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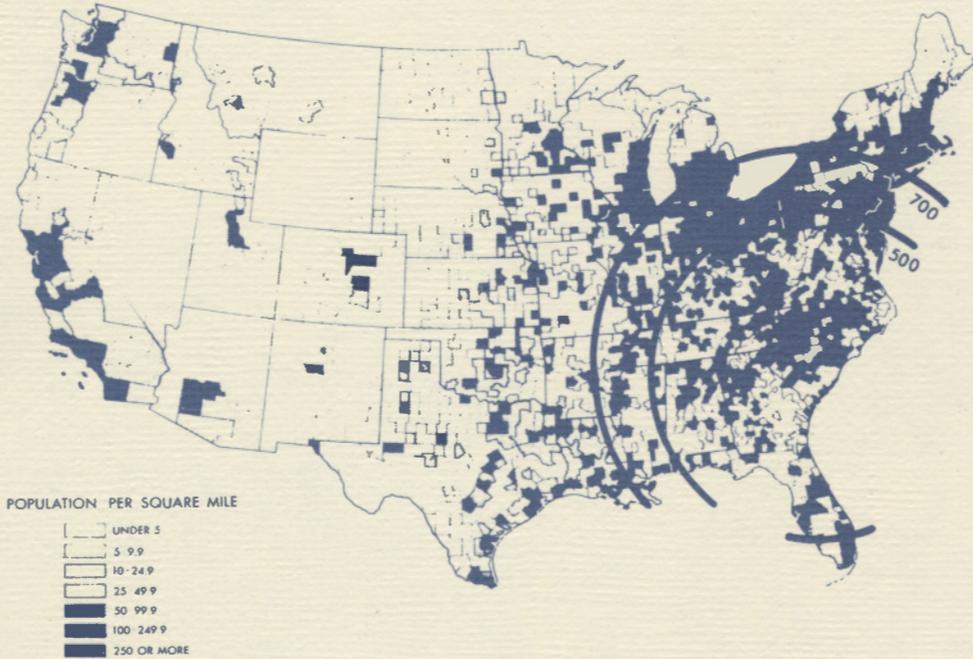
South Carolina Industrial Data Brunson Site



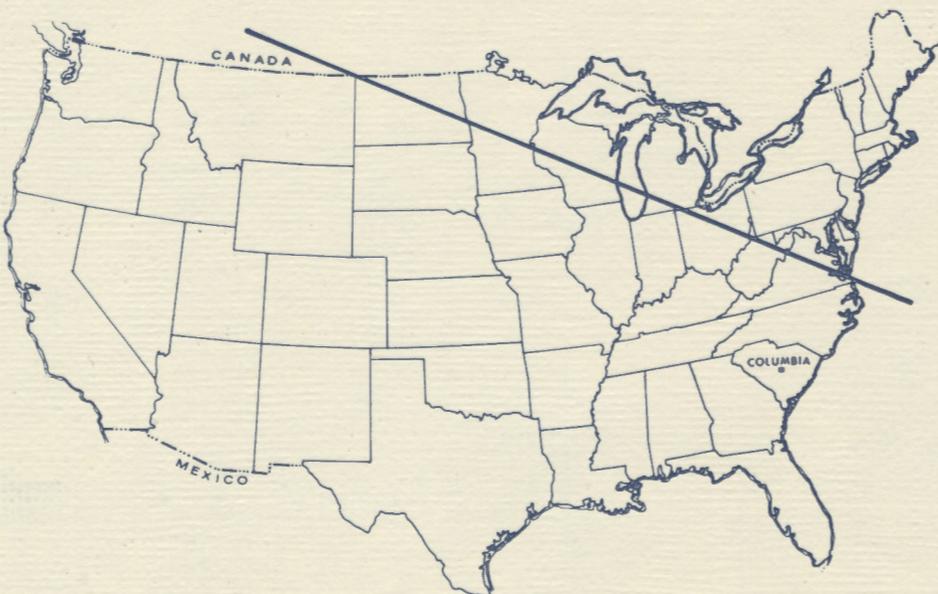
*State Development Board
Box 927 Columbia*

South Carolina can serve the Nation

From Cover: Columbia, is due South of Cleveland, Ohio, and due East of Los Angeles

