



LET'S *grow* TOGETHER

EDGEFIELD COUNTY, SC  
**CONDITIONAL USE  
APPLICATION**

Edgefield County, SC Code  
of Ordinances Sec. 24-89.





WE ARE *excited* TO BE HERE.



## We are very excited about the opportunity to join the Edgefield County community by demonstrating our ability to meet and exceed your expectations.

Our interest in Edgefield includes a rural economic development project centered around providing critical infrastructure materials to the community through the development of a quarry. Although aggregate material is the largest part of our business, we are also focused on the opportunities to create a positive impact within the community. We hope to create and grow relationships with Edgefield residents, businesses and government officials, as we work to earn trust and find ways to support the community.

Luck Companies has already been welcomed as an active participant in the Kershaw County, Chester County, Fairfield County, and Spartanburg County communities. Growth through new locations allows Luck to expand our mission of **igniting human potential and creating positive impact**. We do this through community philanthropy, leadership development, workforce training, and partnerships that support sustainable and smart growth.

As we **celebrate our 100th year in business** and reflect on the history of Luck Companies, we are in awe of Edgefield's nearly four-hundred-year history. For centuries, Edgefield has been the backdrop of commerce and the story of our nation. This rich history and appreciation of tradition in Edgefield is something we value as a family-owned and operated company entering our fourth generation of leadership.

### Our project will

- Directly and indirectly **create new jobs** within the community.
- **Provide critical materials** for existing and new infrastructure.
- **Create potential trail and outdoor recreation areas** along Stevens Creek.

We are inspired by the opportunity to be longstanding members of the Edgefield community and look forward to hearing your feedback and working with the community as a partner. We are committed to transparently and collaboratively working towards a sustainable development plan that benefits Edgefield County now and for generations to come.

Ben Thompson  
Director, Greenfield Development

We are asking that you acknowledge our plan's adherence to the Edgefield County expectations for Quarries.

See plan sheet on PG 7 to see how Luck Companies is meeting and exceeding expectations.

## WE HAVE DESIGNED OUR PROJECT TO MEET THE EDGEFIELD CONDITIONAL USE CRITERIA FOR MINES AND QUARRIES:



### Lot Size

Mines not permitted on lots less than 300 acres.



### Excavation Buffers

No excavation activities within 300 feet of a residential property line.



### Wetland Buffer

No activity within 50 feet of any river, stream or wetland.



### Undisturbed Buffer

No parking or accessory structures within 50 feet of property line.



### Site Security

Outer boundaries shall be continuously enclosed by a 6' high fence.



### Dust Suppression

All private roads shall be kept wetted while being used.



### Entrance Requirements

Access roads shall be paved for the first two hundred (200) feet.



### Signage Requirement

The boundaries of all property used for quarrying operations shall be posted.



### Reclamation Plan

A reclamation plan shall be submitted to the county.



### Operating Hours

Activities shall be restricted to standard business hours.



### Traffic Study

A traffic study shall be completed for the proposed operation.

Source: Edgefield County, SC Code of Ordinances Sec. 24-89. Mines and Quarries

# Luck Companies INTRODUCTION



## 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

*Our largest business is aggregates, but people are our purpose. Our mission is to ignite human potential and positively impact the lives of others around the world.*

