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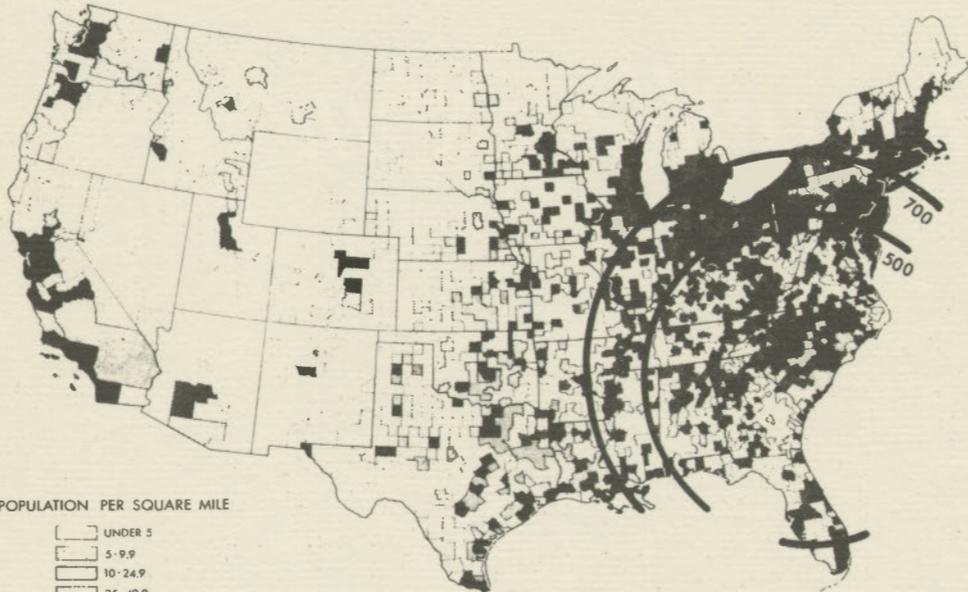
South Carolina Industrial Data Timmonsville Site



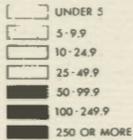
*State Development Board
Box 927 Columbia*

South Carolina can serve the Nation

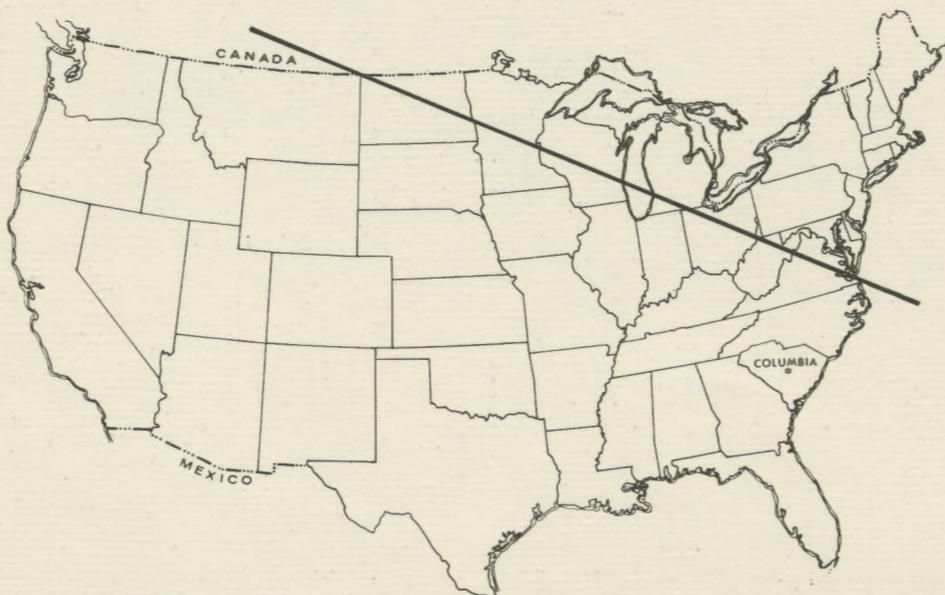
From Cover: Columbia, S.C. is due South of Cleveland, Ohio, it is due East of Los Angeles



POPULATION PER SQUARE MILE



Columbia, S.C. is within 500 miles of 53 million or 27% and 700 miles of 125 million or 62% of the nations population.

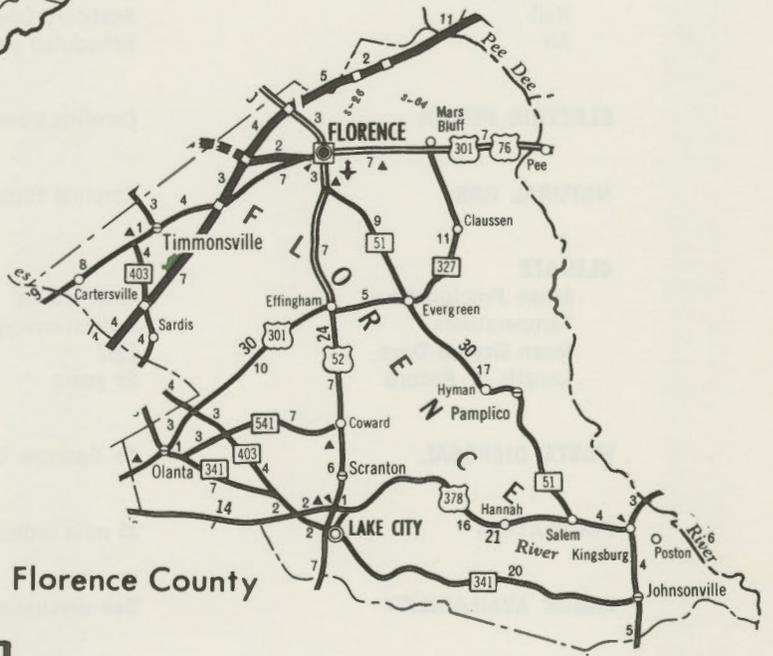


Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.