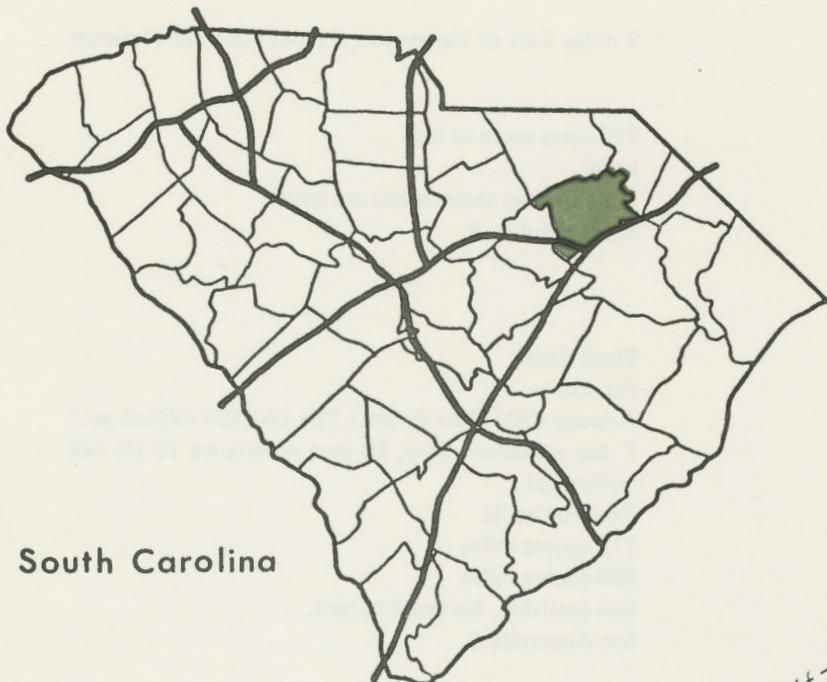


Columbia is within 500 miles of 53 million (27%) and 700 miles of 125 million (62%) of the nations population.

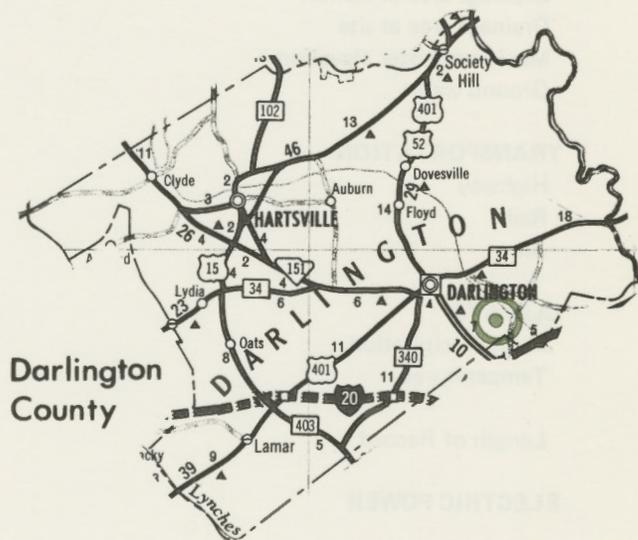


Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.

Brunson Site



South Carolina



Darlington County



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

**BASIC INDUSTRIAL SITE DATA
BRUNSON SITE**

LOCATION OF SITE 3 miles East of Darlington, 6 miles North of Florence

SITE DESCRIPTION
Acreage 775 acres more or less
Topography Level
Elevation 100-137 feet above mean sea level
Soil Bearing See Appendix A

WATER SUPPLY
Source Black Creek
Distance from site Adjacent
Flow Average daily flow (9 yrs.) 235 cfs (197 million gal.)
7 day minimum flow, 10 year recurrence 72 cfs (48 million gal.)
Point of Measurement Near Hartsville
Drainage area at station 173 square miles
Drainage area at site 390 square miles
Maximum water elevation Not available. No flood hazard.
Ground water See Appendix C

TRANSPORTATION
Highway 1 mile from US 52. 3 miles from I-95
Rail SCL Railroad
Air Scheduled air service from Florence

CLIMATE
Mean Precipitation 42.69 inches
Temperatures Average annual 64 degrees; average January 47.5 degrees; average July 80.7 degrees
Length of Record 29 years