— Charlie Luck IV  
CEO of Luck Companies

# LUCK COMPANIES



**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](http://luckstone.com)



**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](http://luckecosystems.com)



**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](http://luckrealestateventures.com)



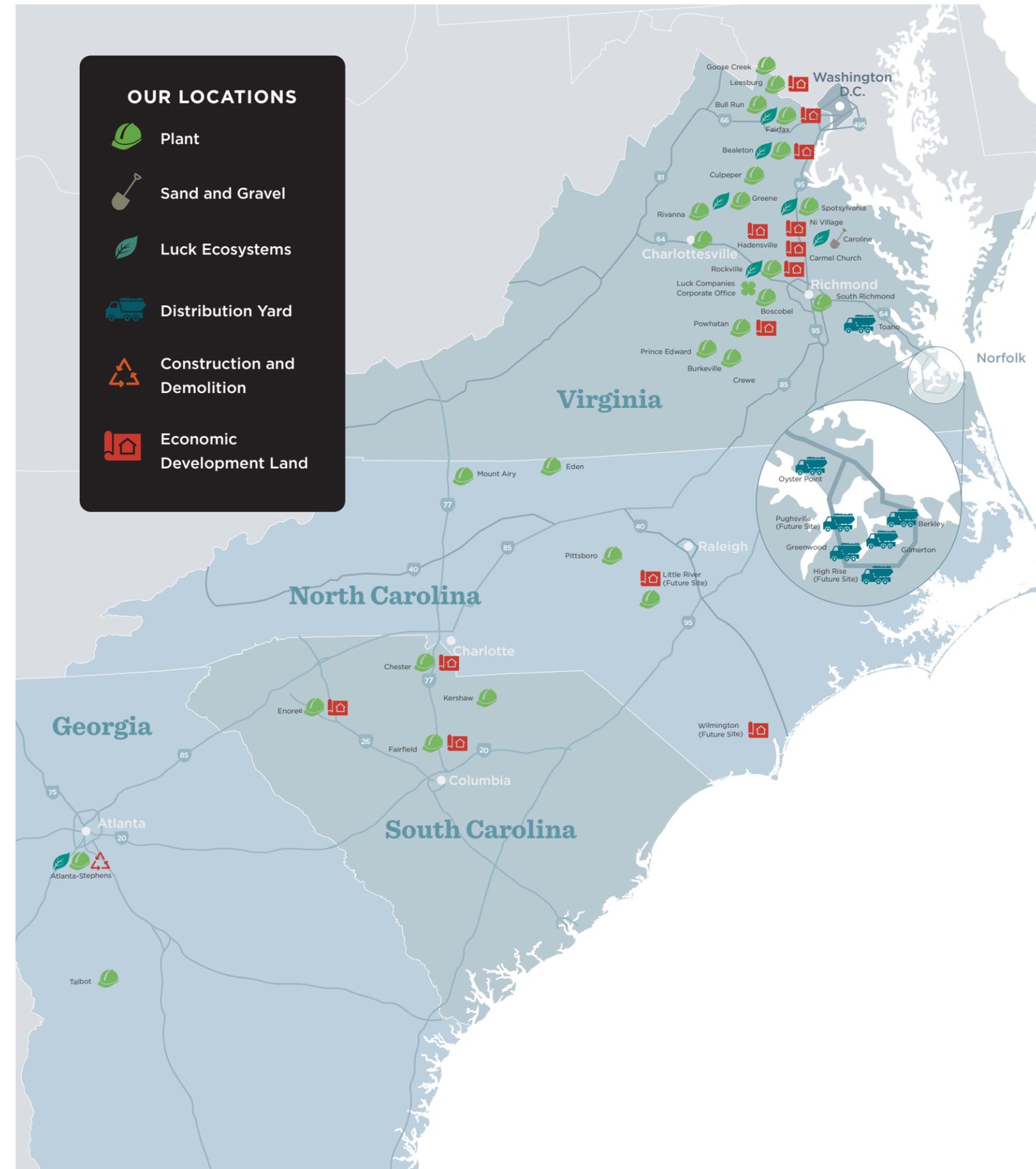
**Luck Companies Foundation** matches associate giving and grants, and partners with non-profits to lead work that results in long-term positive impact in our local communities. We focus in two main areas — Values Based Leadership and Environmental Stewardship.

[luckcompanies.com/our-impact](http://luckcompanies.com/our-impact)

