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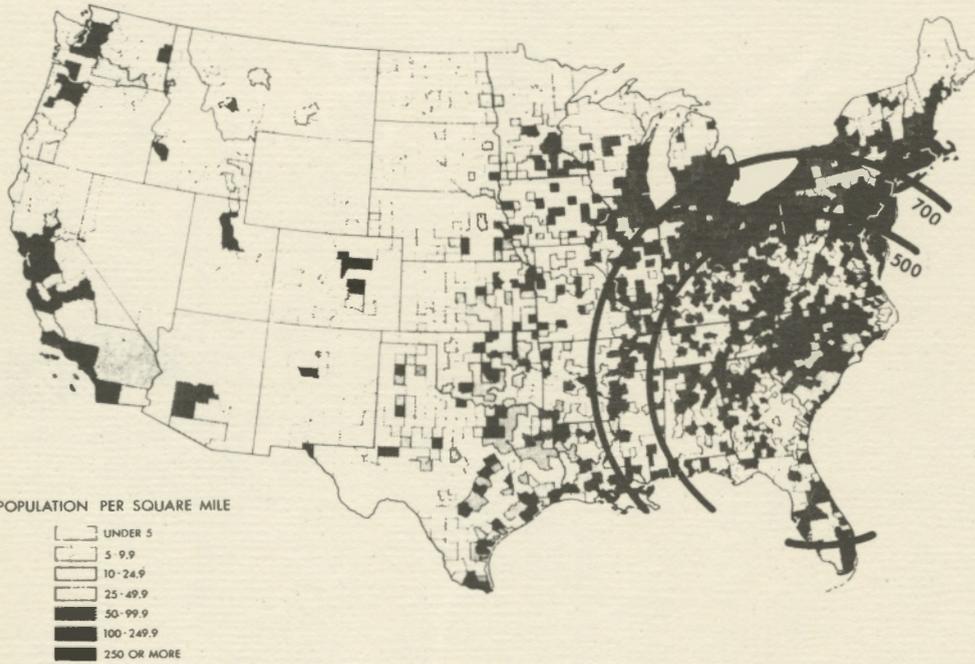
South Carolina Industrial Data Conway North Site



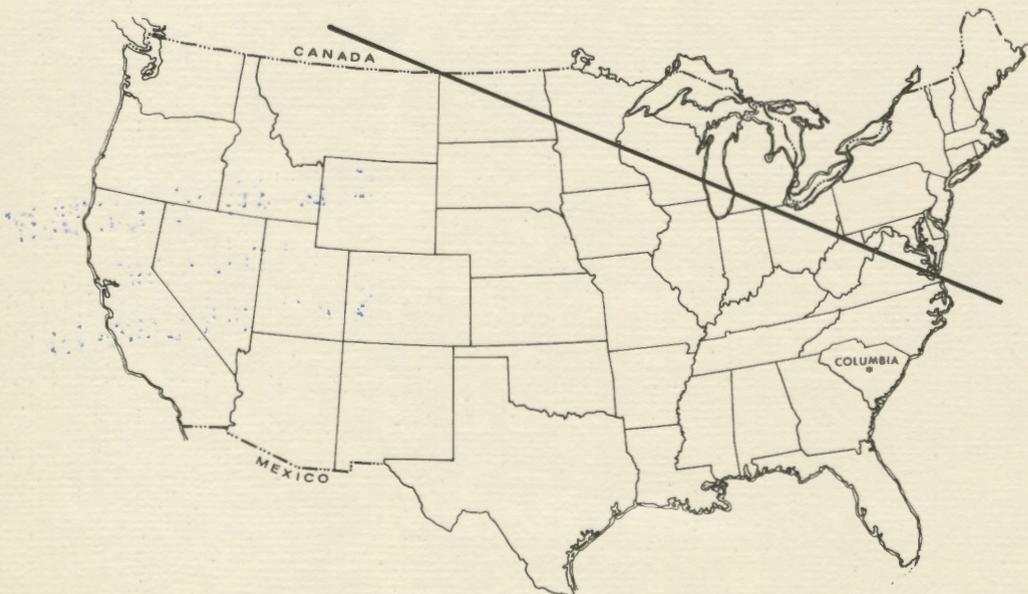
State Development Board
Box 927
Columbia

South Carolina can serve the Nation

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



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.