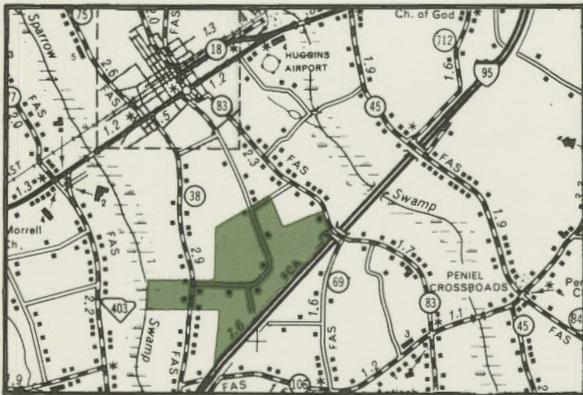
TIMMONSVILLE SITE



South Carolina



Florence County



Prepared by
STATE DEVELOPMENT BOARD
in Cooperation with
COASTAL PLAINS REGIONAL COMMISSION

BASIC INDUSTRIAL SITE DATA

TIMMONSVILLE SITE

LOCATION OF SITE 10 miles SW of Florence on Interstate 95.

SITE DESCRIPTION

Acreage	448 acres
Topography	Level
Elevation	140 feet above MSL
Soil Bearing	See Appendix A

WATER SUPPLY

Source	Deep wells. Excellent groundwater area See Appendix C
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TRANSPORTATION

Highway	I-95; S. C. 38; S. C. 83; U. S. 76
Rail	Seaboard Coast Line
Air	Scheduled service by Piedmont Airlines from Florence

ELECTRIC POWER Carolina Power and Light Company

NATURAL GAS Carolina Pipeline Company

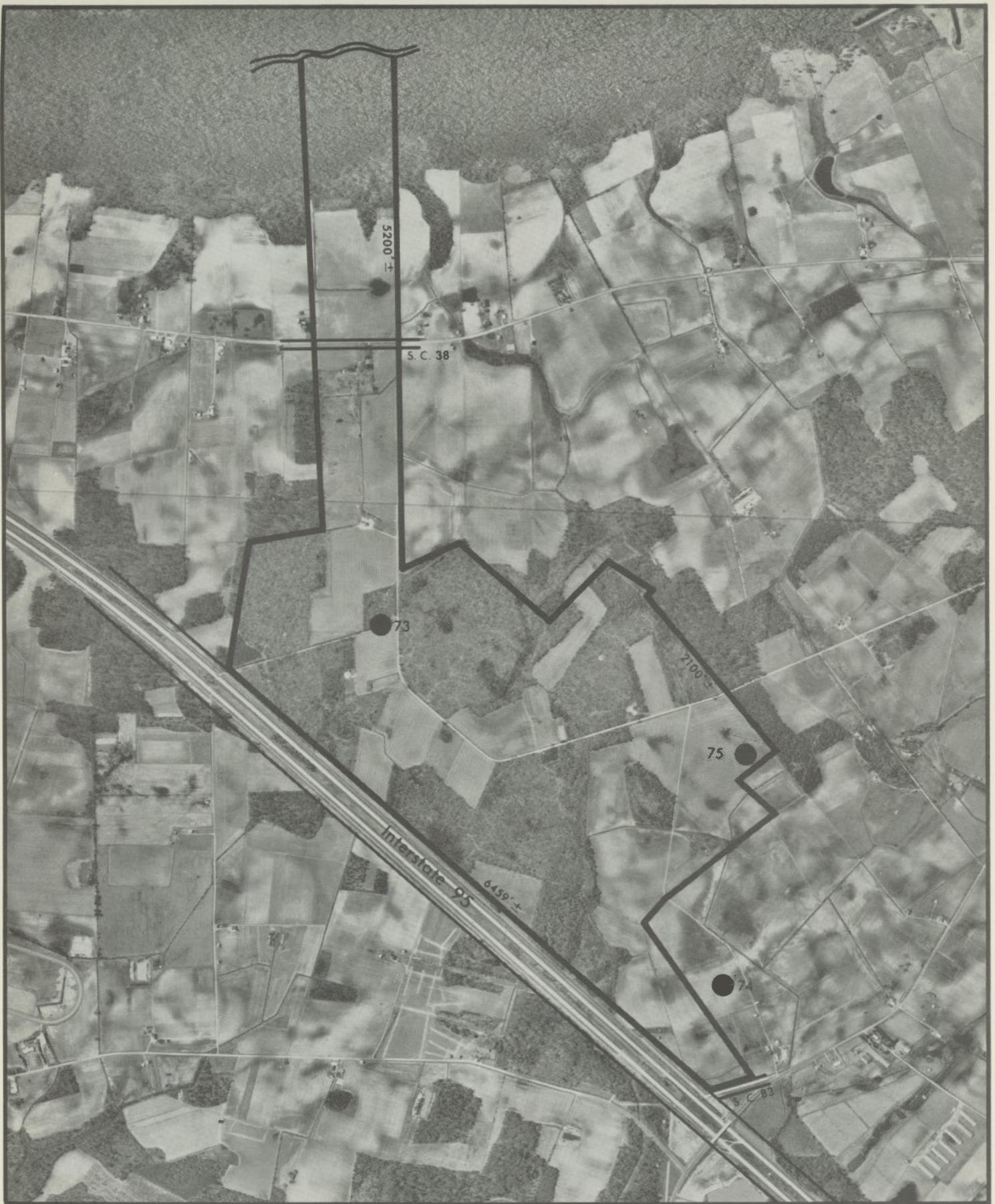
CLIMATE

Mean Precipitation	42.64 inches
Temperatures	Annual average 64°; January 52.6°; July 75°
Mean Degree Days	2387
Length of Record	29 years