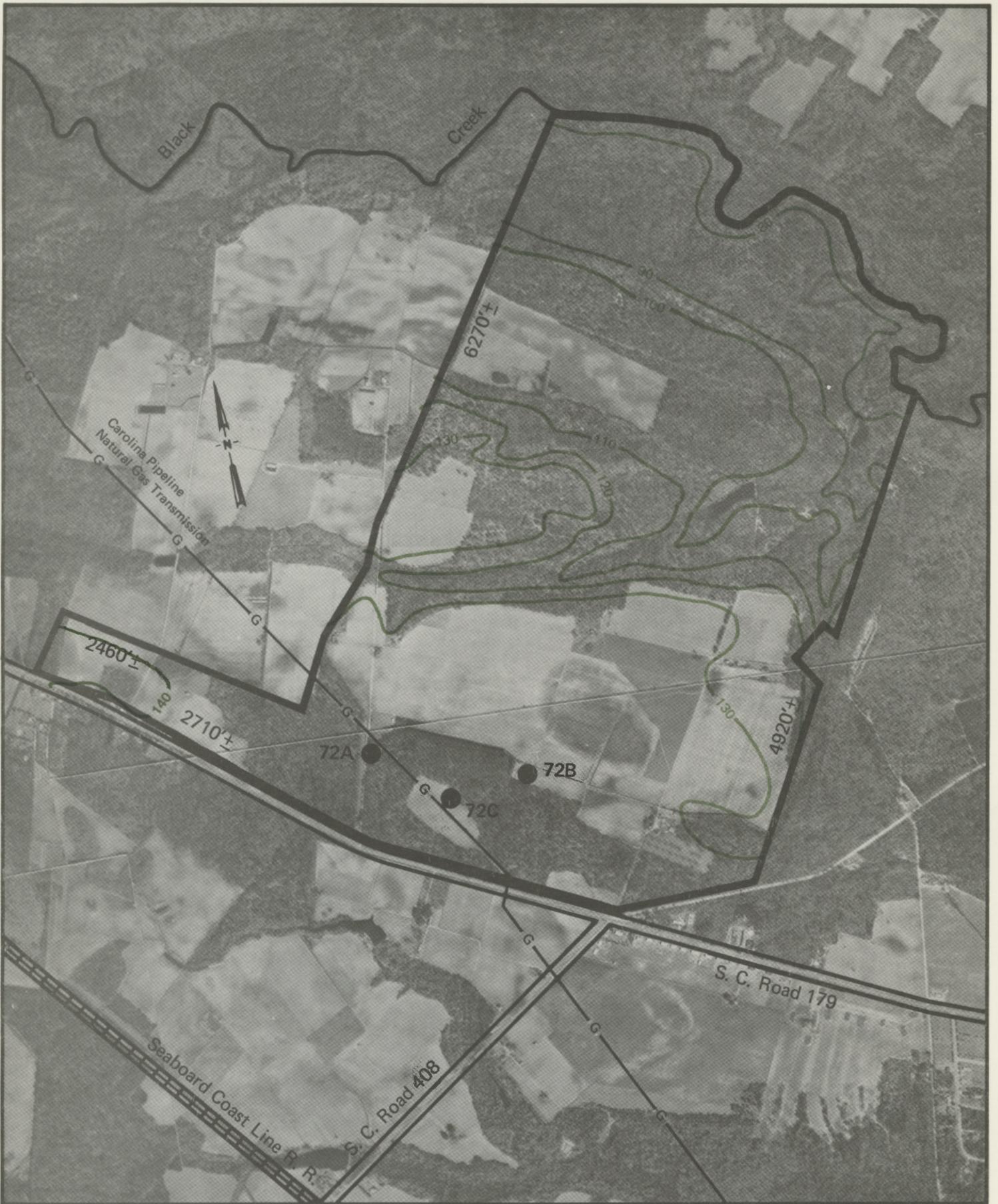
ELECTRIC POWER Carolina Power & Light Co.

NATURAL GAS Carolina Pipeline Co.

POPULATION 15 mile radius 86,624; 30 mile radius 214,000.