BASIC INDUSTRIAL SITE DATA

CONWAY NORTH

LOCATION OF SITE Six miles north of Conway, S. C. on U. S. 701

SITE DESCRIPTION

Acreage	280 acres
Topography	Level
Elevation	Sixty feet above MSL
Soil Bearing	See Appendix A

WATER SUPPLY Deep wells. See Appendix C
Conway and Horry County would consider furnishing municipal water for project of sufficient size

TRANSPORTATION

Highway	U. S. 701
Rail	Seaboard Coast Line
Air	Piedmont Airlines has scheduled flights from Myrtle Beach Airport

ELECTRIC POWER South Carolina Public Service Authority

NATURAL GAS Carolina Pipeline Company will negotiate extension of their line presently six miles distant

CLIMATE

Mean Precipitation	51.01 inches
Temperatures	Average annual 64.5°; January 47.7°; July 80.9°
Mean Degree Days	2262
Length of Record	30 years

WASTE DISPOSAL Stabilization pond or package unit.

POPULATION 15 mile radius 48,994; 30 mile radius 117,473

LABOR AVAILABILITY See discussion Appendix B

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STATE DOCUMENTS

Prepared by
STATE DEVELOPMENT BOARD

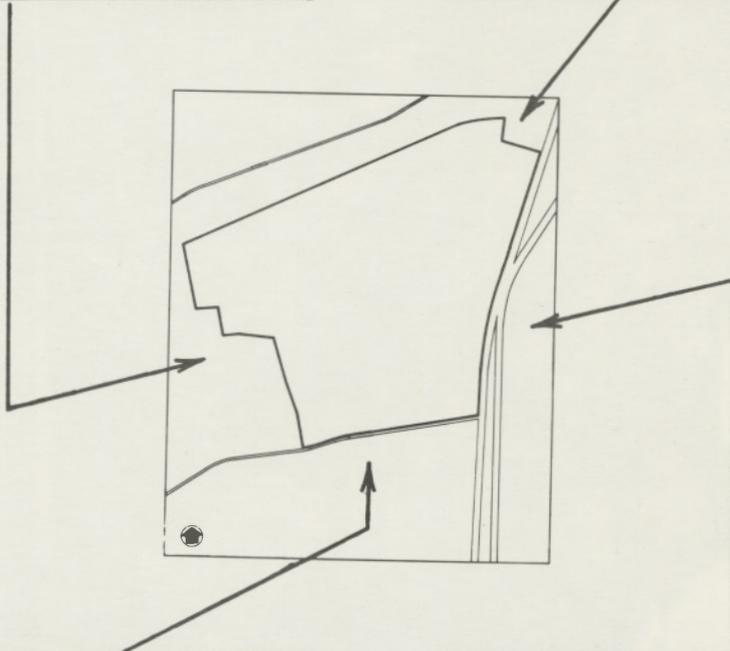
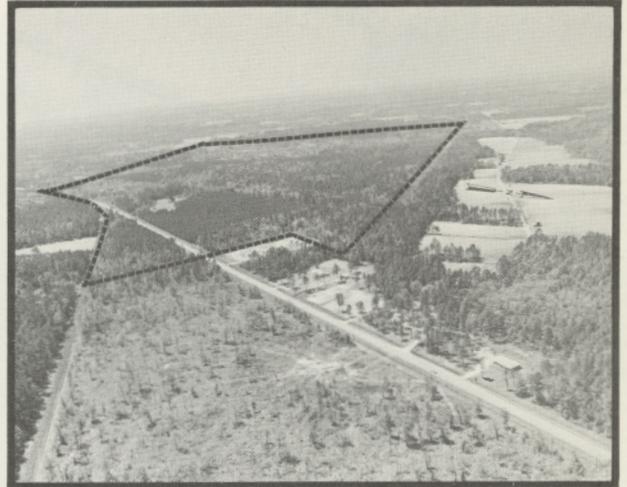
In Cooperation with
COASTAL PLAINS REGIONAL COMMISSION



0 590'
Scale in Feet

Conway North Site

-  Contours
-  Drill Holes



NOTE: Boundaries on photographs are approximate.