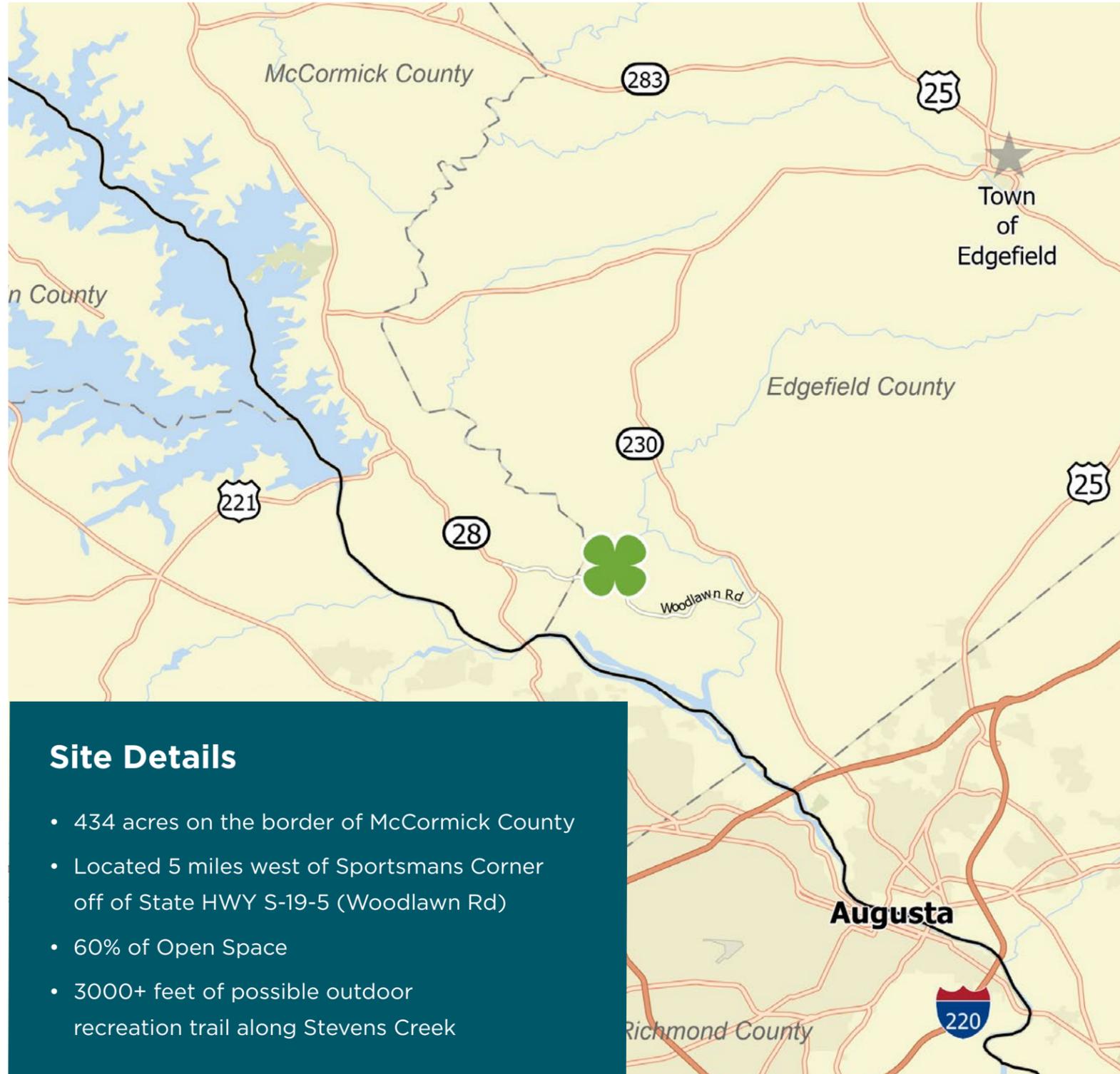


The **InnerWill Leadership Institute** is a national 501 c3 nonprofit organization committed to transforming individuals and organizations through Values Based Leadership. InnerWill works with organizations, including Luck Companies, to develop leadership in every person, at every level.

[innerwill.org](http://innerwill.org)



# Why WE ARE HERE



## Site Details

- 434 acres on the border of McCormick County
- Located 5 miles west of Sportsmans Corner off of State HWY S-19-5 (Woodlawn Rd)
- 60% of Open Space
- 3000+ feet of possible outdoor recreation trail along Stevens Creek



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. We are inspired by the sense of pride and comradery in the Edgefield County community and excited by all this area has to offer:



Proximity to current and future infrastructure



Passion for environmental stewardship



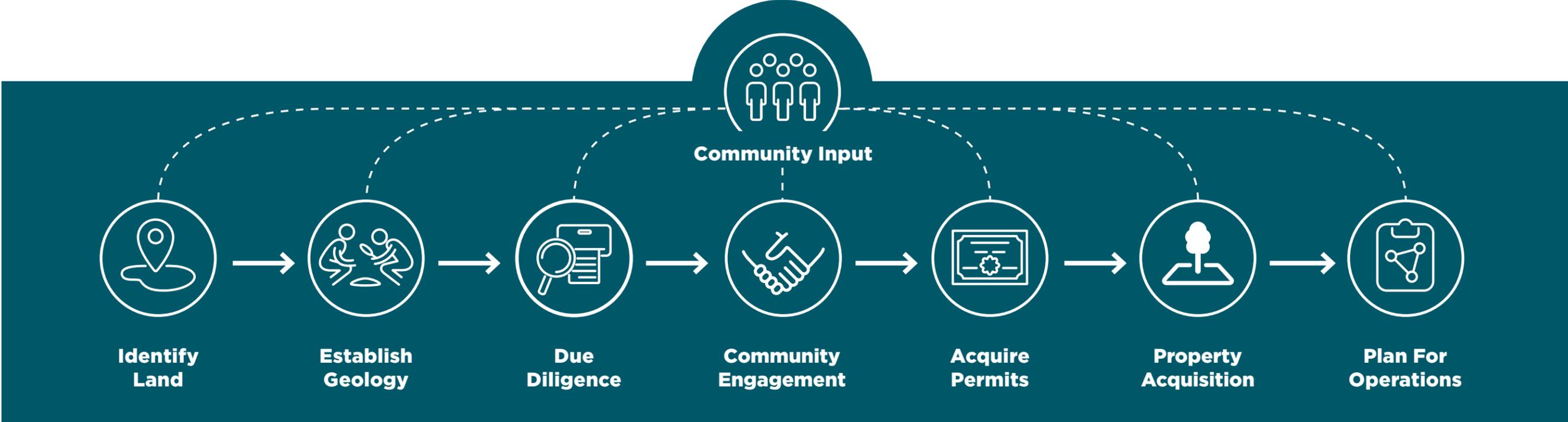
Pool of talent



Responsible growth mindset

# OUR COMMITMENT TO *responsible development*

We are committed to ongoing, transparent dialogue and engagement with the citizens of Edgefield County. The process outlined below has enabled us to ensure sustainable and responsible growth that aligns with the aspirations of Edgefield County.



## BUILDING OF TRUST

- Completed market and community assessment to **ensure opportunity for positive impact.**
- Assessed 8 different properties before finding this site which meets Luck's standards of quality.

- Geo-technical analysis performed to ensure quality.
- Used drilling to verify quantity of reserve that has ability to **support community for generations to come.**

- Performed the following studies to **prove the site viable and ensure smart development:**
- Endangered Species Study
  - Cultural Resource Study
  - Traffic Study
  - Environmental Impact Study
  - Hydrological Study

- Throughout the permitting process we will:
- Build partnerships in the community
  - Volunteer with local non-profits
  - **Meet with local residents, stakeholders and community leaders to solicit feedback**
  - Award sponsorships for local events and philanthropic efforts
  - Host a number of Community Input Meetings

- Working with **federal, state, and local officials** to submit:
- NPDES Permit
  - Air Quality Permit
  - SC DHEC Surface Mine Permit
  - SCDOT TIAA Approval

- Following permitting, we will acquire a subdivided portion of:
- 058-00-00-039-000

- Plans to complete the following elements to **ensure responsible development:**
- Erosion and Sediment Plan
  - Site Plan Preparation
  - Local Hiring Plan
  - Commitment to **establish a trail system** and outdoor recreation area

