

- Fugitive dust generated by traffic is controlled by water to the roadways and other traveled surfaces
- Fugitive dust generated on site is controlled by high-pressure wet suppression and/or dry dust collection systems
- Protective berms
- Water trucks spray high-traffic areas regularly
- Emissions are constantly monitored and kept at or below regulated levels
- Truck wash-down system
- Paved entrance 300'

FREQUENTLY ASKED QUESTIONS

WILL THERE BE INCREASED TRUCK TRAFFIC IN OUR COMMUNITY?

We do use dump trucks as a primary source of delivery from most of our operations. We also work hard to find alternate transportation methods, such as rail and barge to service our customers. In each new location we permit, we conduct a Traffic Impact Analysis to ensure that the roadways and infrastructure are capable of supporting any increased volume with minimal impact.

GENERAL PRACTICES:

- Traffic Impact Analysis (TIA) approved by SCDOT
- Luck Stone drivers are governed by strict safety regulations, as are Luck's contract haulers
- We partner with high school drivers education programs to offer classes in safe driving
- High safe driving standards are expected from our network of contract haulers
- Routine trucker safety awareness meetings
- Trucks are properly and legally loaded



FREQUENTLY ASKED QUESTIONS



DO YOU HAVE SAFETY POLICIES AND PROCEDURES IN PLACE FOR YOUR ASSOCIATES AND SITE VISITORS?

Our primary consideration is for the health, safety and well-being of our associates, customers and communities. Above all else, we pride ourselves on our Value Safety culture and the emphasis our associates place on keeping each other and those who visit our sites safe. We consistently outperform Federal and State regulations for safety standards and in 2018, had a record safety year with a company incident rate of 0.46. We continually push ourselves to find better and safer ways to perform work related tasks and, in many cases, lead our industry.

GENERAL PRACTICES:

- Luck Stone consistently outperforms Federal and State laws that regulate the crushed stone industry
- Luck Stone has received regional and national awards for safety (James Christie Safety Professional, NSSGA Safety Award in 2012, Governor's Gold Sustainability Award for Environmental)
- Value Safety program advocates safety on all levels and empowers associates to make the right safety choices
- Regular on-site/off-site safety training for associates
- Ongoing safety recognition awards and incentive programs practiced company-wide
- All Virginia quarries have E3 (Exemplary Environmental Enterprise) status administered by the Department of Environmental Quality

FREQUENTLY ASKED QUESTIONS

DO YOU PERFORM BLASTS IN YOUR PROCESSES?

Blasting is a critical component of the rock crushing process and happens at the first stage of extraction. We use advanced blasting techniques to ensure that we are conducting this task in the safest, most predictable way possible. We take a very conservative approach to our blasting program to have the lowest reasonable impact. Blasting is a highly regulated activity and we operate in strict accordance with, and often well under, state mandated limits. We monitor and benchmark our blasts with off-site seismographs in an effort to continually reduce ground vibration and air-overpressure. We install and monitor on-site test wells to ensure no impact to surrounding water sources.

GENERAL PRACTICES:

- Highly-controlled environment conducted by in-house professionals and certified technicians, and regulated by Federal and States agencies (results well below thresholds set)
- Neighbors and area businesses can request to be notified prior to blasting activities
- Blasting will not occur before 9:30 a.m. or after 5:00 p.m. M-F (Except when charge has been set delayed by electrical storm)
- All blasts are monitored by seismograph and results are certified by independent consultant
- Ground vibration will not exceed maximum allowable as determined by SC-DHEC at nearest off-site occupied residence



FREQUENTLY ASKED QUESTIONS



WILL THE QUARRY GENERATE A LOT OF NOISE?

We are committed to being a responsible neighbor and are proud of the role we play in helping to build our communities. As part of our commitment to the surrounding community, we adhere to county noise ordinances by ensuring that our operating noise does not exceed the stipulated maximum sound decibels (dBA). We administer routine sound surveys to monitor quarry noise. In addition, we design our sites with perimeter berms and vegetation that reduce noise.

GENERAL PRACTICES:

- Buffer area parallel the boundary of the subject property as shown on the GDP
- Smart Broadband Back-up Alarms will be used on Luck-operated quarry equipment
- Strict Federal and State laws regulate noise levels
- Noise suppression policies at Luck Stone exceed industry standards and go well beyond compliance mandates

FREQUENTLY ASKED QUESTIONS

WHAT EFFECT WILL A QUARRY HAVE ON WELLS AND WATER SOURCES?

We understand and value the importance of operating our sites sustainably. Before permitting any location, we conduct subsurface testing and ground water modeling to fully understand and eliminate any effect a site may have on water sources. We install monitoring wells at our locations to continually ensure that our operations do not have any adverse effects on natural water supplies. We consistently monitor water discharge points (outfalls) around our sites for water quality parameters such as pH and sediment, maintaining discharge levels well below regulatory limits.

GENERAL PRACTICES:

- Luck Stone constructs monitoring wells at locations to monitor water levels and integrity
- State and federal laws regulate water safety levels for the mining industry
- Aggressive stormwater collection procedures
- Holding time in sumps increased to improve sediment removal
- High commitment to water quality technologies
- Regular water management audits





Thank You

For inquiries, please contact:
Chester@luckcompanies.com



www.luckcompanies.com