Conway North Site
Dell Hotel

Conway North Site



CONWAY CITY DATA

LOCATION

Conway, seat of Horry County, is located in the eastern section of the state on U. S. 501, 701, 378 and S. C. 90 and 905. New York is 646 miles from the community, Chicago is 904 miles and Atlanta is 341 miles.

CLIMATE

The climate in the area is temperate, with a marine type modification.

Mean annual temperature	64.5°
Mean maximum temperature	76.0°
Mean minimum temperature	53.0°
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	56.01 inches
Average length of growing season	242 days
Elevation	34 feet

POPULATION

Horry County has a population of 69,992 residents, with 8,151 persons living in Conway. Over 48,990 persons live within a 15-mile radius of the community, and more than 117,470 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 alternating terms of office. The county is governed locally by a seven-member board of county commissioners. The chairman of the board is elected and the other members are appointed by the legislative delegation.

FINANCIAL

Financial services are provided in the community by two banks and one savings and loan association. The Citizens and Southern National Bank and the Conway National Bank have combined assets of \$391,326,109. The Peoples Savings and Loan Association has total assets of \$16,186,008.08.

TRANSPORTATION

Rail freight service is available in the community on Seaboard Coast Line Railroad. Rail passenger service is provided in Florence, 60 miles away, by Seaboard. Interstate motor freight service is available from 15 authorized carriers, one of which has a terminal in Myrtle Beach, 15 miles away. The Waccamaw River can be used for freight transportation by barge.

Freight delivery times:

To:	By Rail	By Truck
Atlanta	3 days	1 day
Boston	4 days	2 days
Chicago	5 days	2 days
Houston	9 days	3 days
New York	4 days	2 days
St. Louis	6 days	2 days
San Francisco	10 days	7 days

The Myrtle Beach Airport, 22 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Conway-Horry County Airport, four miles away, which has a 3,200-foot, paved and lighted runway. Services available at the local airport are 80/87 and 100/130 octane fuel and Unicom. Other aircraft services are available at the Myrtle Beach Airport.

FUELS

Natural gas is supplied in the community by the Carolina Pipeline Company. Carolina Pipeline will extend natural gas into an area where consumption warrants investment. Delivery pressures are between 5 and 450 psi, depending upon the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,040 per cubic foot, and the specific gravity is between .582 and .595. Six bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 90 miles away. The nearest purchase sites are Georgetown, 39 miles away, and Wilmington, N. C., 70 miles away. Freight cost for No. 2 fuel from Charleston to the community is 1.32 cents per gallon, with fuel cost negotiable for transport truck purchases.

POWER

Electric power is supplied by the South Carolina Public Service Authority.

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 Conway area is \$9.10 per \$100 of assessed value. The municipal tax rate is \$10.00 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 Conway Field and Herald is published in the city, and three dailies circulate in the area. Radio Station WLAT-AM-FM has broadcast facilities in the community. Television reception in the community is available from six stations, representing the three major networks and ETV. Cable television service is available in the city. Telephone service is provided by the General Telephone Company of the Southeast.

WATER AND SEWAGE

The community obtains its municipal water supply from four deep wells. The system is capable of supplying water at a maximum rate of 2,160,000 gallons per day, with a peak daily demand of 1,200,000 gallons. Treated water storage consists of two 200,000-gallon elevated tanks, one 100,000-gallon elevated tank, one 350,000-gallon ground-level reservoir and one 400,000-gallon ground-level reservoir.

Analysis of water supplied in the community:

Total solids	648.00 ppm
Alkalinity	405.00 ppm
Hardness	9.00 ppm
Iron	0.05 ppm
Chloride	105.00 ppm
pH	8.6

Monthly water rates within the corporate limits for large water customers:

First 50,000 gallons	\$19.69
Next 200,000 gallons	.33 per 1,000
Over 250,000 gallons	.22 per 1,000

Monthly water rates outside the corporate limits for all customers:

First 2,000 gallons	\$1.32
Next 2,000 gallons	.66 per 1,000
Next 6,000 gallons	.55 per 1,000
Next 5,000 gallons	.44 per 1,000
15,000-250,000 gallons	.33 per 1,000
Over 250,000 gallons	.22 per 1,000

Industrial water rates can be negotiated.

Conway utilizes three oxidation ponds to handle wastewater treatment. The ponds have a combined area of 51 acres, and are fed by gravity lines and five lift stations. The combined capacity of the three lagoons is 1,536,000 gallons of wastewater per day, with peak flows equal to 62 percent of total capacity.