WASTE DISPOSAL To Sparrow Creek after suitable treatment

POPULATION 15 mile radius 80,503; 30 mile radius 228,410

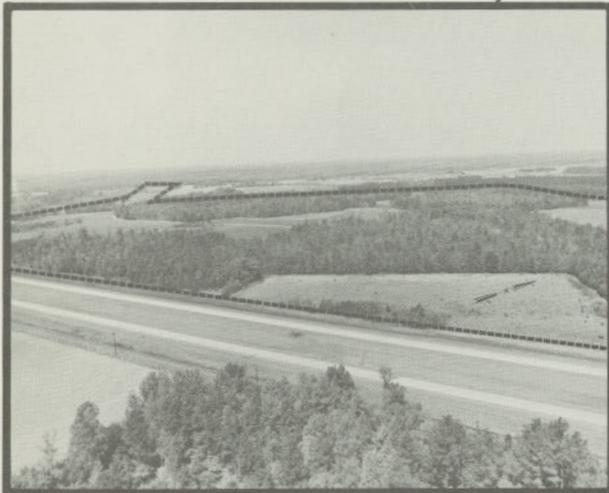
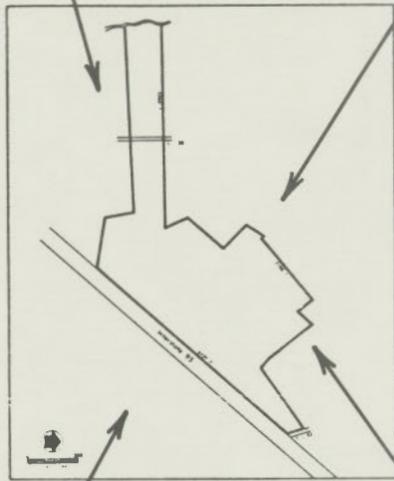
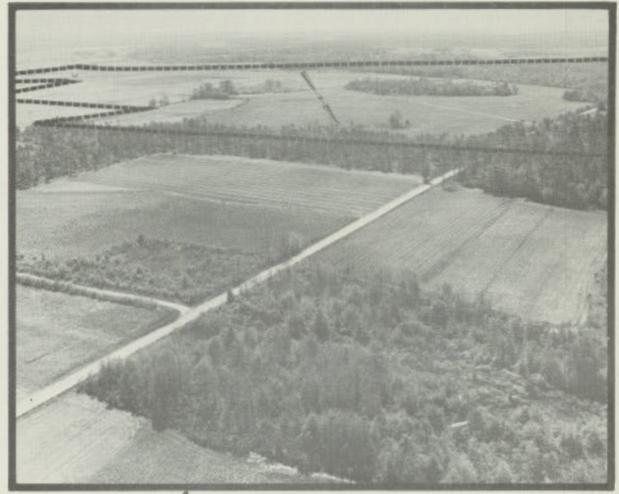
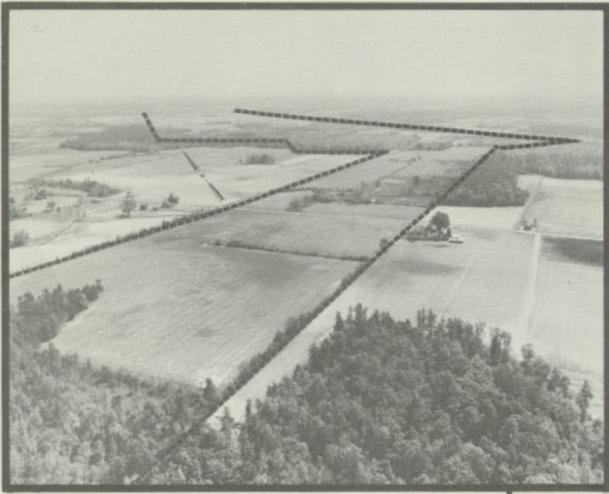
LABOR AVAILABILITY See discussion Appendix B



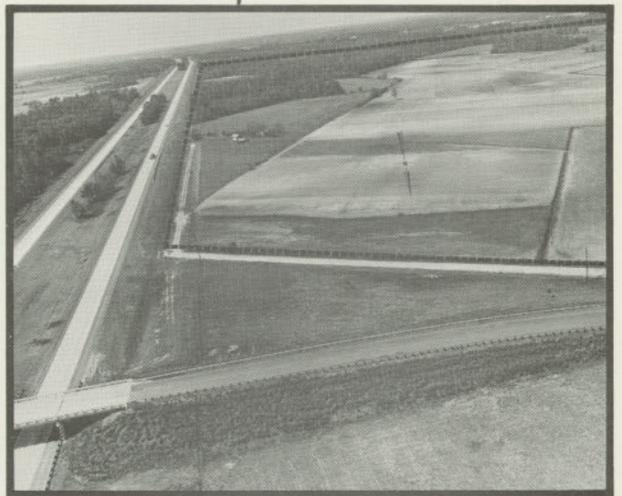
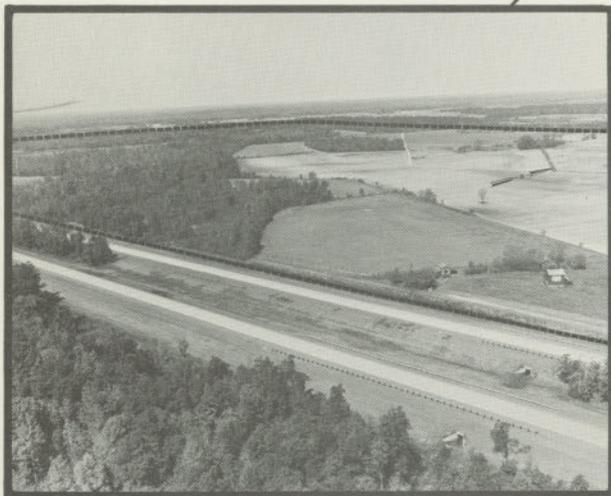
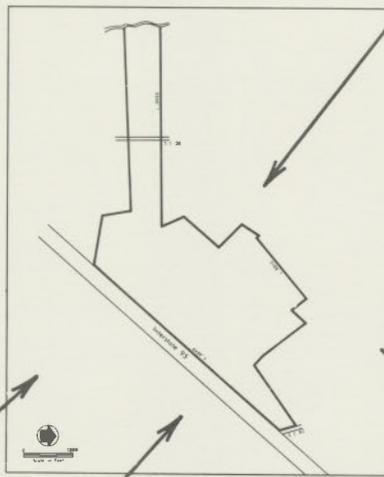
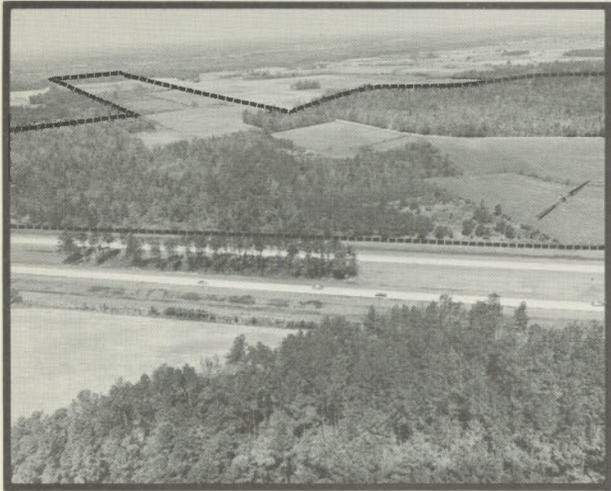
0 1300
Scale in Feet

Timmonsville Site

140'± Site Elevation
● Drill Holes



NOTE: Boundaries on photographs are approximate.



