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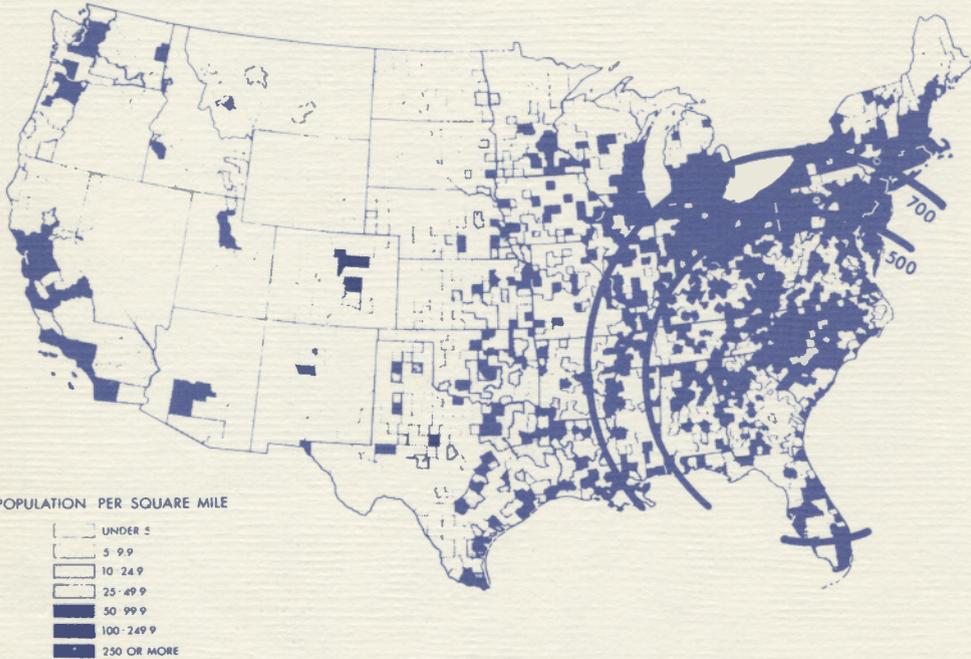
South Carolina Industrial Data Santee Lumber Company Site



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

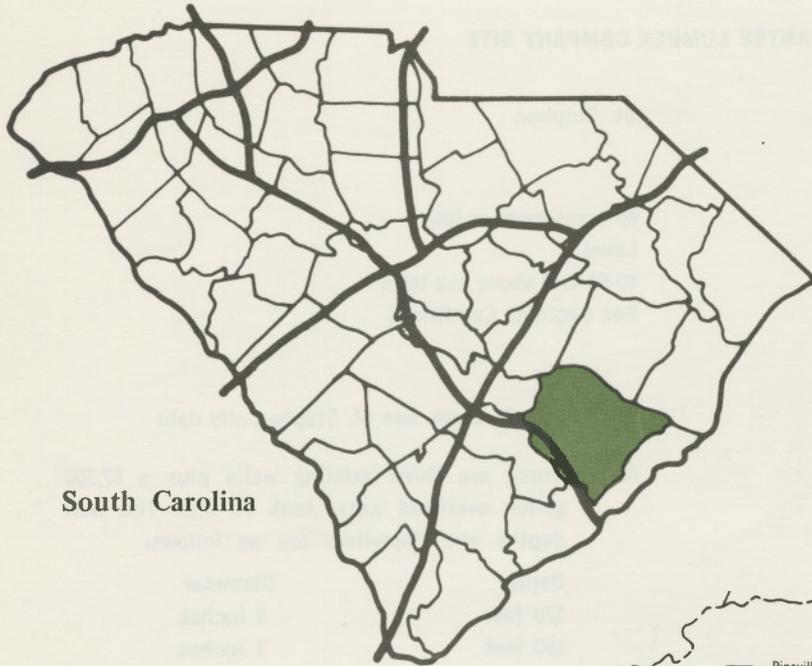


Columbia is within 500 miles of 53 million (27%) and 700 miles of 125 million (62%) of the nations population.