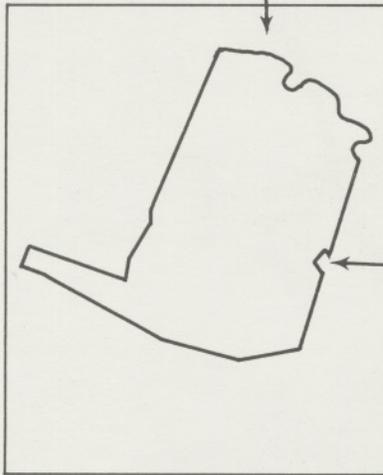
LABOR AVAILABILITY See Appendix B

WASTE DISPOSAL After treatment into Black Creek



Brunson Site

- ~100~ Contours
- Drill Holes



NOTE: Boundaries on photographs are approximate.

Contour
Drill holes

Brunson Site

1990
1991

DARLINGTON CITY DATA

LOCATION

Darlington, seat of Darlington County, is located in the northeastern section of the state on U. S. 52, 401 and S. C. 34, 151 and 340. The community is six miles from Interstates 95 and 20. New York is 637 miles from the community, Chicago is 841 miles and Atlanta is 292 miles.

CLIMATE

The climate in the area is relatively temperate.

Mean annual temperature	64.0 degrees
Mean maximum temperature	75.3 degrees
Mean minimum temperature	52.6 degrees
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	152 feet

POPULATION

Darlington County has a population of 53,442 residents, with 6,990 persons living in Darlington. Over 86,624 persons live within a 15-mile radius of the community, and more than 214,600 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. Council appoints a city administrator. The county is governed locally by a seven-member county commission and a county manager. The commissioners are elected for four-year terms, and appoint the county manager.

FINANCIAL

Financial services are provided by three banks and one savings and loan association. The First National Bank of S. C., Citizens and Southern National Bank and Carolina Bank and Trust Company have combined assets of \$669,190,342. The First Federal Savings and Loan Association has total assets of \$8,341,542.72.

EDUCATION

Darlington County has 28 public schools with 8,219 elementary school students and 6,761 high school students. The county has 355 elementary school teachers and 355 high school teachers. The average expenditure per pupil for the 1969-70 school year in the county's public schools was \$580.54. Private schooling is available for grades one through twelve at Darlington Academy and Lake Swamp Baptist Academy. Higher education facilities for the area are provided by the Florence-Darlington Area Technical Education Center, five miles away; Francis Marion College, 13 miles away, and Coker College in Hartsville, 14 miles away.

FUELS

Natural gas is supplied in the city by the Peoples Natural Gas Company of South Carolina. Peoples Natural Gas will extend natural gas into an area where consumption warrants investment. Delivery pressures are normally between 15 and 75 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 average specific gravity is between .582 and .595. Four bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 113 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 125 miles away. 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. Service is supplied to any industrial customer without regard to maximum or minimum demands.

Depending on demands and load factor, attractive industrial rates are available, normally at 25-30 percent below the national average. Assistance in establishing load requirements is given in order to determine that the customer is served at the most advantageous rate. Accounts are regularly analyzed to assure the lowest rate application.

High load factor service with demands of 1,500 KW or over.

Demand Charge:

First 1,500 KW of Billing Demand for \$3,905.00
Excess over 1,500 KW of Billing Demand at \$2.22
per KW

Energy Charge:

All Kilowatt-Hours at \$0.456 per Kwhr

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 the Darlington district is \$12.20 per \$100 of assessed value. The municipal tax rate is \$7.50 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 weekly News and Press is published in the city, and the daily Florence Morning News is published in Florence, 10 miles away. Four other dailies circulate in the community. Radio Station WDAR-AM-FM has broadcast facilities in the city. Television reception in the community is available from three stations, representing the three major networks and ETV. Cable television service is also available. Telephone service in the community is provided by the Southern Bell Telephone and Telegraph Company.

TRANSPORTATION

Rail Freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard in Florence, 10 miles from Darlington. Interstate motor freight service is available from 26 authorized carriers, 14 of which have terminals in the Darlington-Florence area.

Freight delivery times:

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

The Florence Municipal Airport, 10 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Darlington County Airport, eight miles away, which has three 5,000-foot paved runways; one of which is lighted. Two airports near the city have 3,000-foot lighted turf landing strips. The county airport offers charter service, helicopter service, major repairs, Unicom, 80 and 100 octane fuel. Other aviation services are available at Florence.

POLICE AND FIRE

The community's police department employs 18 full-time police officers, and operates five radio-equipped police cars. A 13-member auxiliary police force provides assistance when needed. The community's fire department has five full-time and 27 volunteer firemen. The fire department maintains five pumper trucks and several rescue vehicles. The department utilizes a box alarm system, and the community has a Class Six insurance rating.