# GENERAL DEVELOPMENT *plan*



Example of stream restoration



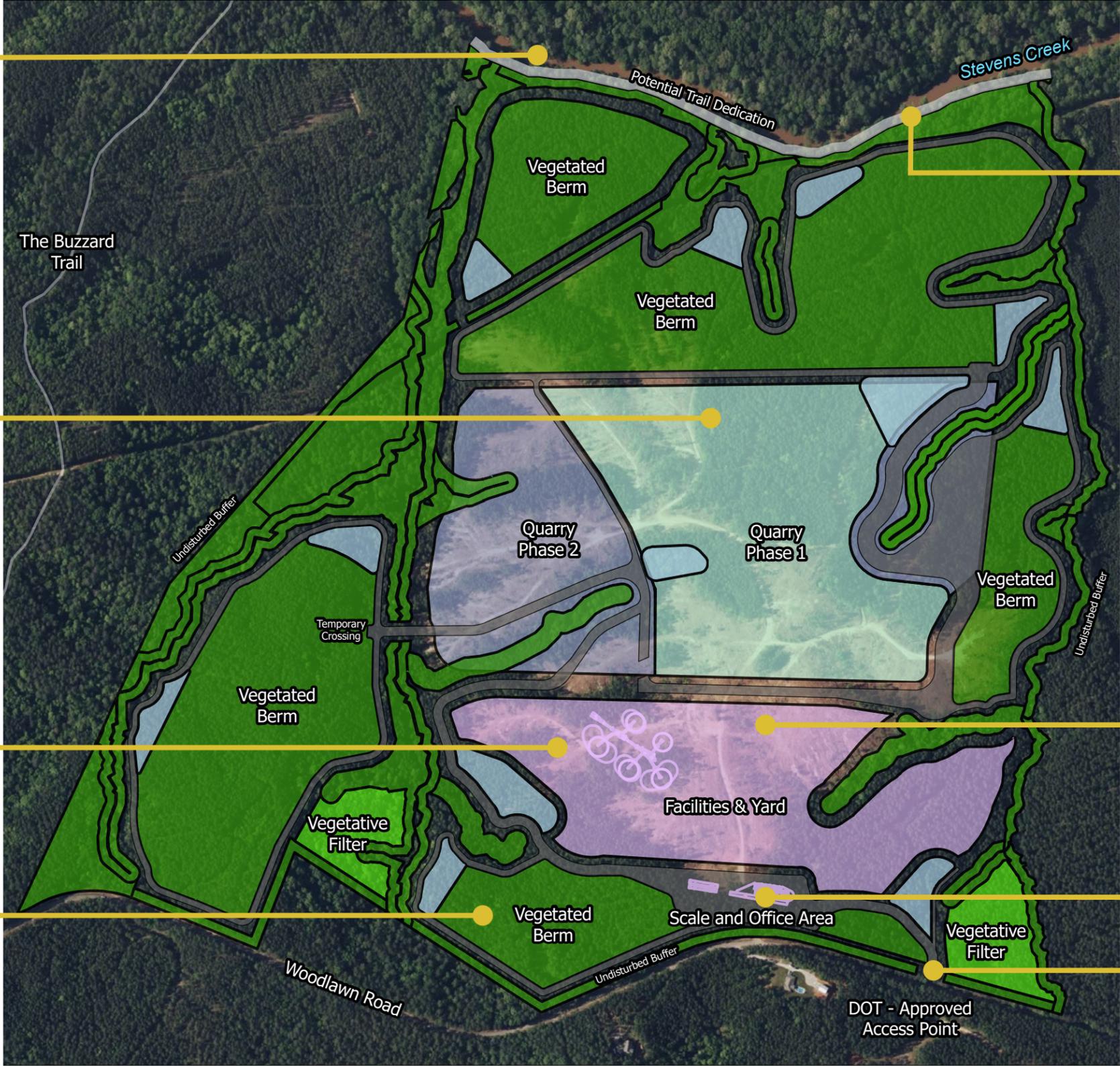
Example of Luck Boscobel site



Example of Luck Rockville shop



Example of Luck Powhatan site



Example of Luck Spotsylvania site



Example of Luck Rockville site



Example of Luck Scale Office



Example of Luck Entrance

# MEETING AND *exceeding* COUNTY EXPECTATIONS

## EDGEFIELD COUNTY

### Conditional Use Criteria for Mining



## LUCK COMPANIES'

### Meeting and Exceeding Edgefield County Conditional Use Criteria



Luck Companies has proffered additional conditions found in the Appendix Pg 21

-  **Lot Size**  
Mines not permitted on lots less than 300 acres.
-  **Excavation Buffers**  
No excavation activities within 300 feet of a residential property line.
-  **Wetland Buffer**  
No activity within 50 feet of any river, stream or wetland.
-  **Undisturbed Buffer**  
No parking or accessory structures within 50 feet of property line.
-  **Site Security**  
Outer boundaries shall be continuously enclosed by a 6 foot high fence.
-  **Dust Suppression**  
All private roads shall be kept wetted while being used.

-  **Entrance Requirements**  
Access roads shall be paved for the first two hundred (200) feet.
-  **Signage Requirement**  
The boundaries of all property used for quarrying operations shall be posted.
-  **Reclamation Plan**  
A reclamation plan shall be submitted to the county.
-  **Operating Hours**  
Activities shall be restricted to standard business hours.
-  **Traffic Study**  
A traffic study shall be completed for the proposed operation.

-  **Lot Size**  
Our project is planned on 434+ acres.
-  **Excavation Buffers**  
No mining activity will occur within 300 feet of our residential property line.
-  **Wetland Buffer**  
No mining activity will occur within 50 feet of any wetland.
-  **Undisturbed Buffer**  
A minimum 50 feet undisturbed buffer will be respected along the perimeter of the property.
-  **Site Security**  
A 6 foot fence will be installed along the perimeter of operational activity prior to operation.
-  **Dust Suppression**  
A water truck, wheel wash system and dust suppression system will be utilized at all times throughout the operation.