The monthly sewer rate for industrial customers is 35 percent of the water bill, with a \$1.00 minimum charge and a \$25.00 maximum charge.

POLICE AND FIRE

The community's police department employs 25 full-time police officers, and operates six radio-equipped police cars. A county police force has a chief and 10 patrolmen. The community's fire department has seven full-time and 24 volunteer firemen. The fire department maintains four pumper trucks and one rescue vehicle. The department utilizes a telephone-siren alarm system, and the community has a Class Seven insurance rating.

EDUCATION

Horry County has 36 public schools with 10,201 elementary school students and 8,680 high school students. The county has 414 elementary school teachers and 415 high school teachers. The average expenditure per pupil for the 1969-70 school year in the county's public schools was \$507.30. Private schooling is available at Waccamaw Day School, which offers grades one through nine. Higher education facilities for the area are provided by the Horry-Georgetown Technical Education Center and the Coastal Carolina Regional Campus of the University of South Carolina. Both facilities are located in the community.

INDUSTRY

The average monthly manufacturing employment in Horry County exceeds 3,980. The total manufacturing payroll in the county exceeds \$16.8 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
Aberdeen Mfg. Co.	Draperies	280
Georgia-Pacific Corp.	Lumber & wood chips	136
Johnson Mfg. Co.	Furniture	97
Stilley Plywood Co., Inc.	Plywood & water skis	220
Wolverine Brass Works	Brass plumbing fixtures	200

MEDICAL SERVICES

Medical services for the community are provided by the 179-bed Conway Hospital, which is located in the city. The 106-bed Ocean View Memorial Hospital is located in Myrtle Beach, 14 miles away, and the 105-bed Loris Community Hospital is 20 miles from Conway. The community has 20 privately-practicing medical doctors and six privately-practicing dentists.

HOTELS AND MOTELS

The community has five motels with a total of 116 over-night accommodations. Myrtle Beach, 15 miles away, has a large number of excellent hotels and motels.

RECREATION

Recreation facilities in the community consist of swimming pools, parks, tennis courts, a nine-hole golf course and an 18-hole championship golf course. A city recreation director supervises recreation programs in the city's two parks. The Waccamaw River provides opportunities for water sports enthusiasts, as do the Intracoastal Waterway and the Atlantic Ocean, 15 miles away. Numerous recreation and entertainment facilities are located in nearby Myrtle Beach. Thirteen 18-hole championship golf courses are located in the Myrtle Beach area.