MEDICAL SERVICES

Medical services for the community are provided by the 27-bed Coleman-Aimar Hospital and the 30-bed Wilson Clinic. Florence, 10 miles away, has three hospitals with a total of 508 beds. The community has seven privately-practicing medical doctors and four privately-practicing dentists.

HOTELS AND MOTELS

The community has two motels with a total of 56 overnight accommodations. Numerous total accommodations are available at nearby Florence.

INDUSTRY

The average monthly manufacturing employment in Darlington County exceeds 7,408. The total manufacturing payroll in the county exceeds \$50.1 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
American Can Company	Paper products	700
Dixie Products	Steel rounds & angles	180
Eastern Carolina Steel		
Division of Nuclear Corp. of America		
Nytronics, Inc.	Capacitors	700
Perfection American, Inc.	Gears & clutch plates	650
Sonoco Products Co.	Textile carrier products	2,567

WATER AND SEWAGE

The community obtains its municipal water supply from three deep wells. The system is capable of supplying water at a maximum rate of 3,888,000 gallons per day, with a peak daily demand of 1,385,000 gallons. Treated water storage consists of 500,000 gallons in elevated storage and 1,050,000 gallons in ground reservoirs.

Analysis of water supplied in the community:

Total solids	28.00 ppm
Alkalinity	8.00 ppm
Hardness	8.00 ppm
Iron	0.73 ppm
Chloride	3.00 ppm
pH	6.2

Monthly water rates for large water customers:

First 200,000 gallons	\$80.00
Over 200,000 gallons	.20 per 100

The monthly charge for customers having automatic sprinkler systems is \$.84 per 100 sprinkler heads.

Darlington utilizes a trickling filter wastewater treatment plant. The plant has a daily capacity for 3,000,000 gallons of wastewater. The plant presently handles 75 percent of its capacity.

Monthly sewer rates:

Domestic:	50% of water bill with \$3 maximum
Small Business:	50% of water bill with \$5 maximum
Industrial:	50% of water bill with \$100 maximum

RECREATION

Recreation facilities in the community consist of one park, a youth center and three playgrounds with outdoor cooking and game facilities. The city has an organized recreation program with a full-time director. The Darlington Country Club has an 18-hole golf course and swimming pool, and annually hosts the Southern 500 Golf Tournament. Five other private courses are within 15 miles of the city. The Darlington International Raceway and a stock car racing museum are located in the community. Florence, 10 miles away, has museums, theatres and a little theatre group.

CHURCHES

Darlington has 32 Protestant churches. A Catholic church is located in the city, and a Jewish house of worship is located in nearby Florence.

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 Schol 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

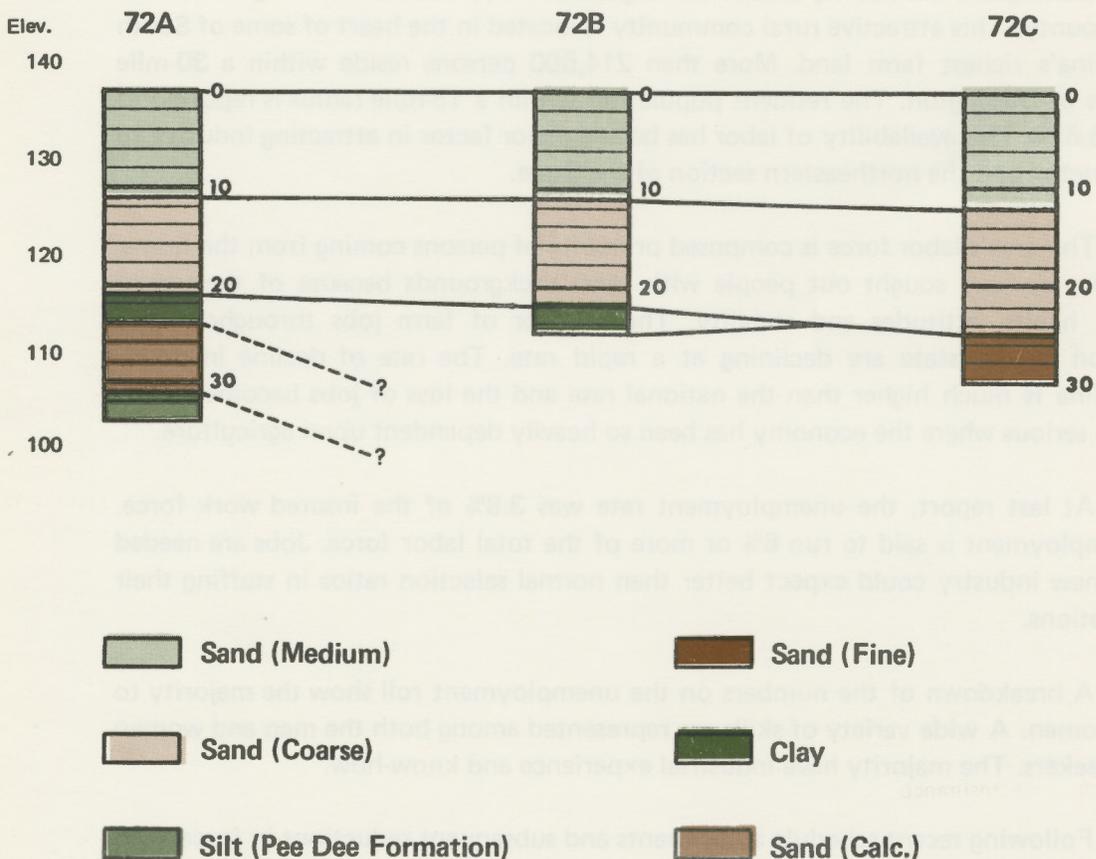
Florence has over 60 Protestant churches. Catholic churches and a Jewish house of worship are located in the city.