NOTE: Boundaries on photographs are approximate.

TIMMONSVILLE CITY DATA

LOCATION

Timmons ville, in Florence County, is located in the north-eastern section of the state on U. S. 76 and S. C. 403. The community is four miles from Interstate 95 and eight miles from Interstate 20. New York is 660 miles from the community, Chicago is 841 miles and Atlanta is 284 miles.

CLIMATE

The climate in the area is relatively temperate.

Mean annual temperature	64.0°
Mean maximum temperature	75.3°
Mean minimum temperature	52.6°
12-month average relative humidity	
Daily range:	
1:00 a.m.	82%
7:00 a.m.	84%
1:00 p.m.	51%
7:00 p.m.	67%
Mean annual precipitation	42.69 inches
Average length of growing season	241 days
Elevation	91 feet

POPULATION

Florence County has a population of 89,636 residents, with 2,246 persons living in Timmons ville. Over 89,028 persons live within a 15-mile radius of the community, and more than 230,679 live within a 30-mile radius.

LABOR

The State Development Board will provide labor information.

GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of four years, and the six councilmen serve four-year staggered terms of office. The county is governed locally by a nine-member county council and a county manager. County council members serve four-year terms of office, and appoint the county manager.

FINANCIAL

Financial services are provided in the community by the Pee Dee State Bank, which has total assets of \$6,910,237.34. Florence, 12 miles away, has four banks with combined assets of over \$1.075 billion. Peoples Federal Savings and Loan and Security Savings and Loan, also located in Florence, have combined assets of \$49,329,672.82.

TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard in Florence, 12 miles away. Interstate motor freight service is available from 21 authorized carriers, 10 of which have terminals within 15 miles of Timmons ville.

Freight delivery times:

To:	By Rail:	By Truck:
Atlanta	3 days	1 day
Boston	6 days	2 days
Chicago	5 days	2 days
Houston	6 days	3 days
New York	4 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Florence Municipal Airport, 15 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Huggins Airport, one mile away, which has a lighted 3,100-foot turf landing strip. Services available at the local field are tie-downs, Unicom, charter service, 80/87 and 100/130 octane fuel. Other aviation services are available at Florence Municipal Airport.

FUELS

Natural gas is supplied in the area by the Peoples Natural Gas Company of South Carolina. People Natural Gas will extend natural gas into an area where consumption warrants investment. Delivery pressures are between 15 and 75 psi, depending upon the customer's requirements. The average BTU of gas supplied is 1,050 per cubic foot, and the specific gravity is between .582 and .595. Two bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 110 miles away, and Wilmington, N. C., 127 miles away. The nearest purchase sites are Charleston and Wilmington. Freight cost for No. 2 fuel from Charleston to the community is 1.515 cents per gallon, with fuel cost negotiable for transport truck purchases.

POWER

Electric power is supplied by Carolina Power and Light Company.

TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate in District 4, which includes Timmons ville is \$13.20 per \$100 of assessed value. The municipal tax rate is \$9.60 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

COMMUNICATIONS

The daily Florence Morning News is published in the county seat, and four other dailies circulate in Timmons ville. Three radio stations located at Florence provide AM and FM broadcast facilities. Television reception in the community is available from four stations, representing the three major networks and educational television. One commercial and one educational television station are located in Florence. Telephone service in the community is provided by the Southern Bell Telephone and Telegraph Company.

WATER AND SEWAGE

The community obtains its municipal water supply from two deep wells. The system is capable of supplying water at a maximum rate of 1,200,000 gallons per day, with a peak daily demand of 360,000 gallons. Treated water storage consists of one 100,000-gallon elevated tank, one 200,000-gallon elevated tank and one 50,000-gallon clear well.

Analysis of water supplied in the community:

Total solids	80.00 ppm
Alkalinity	48.00 ppm
Hardness	36.00 ppm
Iron	0.34 ppm
Chloride	5.00 ppm
pH	7.7

Monthly water rates within the corporate limits for all customers:

First 2,500 gallons	\$4.00 (minimum bill)
Next 2,500 gallons	.35 per 1,000
Next 2,500 gallons	.30 per 1,000
Over 7,500 gallons	.25 per 1,000

The town's water service does not presently extend beyond the corporate limits.

Timmons ville utilizes an Imhoff tank with sludge drying beds to dispose of the community's wastewater. The present system has a daily capacity for 250,000 gallons of wastewater, and adequately serves the community's sanitary sewerage needs.

The monthly sewer service charge is \$2.00 per sewer connection.

POLICE AND FIRE

The community's police department employs six full-time police officers, and operates two radio-equipped police cars. State and county law enforcement personnel provide assistance when needed. The community's fire department has 18 volunteer firemen. The fire department maintains two pumper trucks. The department utilizes a siren alarm system, and the community has a Class Eight insurance rating.

EDUCATION

Florence County has 44 public schools with 13,659 elementary school students and 10,990 high school students. The county has 592 elementary school teachers and 556 high school teachers. The average expenditure per pupil for the 1969-70 school year in School District 4, which includes Timmons ville was \$447.92. Private schooling is available for grades one through twelve at Roy Hudgens Academy and Lake Swamp Baptist Academy. Higher education facilities for the area are provided by the Florence-Darlington Technical Education Center and Francis Marion College; both located at Florence, 12 miles away. Coker College is located in Hartsville, 25 miles away.