CHURCHES

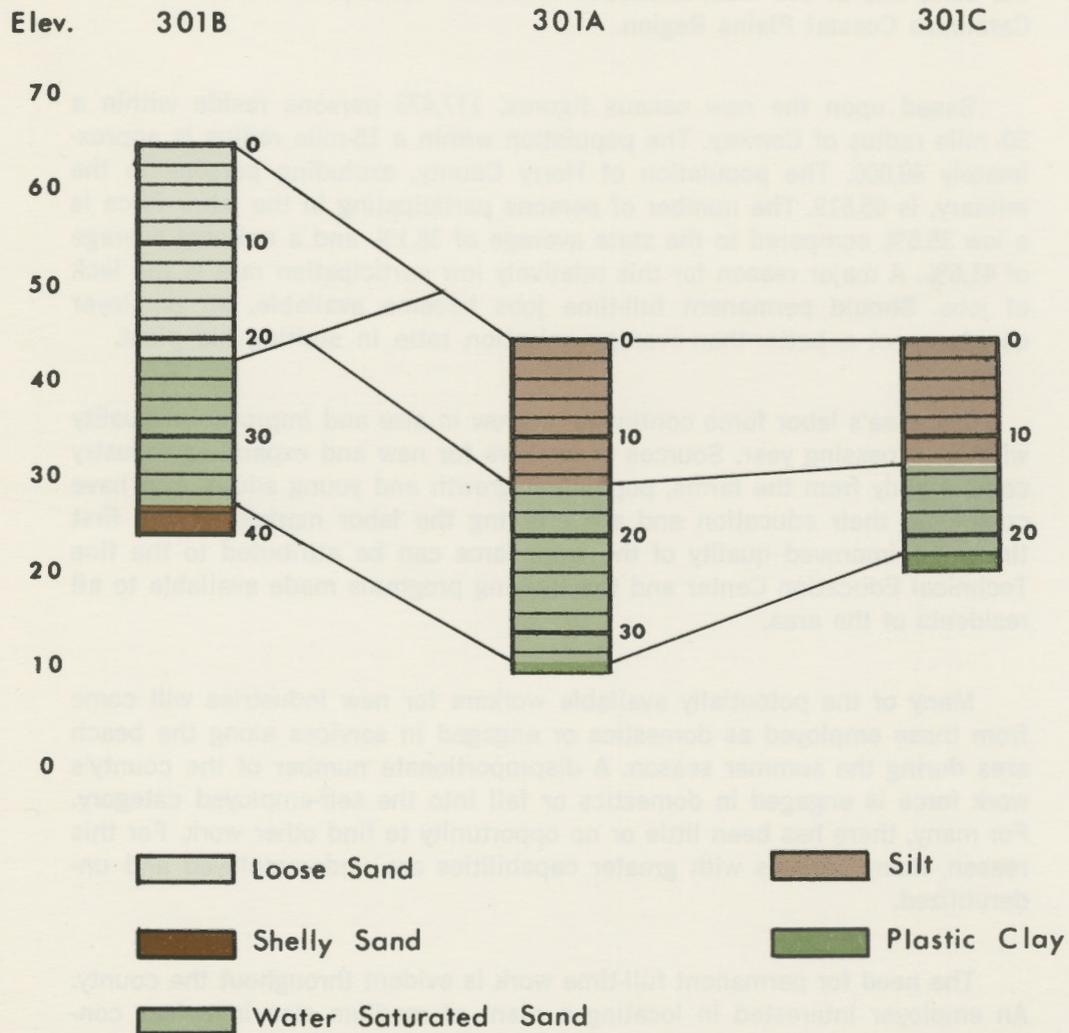
Conway has 28 Protestant churches and one Catholic church. A Jewish house of worship is located in Myrtle Beach, 14 miles away.

SITE DATA

Numerous industrial sites are available in the Conway area. Three of the prime sites are located within six miles of the city. A 280-acre rail site is located six miles north of the city on U. S. 701. Water, sewer and natural gas are not presently available at the site, but could be made available. The site consists of gently rolling, well-drained terrain. Two sites are located four miles east of the city on U. S. 501. Both sites are served by rail, natural gas, power and water. A 300,000-gallon elevated tank is located at the sites. One site has 70 acres, and the other consists of 20 acres. Both are level, well-drained terrain. Other sites ranging up to several hundred acres are available in the area. Detailed site information is available upon request.

GEOLOGIC CONDITIONS

Conway North Site



The site is underlain at a depth of approximately 40 feet by the Clear Pond Formation which is a calcareous sand containing abundant shell fragments. It may be expected to encounter a dense plastic clay interfringing with this unit.

Above this unit and extending to within 15 to 20 feet of the surface is a water saturated sand—bearing capacity approximately 1,000 to 1,500 pounds per square foot (psf).

Under most of the property, the top 15 feet is a dense silt—bearing capacity approximately 2,000 to 3,000 psf.

Over some of the property, however, the top 10 to 20 feet is a loose sand (ancient beach feature)—bearing capacity—approximately 1,000 psf.

The water table is at about 10 to 15 feet.

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.