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

Brunson Site



Foundation conditions here are generally good. A bearing value of 3000 pounds per square foot (psf) can be used for the sand unit above the water table. The silty marl of the Peedee Formation will be encountered across the property at a depth of between 30-40 feet. This unit can serve as a support for pilings. Excavations below 10 feet are not recommended.

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 test, such as close-spaced drilling, are necessary before the site should be utilized.

LABOR INFORMATION

Appendix B

DARLINGTON, S. C. AREA

Darlington, the county seat of Darlington County, is the second largest town in the county. This attractive rural community is located in the heart of some of South Carolina's richest farm land. More than 214,600 persons reside within a 30-mile radius of Darlington. The resident population within a 15-mile radius is reported to be 86,624. The availability of labor has been a major factor in attracting industry to Darlington and the northeastern section of the State.

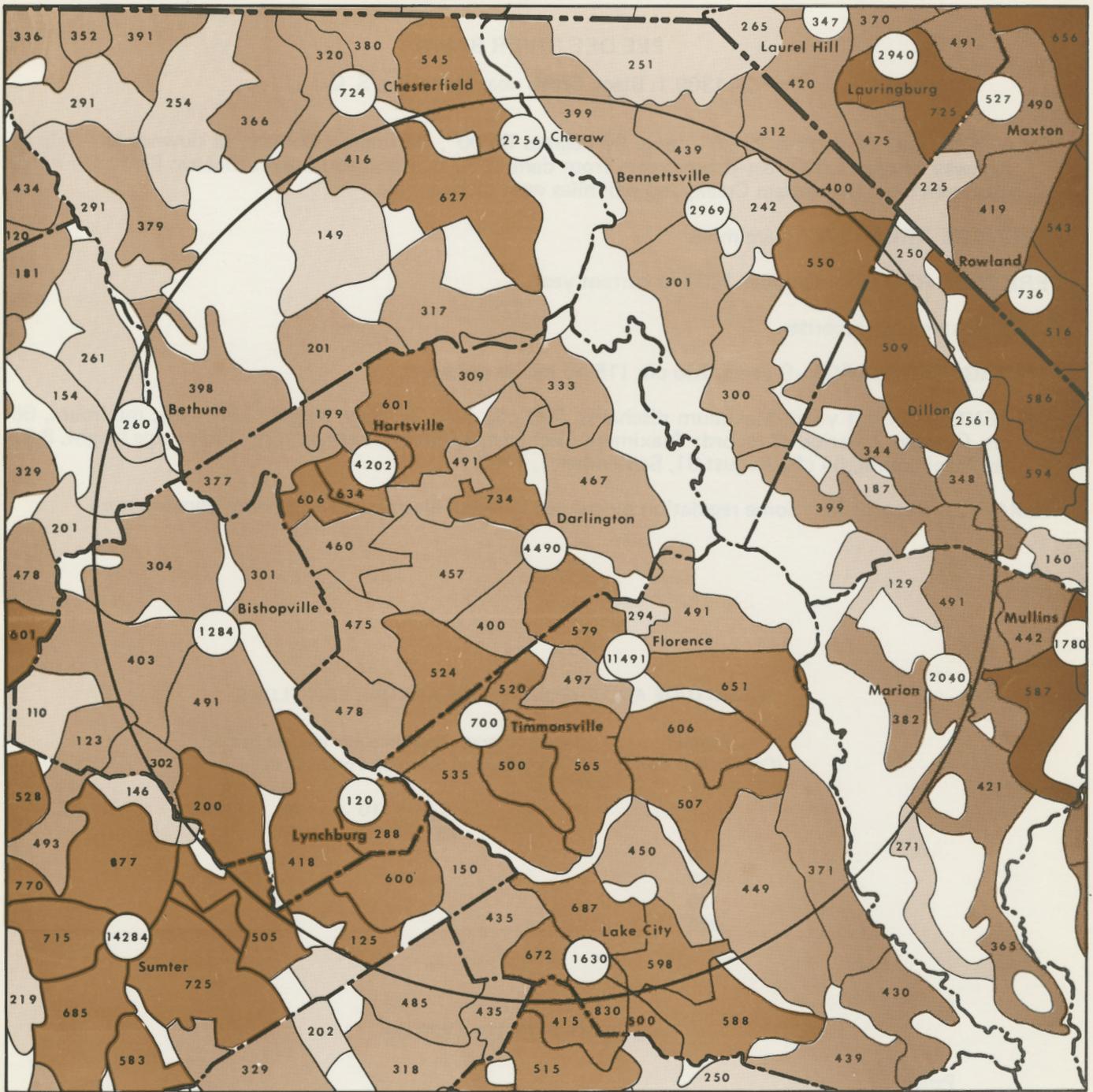
The area's labor force is composed primarily of persons coming from the farms. Employers have sought out people with farm backgrounds because of their good work habits, attitudes and stability. The number of farm jobs throughout this section of the state are declining at a rapid rate. The rate of decline in South Carolina is much higher than the national rate and the loss of jobs becomes much more serious where the economy has been so heavily dependent upon agriculture.

At last report, the unemployment rate was 3.8% of the insured work force. Unemployment is said to run 6% or more of the total labor force. Jobs are needed and new industry could expect better than normal selection ratios in staffing their operations.