MEDICAL SERVICES

Medical services in the community are provided by the four-bed Davenport Clinic. Florence, 12 miles away, has three

INDUSTRY

The average monthly manufacturing employment in Florence County exceeds 11,004. The total manufacturing payroll in the county exceeds \$59.1 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
A-Q Mills, Inc.	Tricot & wap knit fabrics	44
Oxford Drapery Company	Curtains, draperies & bedspreads	107

hospitals with a combined total of 508 beds, and several specialized medical treatment facilities. The community has three privately-practicing medical doctors, and 24 privately-practicing dentists are located in Florence.

HOTELS AND MOTELS

The community has one motel with a total of 120 overnight accommodations. Numerous other accommodations are available in nearby Florence.

RECREATION

Recreation facilities in the community consist of one swimming pool, tennis court, a picnic area, several playgrounds and athletic fields. The Oakdale Country Club, five miles away, has an 18-hole golf course, swimming pool and clubhouse. Two more 18-hole courses are within twelve miles of Timmons ville. Theatres, bowling alleys, dramatic performances, museums and other forms of recreation and entertainment are provided in Florence, 12 miles from Timmons ville. The area has excellent hunting and fishing. Timmons ville is 80 miles from several coastal resorts.

CHURCHES

Timmons ville has 11 Protestant churches. Catholic churches and a Jewish house of worship are located in Florence.

SITE DATA

Numerous industrial sites are available in Florence County. A 450-acre site is located two miles southeast of Timmons ville on Interstate 95 and two paved secondary roads. The site consists of sandy loam soil, all of which is suitable for construction. The topography of the terrain is generally level. Power and natural gas are available to the site, which has a good groundwater supply and a flowing stream for disposal of treated wastewater. Several smaller industrial sites are available in the Timmons ville area. Utilities vary with the location of each site. All sites have paved road access, and some of the sites have rail service. Detailed information on available sites will be supplied upon request.

FLORENCE CITY DATA

LOCATION

Florence, seat of Florence County, is located in the north-eastern section of the state on U. S. 52, 76, 301 and S. C. 51, at the intersection of Interstates 20 and 95. New York is 639 miles from the community, Chicago is 851 miles and Atlanta is 295 miles.

CLIMATE

The climate in the area is relatively temperate.

Mean annual temperature	64.0°
Mean maximum temperature	75.3°
Mean minimum temperature	52.6°

12-month average relative humidity

Daily range:		
	1:00 a.m.	82%
	7:00 a.m.	84%
	1:00 p.m.	51%
	7:00 p.m.	67%

Mean annual precipitation	42.69 inches
Average length of growing season	241 days
Elevation	140 feet

POPULATION

Florence County has a population of 89,636 residents, with 25,997 persons living in Florence. Over 80,500 persons live within a 15-mile radius of the community, and more than 228,410 live within a 30-mile radius.

LABOR

The State Development Board will provide labor information.

GOVERNMENT

The community has a council-manager form of municipal government. The mayor is elected for a term of four year, and the four councilmen serve four-year staggered terms of office. The city manager is appointed by council. The county is governed locally by a nine-member county council and a county manager. County council members serve four-year terms, and appoint the county manager.

FINANCIAL

Financial services are provided in the community by four banks and two savings and loan associations. Citizens and Southern National Bank, Guaranty Bank and Trust, Peoples Bank of South Carolina and South Carolina National Bank have combined assets of \$1.075 billion. Peoples Federal Savings and Loan and Security Savings and Loan have combined assets of \$49,329,672.82.

TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad Company. Rail passenger service is also provided by Seaboard Coast Line. Interstate motor freight service is available from 31 authorized carriers, 11 of which have terminals in the Florence area.

Freight delivery times:

To:	By Rail:	By Truck:
Atlanta	2 days	1 day
Boston	4 days	2 days
Chicago	4 days	2 days
Houston	6 days	3 days
New York	3 days	2 days
St. Louis	5 days	2 days
San Francisco	8 days	7 days

The Florence Municipal Airport, one mile from downtown Florence, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft also utilize the Florence Municipal Airport, which has a 6,500-foot runway and a 6,000-foot runway, both of which are paved and lighted. Services available at the airport are flight instruction, rental, charter, air taxi, fuel, airframe and powerplant repairs.

FUELS

Natural gas is supplied in the city by the Peoples Natural Gas Company. Peoples Natural Gas will extend natural gas into an area where consumption warrants investment. Delivery pressures are normally between 5 and 10 psi, depending upon the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,050 per cubic foot, and the specific gravity is between .582 and .595. Eight oil companies have bulk stations in the company providing No. 1 and No. 2 fuel oil, with other grades available from Charleston, 110 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 115 miles away. Freight cost for No. 2 fuel from Charleston to the community is 1.392 cents per gallon, with fuel cost negotiable for transport truck purchases.

POWER

Electric power is supplied by Carolina Power and Light Company.

TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate in District 1, which includes Florence, is \$12.90 per \$100 of assessed value. The municipal tax rate is \$14.30 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

COMMUNICATIONS

The Florence Morning News is published in the city, and four other dailies circulate in the area. Radio Stations WJMX, WOLS and WYNN, broadcast from the community. WJMX has FM facilities. WBTW-TV and WJPM-ETV are also located in the community. Three other television stations can be received in the city, and cable television service is available. Telephone service in the community is provided by the Southern Bell Telephone and Telegraph Company.

WATER AND SEWAGE

The community obtains its municipal water supply from five deep wells. The system is capable of supplying water at a maximum rate of 7,000,000 gallons per day, with a peak daily demand of 6,000,000 gallons. Treated water storage consists of 1,200,000 gallons in four elevated tanks and 1,250,000 gallons in ground-level storage tanks. Three 500,000-gallon elevated tanks and a 1,000,000-gallon-per-day well are scheduled for completion in November, 1971.