LABOR INFORMATION
CONWAY, S. C. AREA

APPENDIX B

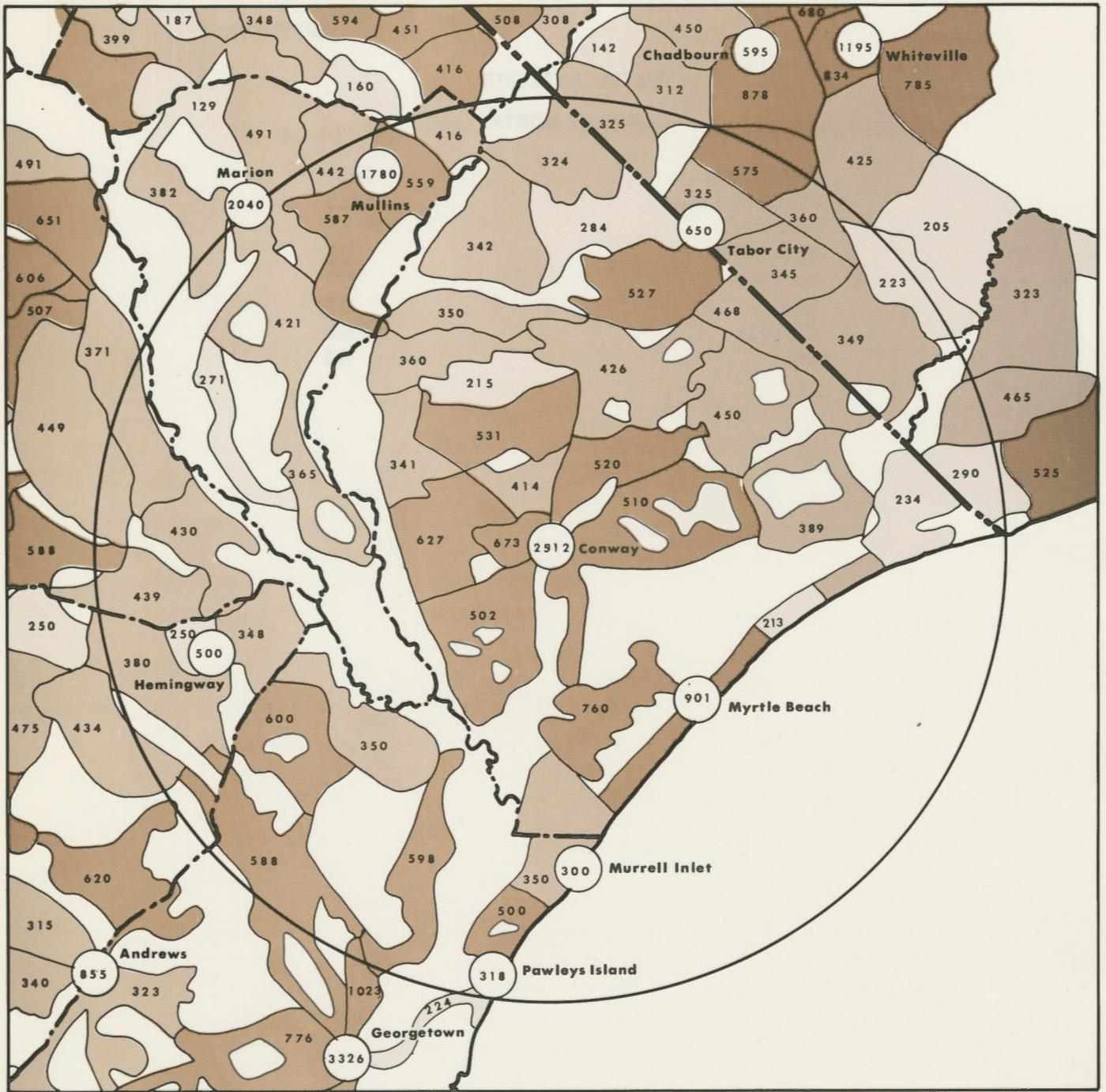
The labor potential of Conway and Horry County makes this section of the state one of the most attractive industrial development areas in South Carolina's Coastal Plains Region.

Based upon the new census figures, 117,473 persons reside within a 30-mile radius of Conway. The population within a 15-mile radius is approximately 49,000. The population of Horry County, excluding persons in the military, is 65,619. The number of persons participating in the labor force is a low 35.6% compared to the state average of 38.1% and a national average of 41.6%. A major reason for this relatively low participation rate is the lack of jobs. Should permanent full-time jobs become available, an employer could expect a better-than-average selection ratio in staffing his plant.

The area's labor force continues to grow in size and improves in quality with each passing year. Sources of workers for new and expanding industry come mainly from the farms, population growth and young adults who have completed their education and are entering the labor market for the first time. The improved quality of the work force can be attributed to the fine Technical Education Center and the training programs made available to all residents of the area.

Many of the potentially available workers for new industries will come from those employed as domestics or engaged in services along the beach area during the summer season. A disproportionate number of the county's work force is engaged in domestics or fall into the self-employed category. For many, there has been little or no opportunity to find other work. For this reason, many persons with greater capabilities are underemployed and underutilized.