A breakdown of the numbers on the unemployment roll show the majority to be women. A wide variety of skills are represented among both the men and women job seekers. The majority have industrial experience and know-how.

Following recent schedule adjustments and subsequent reductions in force, area employers have stabilized their work forces. Many workers affected by these reductions are available for immediate employment. The number of job seekers in need of permanent employment is perhaps the largest of any period in recent years. The distribution of representative skills of these people is equally attractive.

Industry is needed and is truly welcome in the Darlington area.



POPULATION DENSITY

30 MILE RADIUS

DARLINGTON

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

County Range Per Family 3.2 to 4.4

PEE DEE RIVER BASIN

2-1309.1. Black Creek near Hartsville, S. C.

LOCATION—Lat. 34 degrees 23'50", long. 80 degrees 09'00", Darlington County, at downstream side of highway bridge, 1,000 feet downstream from dam at H. B. Robinson Steam Electric Plant, 2.1 miles upstream from Beaverdam Creek, and 4.6 miles west of Hartsville.

DRAINAGE AREA—173 square miles

PERIOD OF RECORD—October 1960 to current year.

GAGE—Water-stage recorder.

AVERAGE DISCHARGE—9 years, 235 cfs. (18.45 inches per year).

EXTREMES—Current year: Maximum discharge, 792 cfs. June 24 (gage height, 7.93 feet); minimum, 66 cfs. October 7. Period of record: Maximum discharge, 1,060 cfs. February 25, 1961 (gage height, 8.82 feet); minimum, 64 cfs. August 31, September 1, 1968.

REMARKS—Records fair. Some regulation by storage in steam electric plant reservoir above station.