Analysis of water supplied in the community:

Total solids	90.00 ppm
Alkalinity	46.00 ppm
Hardness	38.00 ppm
Chloride	12.00 ppm
Iron	0.01 ppm
pH	7.2

Monthly water rates within the corporate limits for all customers:

First 1,800 gallons	\$2.00 (minimum bill)
Next 200 gallons	.07 per 200
Next 3,000 gallons	.35 per 1,000
Next 5,000 gallons	.30 per 1,000
Next 40,000 gallons	.25 per 1,000
Next 550,000 gallons	.25 per 1,000
Over 600,000 gallons	.20 per 1,000

Monthly water rates outside the corporate limits for all customers:

First 1,800 gallons	\$4.00 (minimum bill)
Next 200 gallons	.14 per 200
Next 3,000 gallons	.70 per 1,000
Next 5,000 gallons	.60 per 1,000
Next 40,000 gallons	.50 per 1,000
Next 550,000 gallons	.35 per 1,000
Over 600,000 gallons	.25 per 1,000

Florence utilizes an aerated swirl tank, trickling filter, digester, clarifiers and sludge drying beds in its main wastewater treatment plant. The plant has a daily capacity for 5,500,000 gallons of wastewater, and currently operates at 80 percent of capacity. Two oxidation ditches have capacities of 120,000 gallons and operates at one-third of their capacities.

The monthly sewer rate for large water users is 100 percent of the water bill inside and outside the city with a maximum of \$135 in the city and \$270 outside the city.

POLICE AND FIRE

The community's police department employs 42 uniformed police officers, and operates 19 radio-equipped police vehicles. The police department has a four-member detective division. The community's fire department has 44 full-time firemen. The fire department maintains five pumpers trucks one 85-foot aerial ladder and two fire stations. The department utilizes a Gamewell box alarm system, and the community has a Class Five insurance rating.

EDUCATION

Florence County has 44 public schools with 13,659 elementary school students and 10,990 high school students. The county has 592 elementary school teachers and 556 high school teachers. The average expenditure per pupil for the 1969-70 school year in School District 1, which includes Florence, was \$513.56. Private schooling is available for kindergarten through twelfth grade at the James F. Byrnes Academy. Several other private and parochial schools are located in the Florence area. Higher education facilities for the area are provided by the Florence-Darlington Education Center

INDUSTRY

The average monthly manufacturing employment in Florence County exceeds 11,004. The total manufacturing payroll in the county exceeds \$59.1 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
E. I. DuPont de Nemours Co.	Polyester film	648
Electro Motive Mfg. Co., Inc.	Electronic capacitors	787
La-Z-Boy East	Recliners	557
Union Carbide Corporation Linde Division	Welding equipment	744
Vulcraft Corporation	Steel bar joists	400

and Francis Marion College. Both are within seven miles of the city. Coker College, an all-girls school, is located in Hartsville, 23 miles away.

MEDICAL SERVICES

Medical services for the community are provided by Bruce Hospital, McLeod Infirmary and Saunders Memorial Hospital. The three general hospitals have a total of 508 beds. Several specialized medical treatment facilities are located in the community. The community has 67 privately-practicing dentists.

HOTELS AND MOTELS

The community has 26 motels with a total of 1,469 overnight accommodations. Numerous banquet and meeting facilities for large and small groups are available in the community.

RECREATION

Recreation facilities in the community consist of a year-round organized recreation program, Little League and Dixie Youth League baseball programs, several fully-equipped parks and playgrounds and three country clubs with 18-hole golf courses. In addition, the city has two museums, a little league theatre group, symphony orchestra, concert association, bowling alley and five movie theatres. A new Family Y.M.C.A. will be completed by 1972. Excellent hunting and fishing areas offer a wide variety of fish, game and fowl. Florence is 70 miles from South Carolina's Grand Strand coastal resorts

CHURCHES

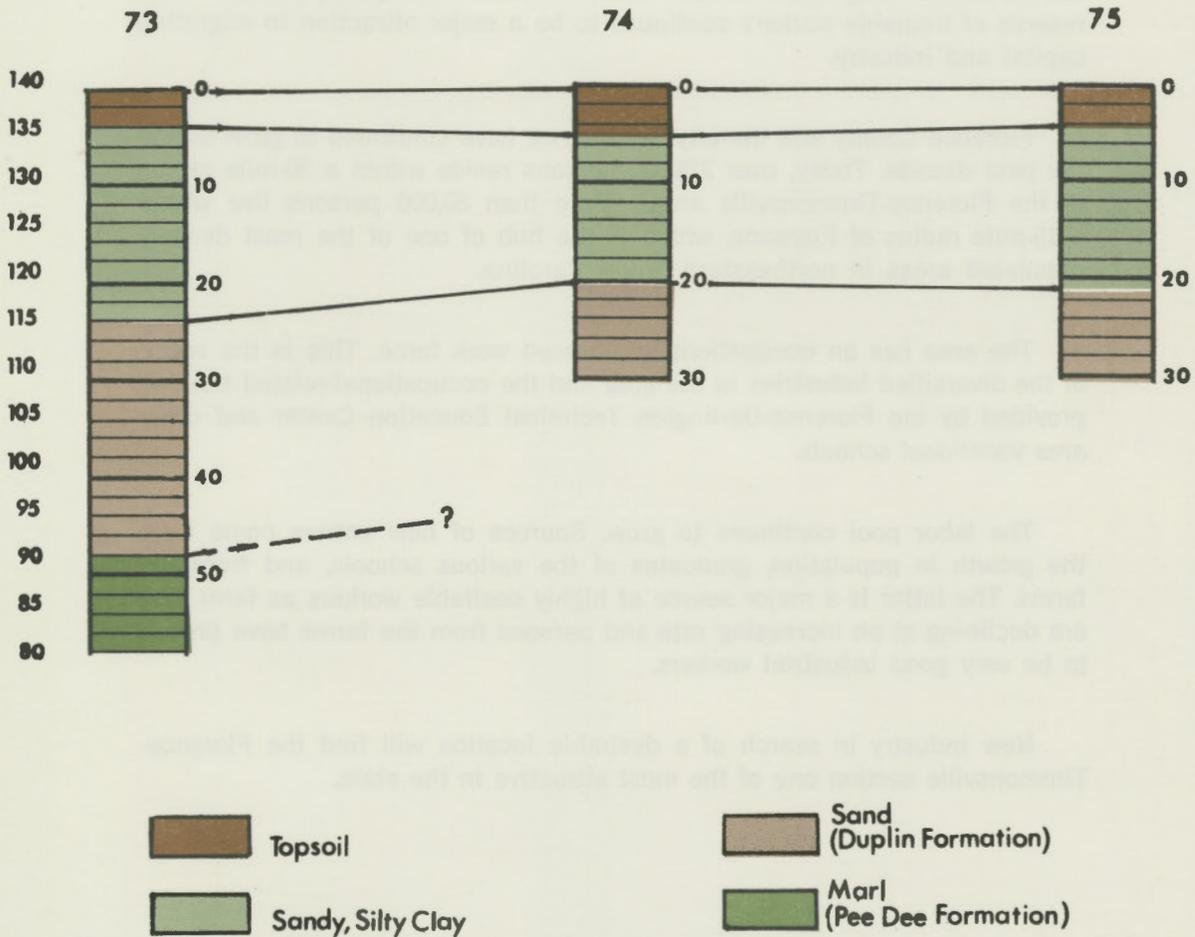
Florence has over 60 Protestant churches. Catholic churches and a Jewish house of worship are located in the city.