-  **Entrance Requirements**  
Our entrance road will be paved for a minimum of 600 feet from Woodlawn Road.
-  **Signage Requirement**  
The property will be posted with branded "No Trespassing - Quarry Zone" signs every 300 feet along our perimeter.
-  **Reclamation Plan**  
A reclamation plan will be submitted to the county and the appropriate reclamation bonds will be paid to the state prior to operation.
-  **Operating Hours**  
Standard business hours will be restricted to between 6:30 am and 7 pm in accordance with our voluntary conditions.
-  **Traffic Study**  
Luck Companies had a certified 3rd party perform a traffic study, scoped by County and SCDOT. A letter of concurrence was issued from SCDOT supporting the finding of negligible impact to existing infrastructure.

Source: Edgefield County, SC Code of Ordinances Sec. 24-89. Mines and Quarries

# COMMITMENT TO *positive impact*



### River Cleanup

Luck has participated in several river clean-up efforts and Luck Stone associates regularly volunteer. Recently, Luck workers hauled 10 loads of trash and debris off of Sullivan Creek, which is a tributary of the Flint River.



**99%** of all Luck Companies associates engage in **continuing education training** annually.



### Teacher Appreciation

Luck Companies partnered with Stony Robinson Elementary School to extend our gratitude by providing a financial gift to each educator at the school to help purchase supplies for their classroom.



### Edgefield River Trail

Luck Companies understands the value and importance the Edgefield County community places on the environment and the appreciation residents have for the outdoors.

Therefore, we've established an opportunity for a trail that could connect with the Buzzard Trail to our west. This trail may be able to accommodate equestrian rides and provide views of Stevens Creek.



### Animal shelter support

Associates at our Fairfield Plant supported the local animal shelter by providing funds to help support their mission of providing a safe and humane facility for homeless pets.



### Volunteering at the Food Bank

Giving back is in our DNA at Luck Companies and we take great pride in supporting communities and helping our neighbors.

At our Atlanta Plant, the team regularly volunteers at the Atlanta Food Bank.

### First Responders

We're grateful for the brave first responders in all our communities. We regularly honor them through the sponsorship of community celebrations of their service, donations to support the purchase of lifesaving equipment and providing meals to the folks running service for the departments around our sites.



### Recycling

Committed to environmental stewardship, Luck Companies ensures our sites are recycling any material possible. In 2022, our teams ensured over 43,000 gallons of petroleum, 6 million pounds of metal and 370,000 tons of concrete did not end up in a landfill and was recycled into a new use.

### Career readiness day

We partnered with Chester Senior High School to host a Career Readiness Day for graduates. The event provided students with mentorship and one-on-one guidance to help navigate their next steps after graduation.




### Workforce Development

In partnership with Historic Camden, the Luck Stone Kershaw Plant hosted a training session where folks from around the community built technical skills in concrete finishing and heavy equipment operation.

# LET'S *grow* TOGETHER

We have demonstrated our ability to meet and exceed the expectations of the Edgefield Code of Ordinances and look forward to becoming a part of the community. We are committed to being engaged with residents, business owners and county representatives for years to come.

**We are looking forward to calling Edgefield County home for many generations to come.**



**We are asking that you acknowledge our plan's adherence to the Edgefield County expectations for Quarries.**

See plan sheet on PG 7 to see how Luck Companies is meeting and exceeding expectations.