MAGNITUDE AND FREQUENCY OF ANNUAL LOW FLOWS

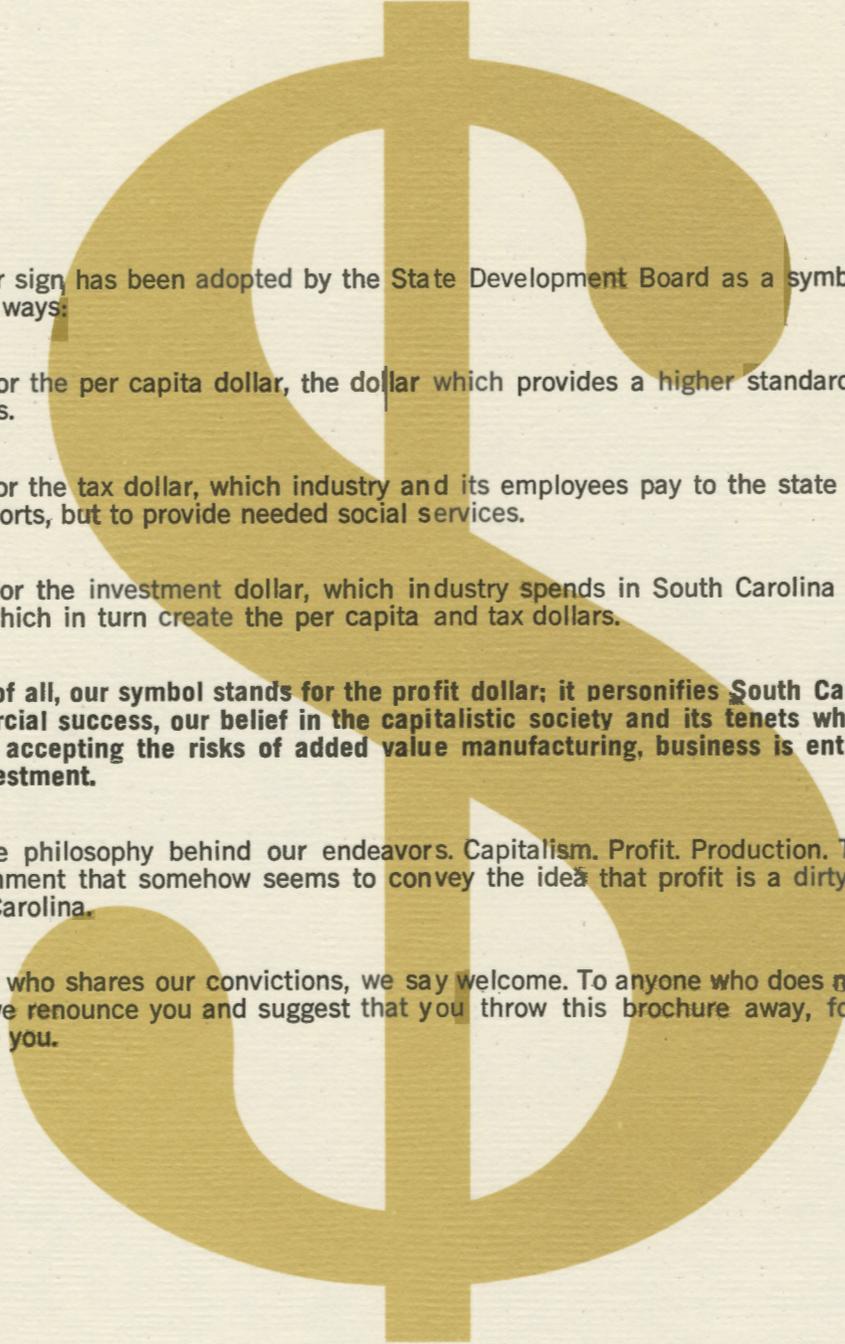
Period (Consecutive days)	Lowest average flow, in cubic feet per second, for indicated recurrence interval, in years				
	2	5	10	20	40
7	111	85	72	—	—
30					
60					
120					
274					

DURATION OF DAILY FLOW

Period	2	10	30	50	70	80	90	95	98	99	99.5	99.9
1961-65	650	430	280	218	174	154	134	120	110	104	99.0	90.0

GROUND WATER

Excellent ground water area



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.

For additional information contact:

DIRECTOR

SOUTH CAROLINA STATE DEVELOPMENT BOARD

P. O. BOX 927

COLUMBIA, S. C. 29202

PHONE (803) 758-3145