The need for permanent full-time work is evident throughout the county. An employer interested in locating a plant of medium size in a less congested area, will find labor, livability and the industrial climate most attractive in the Conway, S. C. area.



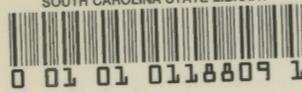
POPULATION DENSITY

30 MILE RADIUS

CONWAY NORTH SITE

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

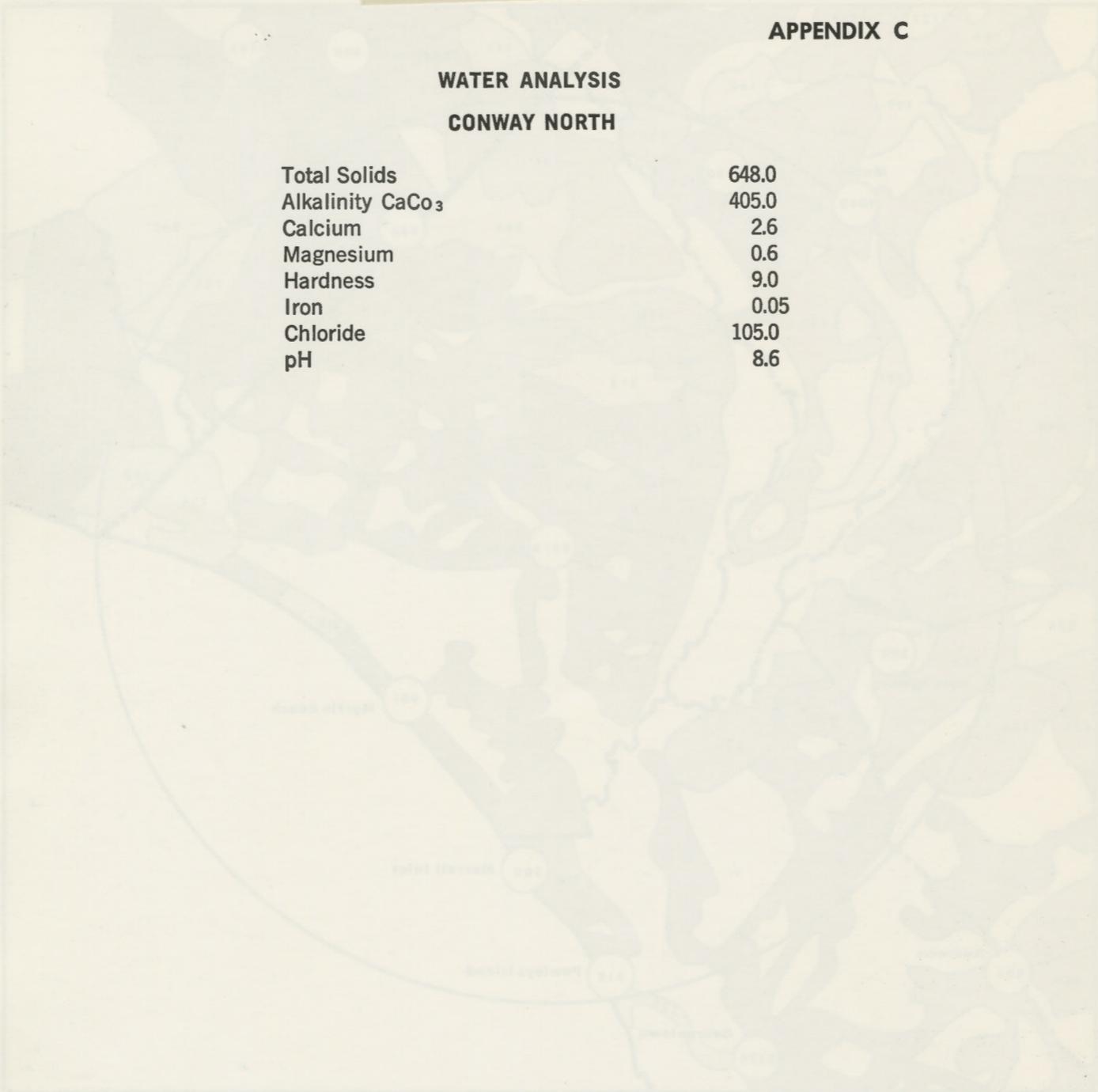