SITE DATA

Numerous industrial sites are available in Florence County. An 800-acre rail site is located two miles east of the city off U. S. 76, 301 and 52. All utilities except sewer are available to the site, which consists of generally level terrain. A 62-acre rail site with all utilities is located three miles southeast of the city on National Cemetery Road. The site consists of level terrain. An 86-acre rail site is located 4.5 miles southwest of the city on Interstate 95 and a paved secondary road. Power and natural gas as available to the site. A 357-acre rail site is located six miles east of the city on U. S. 76 and 301. All utilities except sewer are available to the site. Other sites are available in the area. Utilities vary with each site, as does the proximity of Interstate 95 and 20. Detailed information is available.

GEOLOGIC CONDITIONS

Timmonsville Site



At a depth of approximately 50 feet below the surface of the site is the Pee Dee Formation, an interbedded sequence of marl and limestone. Above this and to a depth of approximately 20 feet is a water-saturated sand, oxidized at the top and becoming calcareous with depth. The bearing capacities of this unit are 0-800 pounds per square foot (psf) with the exception of approximately 4-5 feet of organic topsoil.

The upper 20 feet is a mottled silty clay which is firm and relatively dry (bearing capacity approximately 3,000 psf). There was, however, some perched water in the upper 10 feet which may be due to recent rainfall.

NOTE: The above drill logs were obtained by auger boring and are indicative of the material present at the particular spot where the borings were made. The soil bearing capacity ranges are based upon general lithology and are relative, not absolute, and were not obtained by actual soil testing methods. Further tests, such as close-spaced drilling, are necessary before the site should be utilized.

FLORENCE-TIMMONSVILLE, S. C. AREA

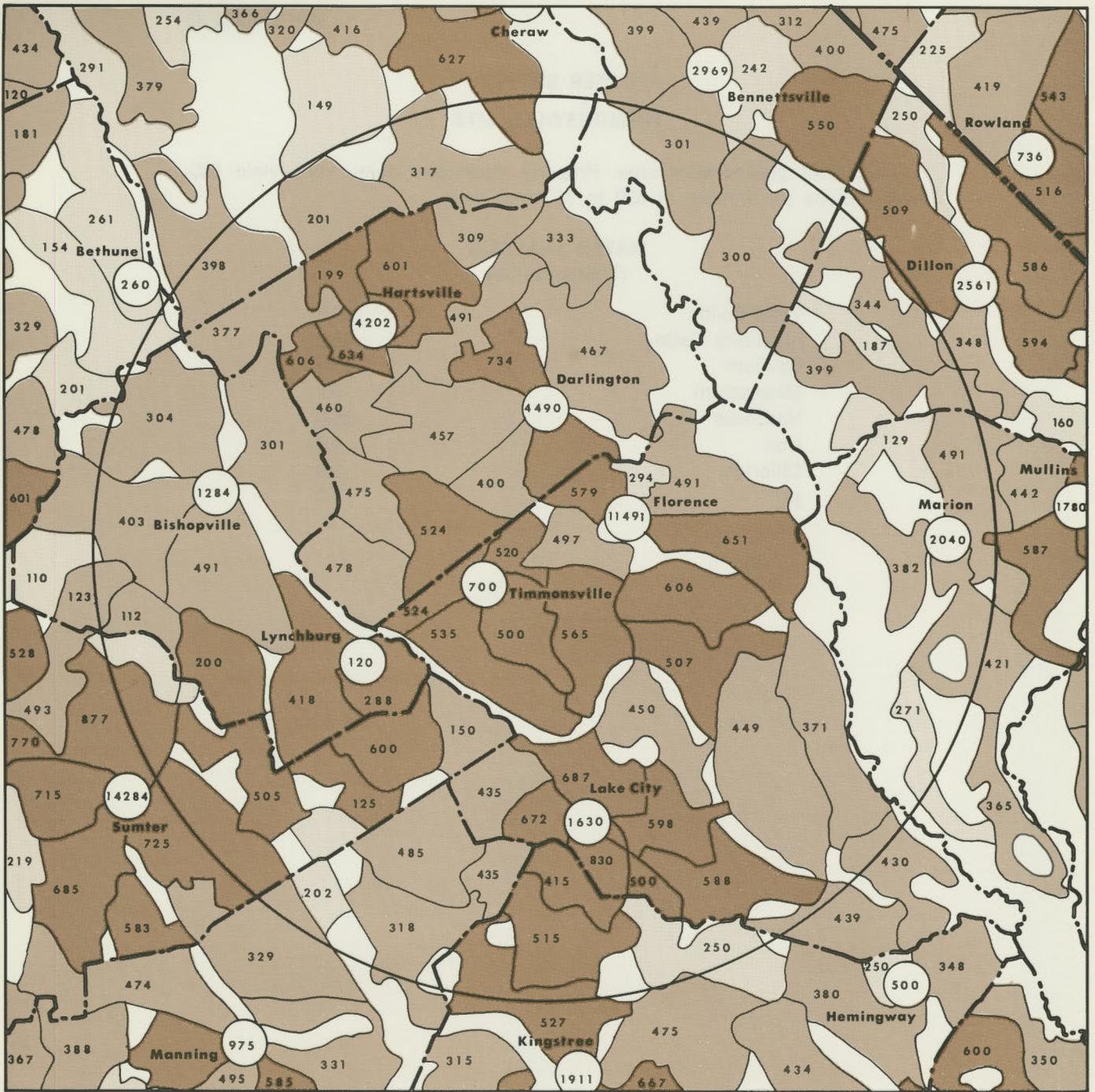
The Florence area has developed into one of the state's key industrial centers. A major contributing factor to its industrial growth has been its labor force. The industries that have chosen this area, have grown and prospered. New and expanding industries have few, if any, problems in obtaining the manpower they need to staff their facilities with quality workers. The reserve of trainable workers continues to be a major attraction to migrating capital and industry.