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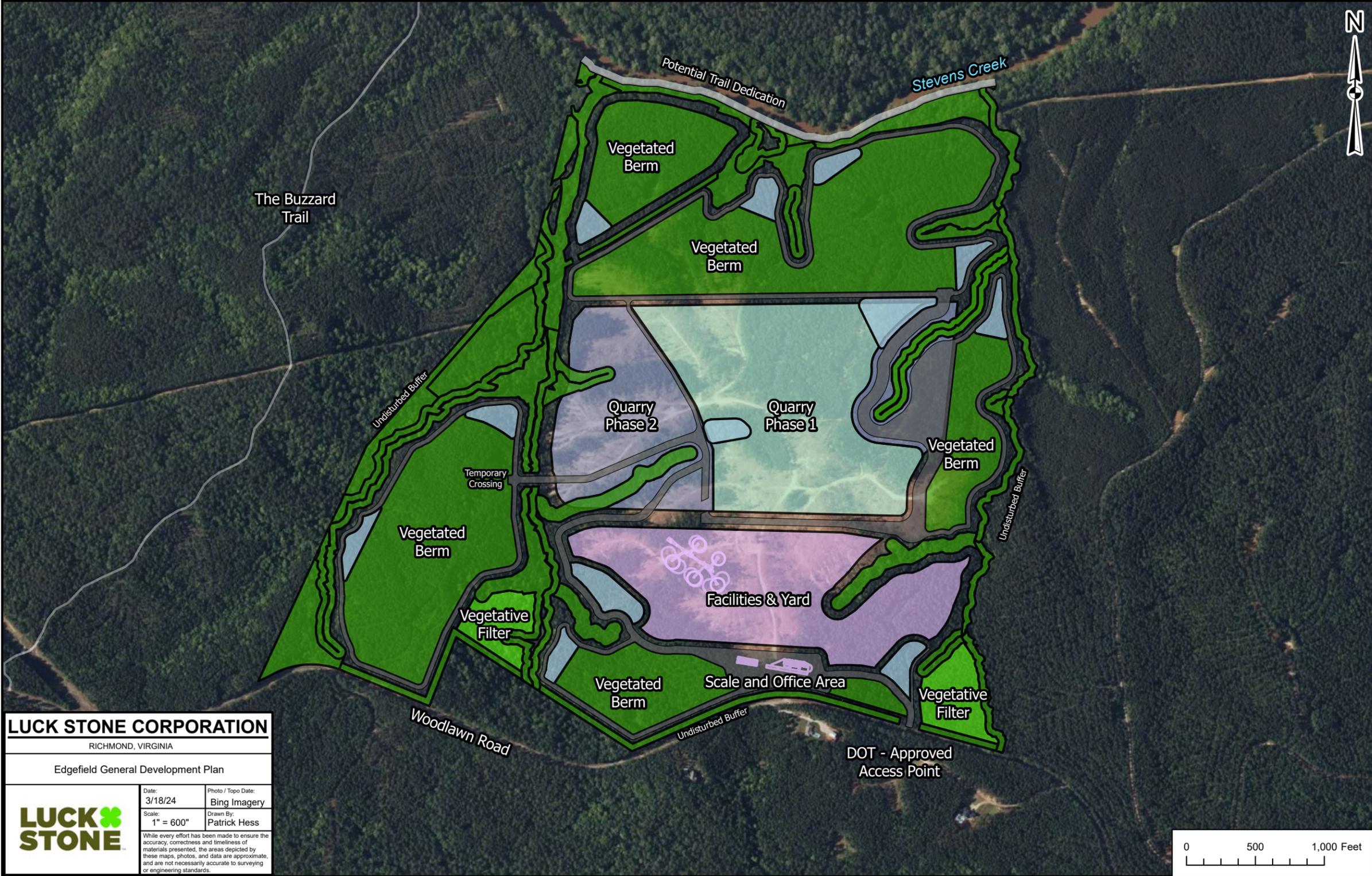
# APPENDIX