County Range Per Family 3.5 to 3.8



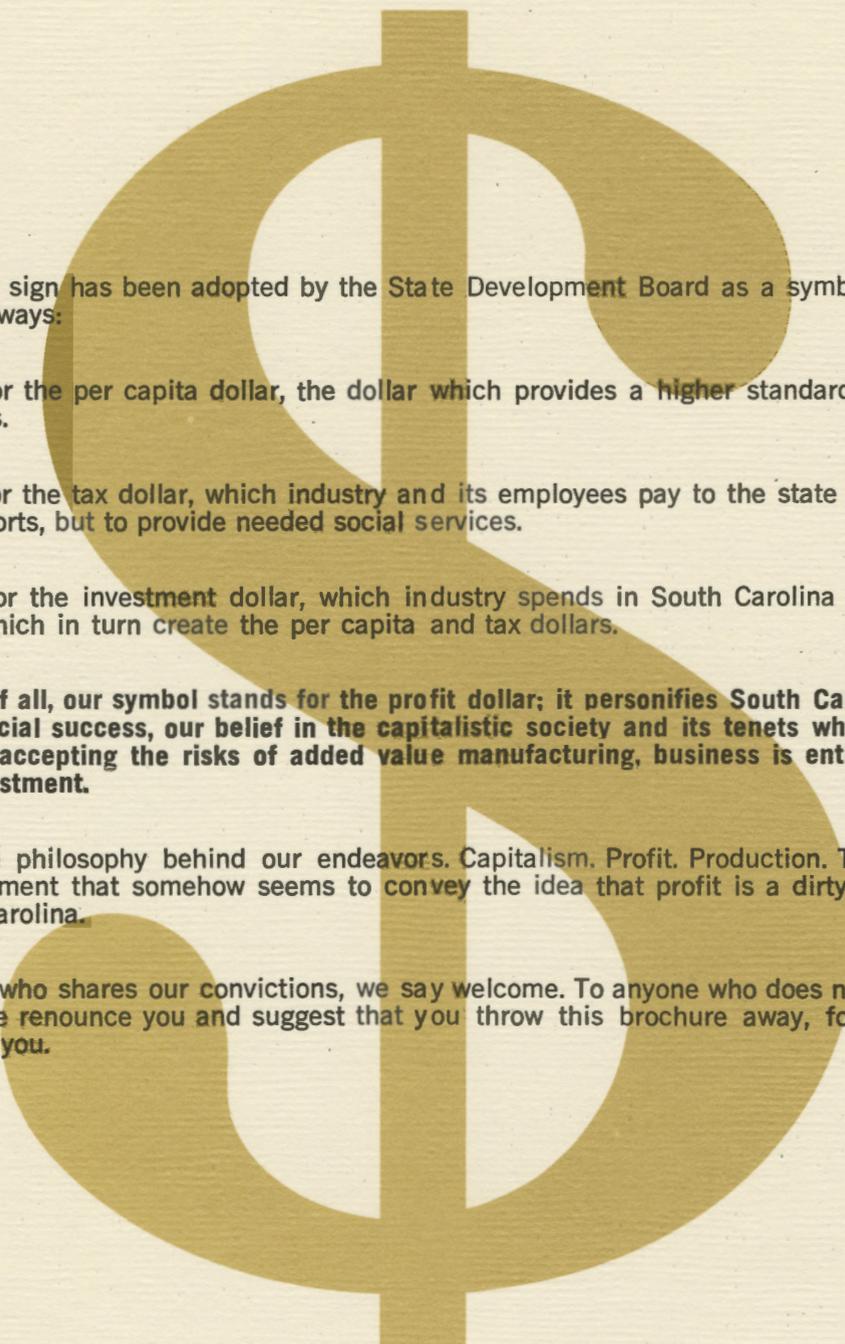
APPENDIX C

WATER ANALYSIS
CONWAY NORTH

Total Solids	648.0
Alkalinity CaCo ₃	405.0
Calcium	2.6
Magnesium	0.6
Hardness	9.0
Iron	0.05
Chloride	105.0
pH	8.6



0-299 Families	POPULATION DENSITY
300-499 Families	30 MILE RADIUS
500-Over Families	CONWAY NORTH SITE



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

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