Florence County and the city of Florence have continued to grow during the past decade. Today, over 228,000 persons reside within a 30-mile radius of the Florence-Timmons ville area. More than 80,000 persons live within a 15-mile radius of Florence, which is the hub of one of the most densely populated areas in northeastern South Carolina.

The area has an occupationally-balanced work force. This is the result of the diversified industries in the area and the occupational-related training provided by the Florence-Darlington Technical Education Center and other area vocational schools.

The labor pool continues to grow. Sources of new entries come from the growth in population, graduates of the various schools, and from the farms. The latter is a major source of highly desirable workers as farm jobs are declining at an increasing rate and persons from the farms have proven to be very good industrial workers.

New industry in search of a desirable location will find the Florence-Timmons ville section one of the most attractive in the state.



POPULATION DENSITY

30 MILE RADIUS

TIMMONSVILLE SITE

- 0-299 Families
- 300-499 Families
- 500-Over Families

County Range Per Family 3.2 to 4.4

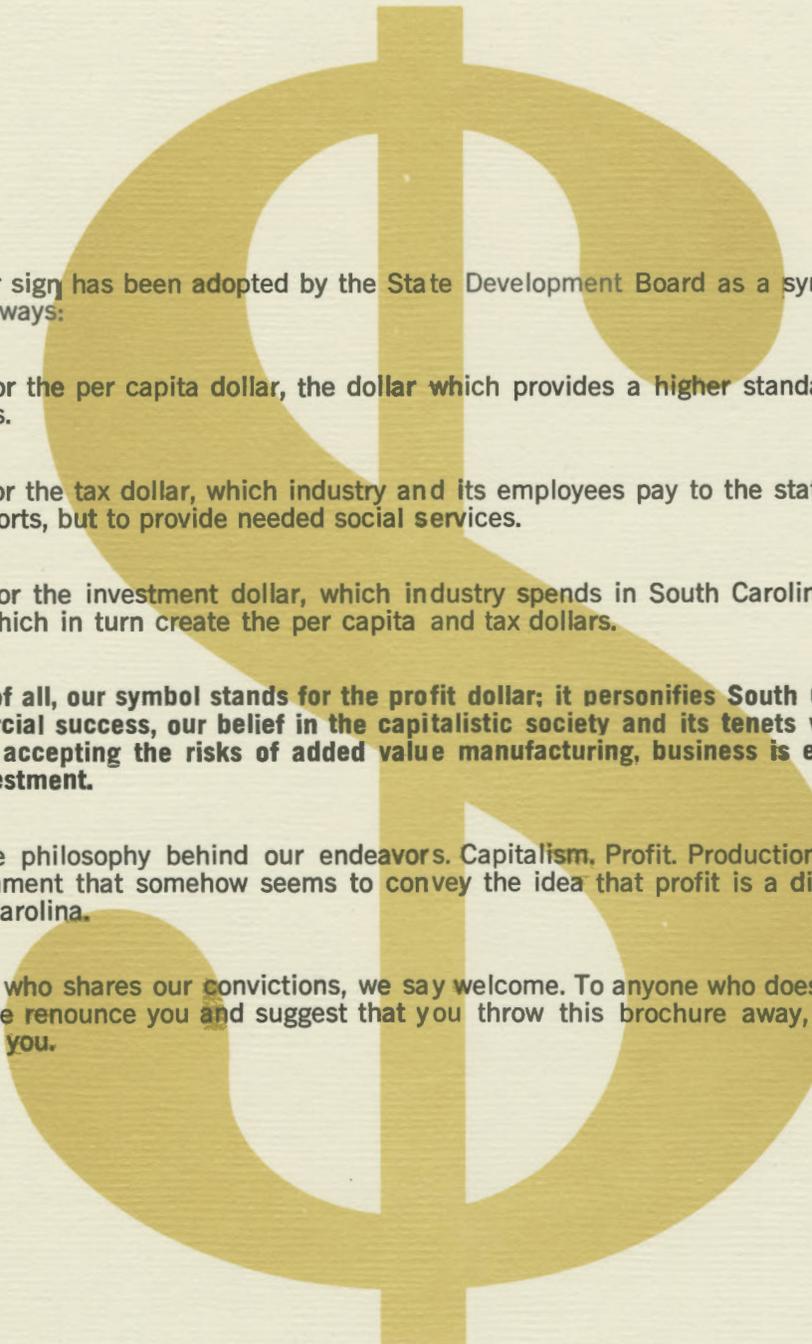
APPENDIX C

**WATER SUPPLY
TIMMONSVILLE SITE**

Excellent groundwater area. Properly developed deep wells yield 650-1,000 gallons per minute at 650 to 750 feet deep.

**WATER ANALYSIS
(Timmons ville)**

Total Solids	80.0
Alkalinity CaCo ₃	48.0
Calcium	13.2
Magnesium	0.8
Hardness	36.0
Iron	0.34
Chloride	5.0
pH	7.7



The gold dollar sign has been adopted by the State Development Board as a symbol which can be interpreted in many ways:

It stands for the per capita dollar, the dollar which provides a higher standard of living for South Carolinians.

It stands for the tax dollar, which industry and its employees pay to the state not only to perpetuate our efforts, but to provide needed social services.

It stands for the investment dollar, which industry spends in South Carolina to create job opportunities, which in turn create the per capita and tax dollars.

But most of all, our symbol stands for the profit dollar; it personifies South Carolina's commitment to commercial success, our belief in the capitalistic society and its tenets which proclaim that in return for accepting the risks of added value manufacturing, business is entitled to a fair return on its investment.

This is the philosophy behind our endeavors. Capitalism, Profit. Production. To anyone trapped in an environment that somehow seems to convey the idea that profit is a dirty word, we say come to South Carolina.

To anyone who shares our convictions, we say welcome. To anyone who does not share similar convictions, we renounce you and suggest that you throw this brochure away, for we will be of no interest to you.