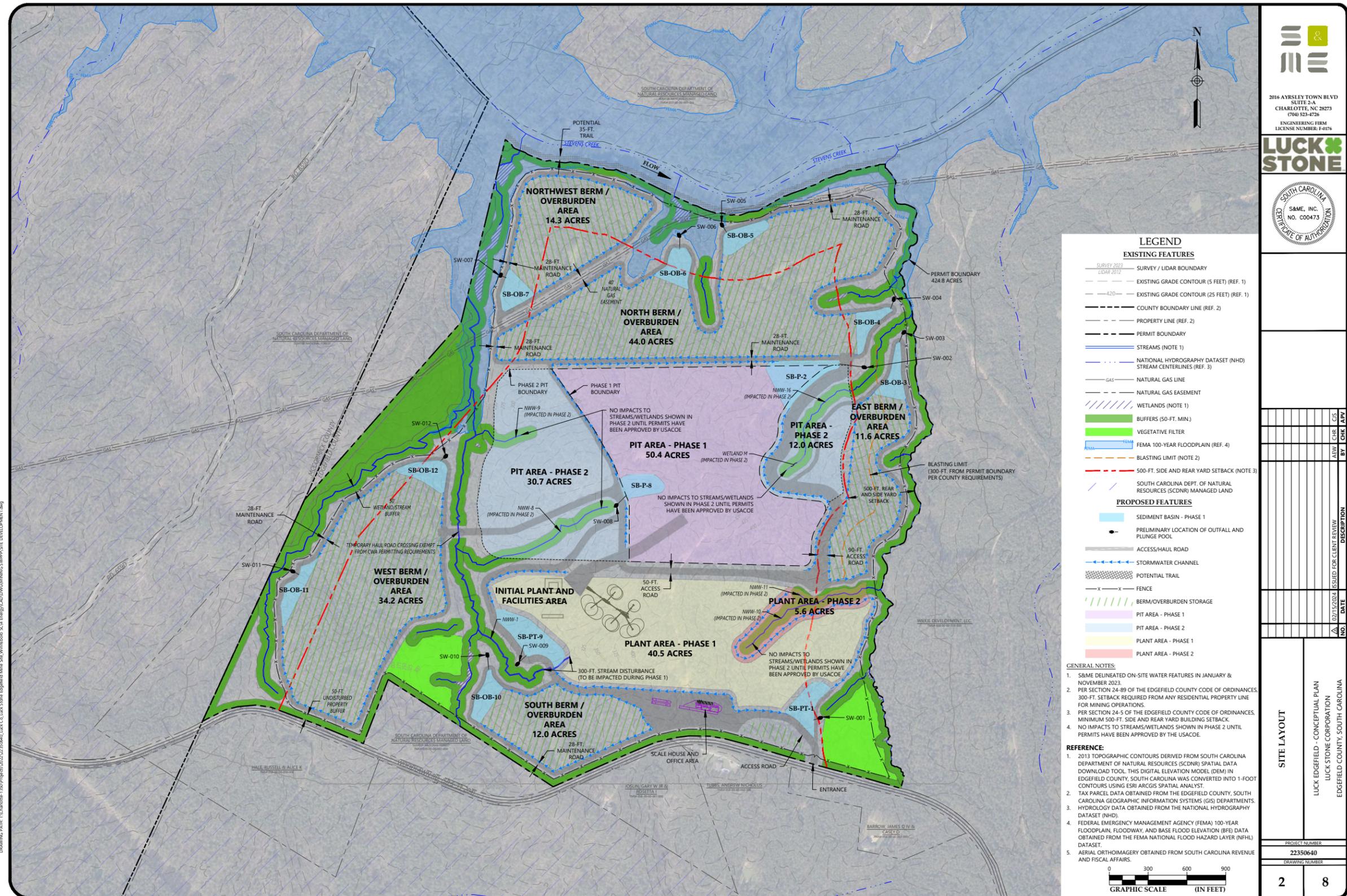


# APPENDIX — GENERAL DEVELOPMENT PLAN





# APPENDIX – DETAILED MINE PLAN









# APPENDIX — EDGEFIELD CONDITIONAL USE REQUIREMENTS

## Sec. 24-89. - Mines and quarries.

- a. Quarries and underground mines not permitted on lots less than 300 acres, and sand mines and borrow pits on not less than 30 acres in size.
- b. No excavation activities shall occur within 300 feet of a residential property line, and not within 100 feet of any other property line.
- c. No mining or quarrying activity shall occur within 50 feet of any river, stream, lake, or wetland.
- d. No parking or accessory structures will be permitted within 50 feet of a property line. Security structures shall be exempt from this requirement.
- e. Prior to the start of any quarry operations the outer boundaries of the operations area shall be continuously enclosed by a six foot high chain-link fence. Fencing along the entry road may be of a different type with approval from the planning commission.
- f. All private roads shall be kept wetted while being used or shall be hard-surfaced and maintained to prevent the emanation of dust.
- g. All private access roads leading off any public street or highway onto property used for any purpose permitted in this zone shall be paved, with heavy duty asphalt, or concrete not less than six inches in thickness, for the first two hundred (200) feet of said access road.
- h. Required signage: The outer boundaries of all property used for quarrying operations, involving the extraction and processing of rock, sand, gravel, decomposed granite, clay or similar materials shall be posted with signs carrying the message "QUARRY ZONE" in letters not less than four inches in height, and in letters not less than one inch in height. These signs shall be posted at intervals not to exceed 300 feet.
- i. A reclamation plan shall be submitted to the county before approval by the planning commission and the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by Edgefield County, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation for permanent commercial operations shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land, contour, redistribute and stabilize topsoil, re-vegetate, monitor, and reseed if necessary. The release of the financial assurance and obligations for reclamation shall not be made until the county planner, and county attorney approves the release in writing.
- j. Activities that would produce excessive noise, dust, traffic, or other activities that may constitute a public nuisance shall be restricted to standard business hours.
- k. A traffic study by a licensed engineer shall be completed for the proposed operation. The study will analyze the traffic volumes at the entrance intersection(s) of the proposed mine or quarry roads and all intersecting roads within one mile. The engineer will determine what if any improvements are required on the adjoining roads. The study will measure the current level of the level of service (LOS) of the adjoining roadways before and after the development.

(Ord. No. 20-21-796, § 1(Exh. A), 2-1-2022)



# APPENDIX – LUCK STONE VOLUNTARY CONDITIONS