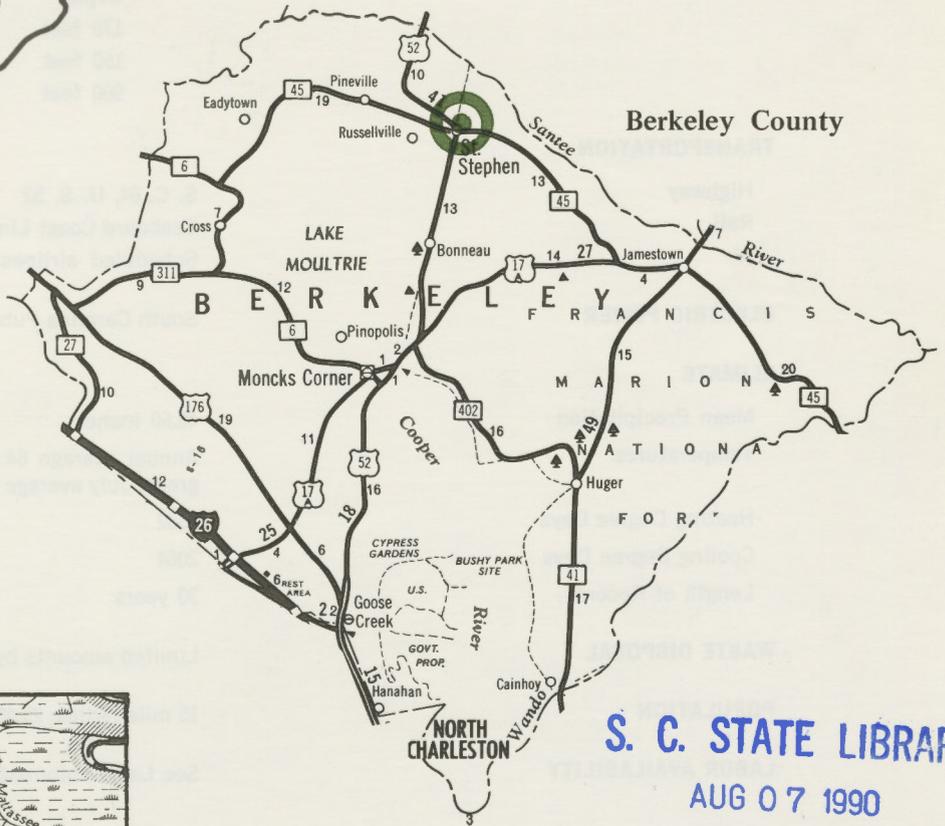


Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.

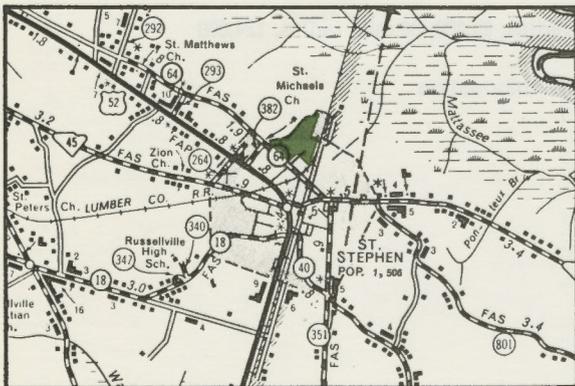
Santee Lumber Company Site



South Carolina



Berkeley County



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AUG 07 1990

STATE DOCUMENTS

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

BASIC INDUSTRIAL SITE DATA

SANTEE LUMBER COMPANY SITE

LOCATION OF SITE

St. Stephen

SITE DESCRIPTION

Acreage

85 acres more or less

Topography

Level

Elevation

40-60 feet above sea level

Soil Bearing

See Geologic Conditions

WATER SUPPLY

Source

Town of St. Stephen. See St. Stephen city data

NOTE: There are three existing wells plus a 57,500 gallon overhead water tank on site. The well depths and diameters are as follows:

Depth	Diameter
170 feet	5 inches
150 feet	3 inches
900 feet	6 inches

TRANSPORTATION

Highway

S. C. 64, U. S. 52

Rail

Seaboard Coast Line Railroad

Air

Scheduled airlines serve Charleston, 35 miles distant

ELECTRIC POWER

South Carolina Public Service Commission

CLIMATE

Mean Precipitation

48.60 inches

Temperatures

Annual average 64.1 degrees, January average 46.5 degrees; July average 80.4 degrees

Heating Degree Days

2382

Cooling Degree Days

2064

Length of Record

30 years

WASTE DISPOSAL

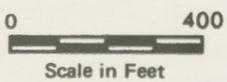
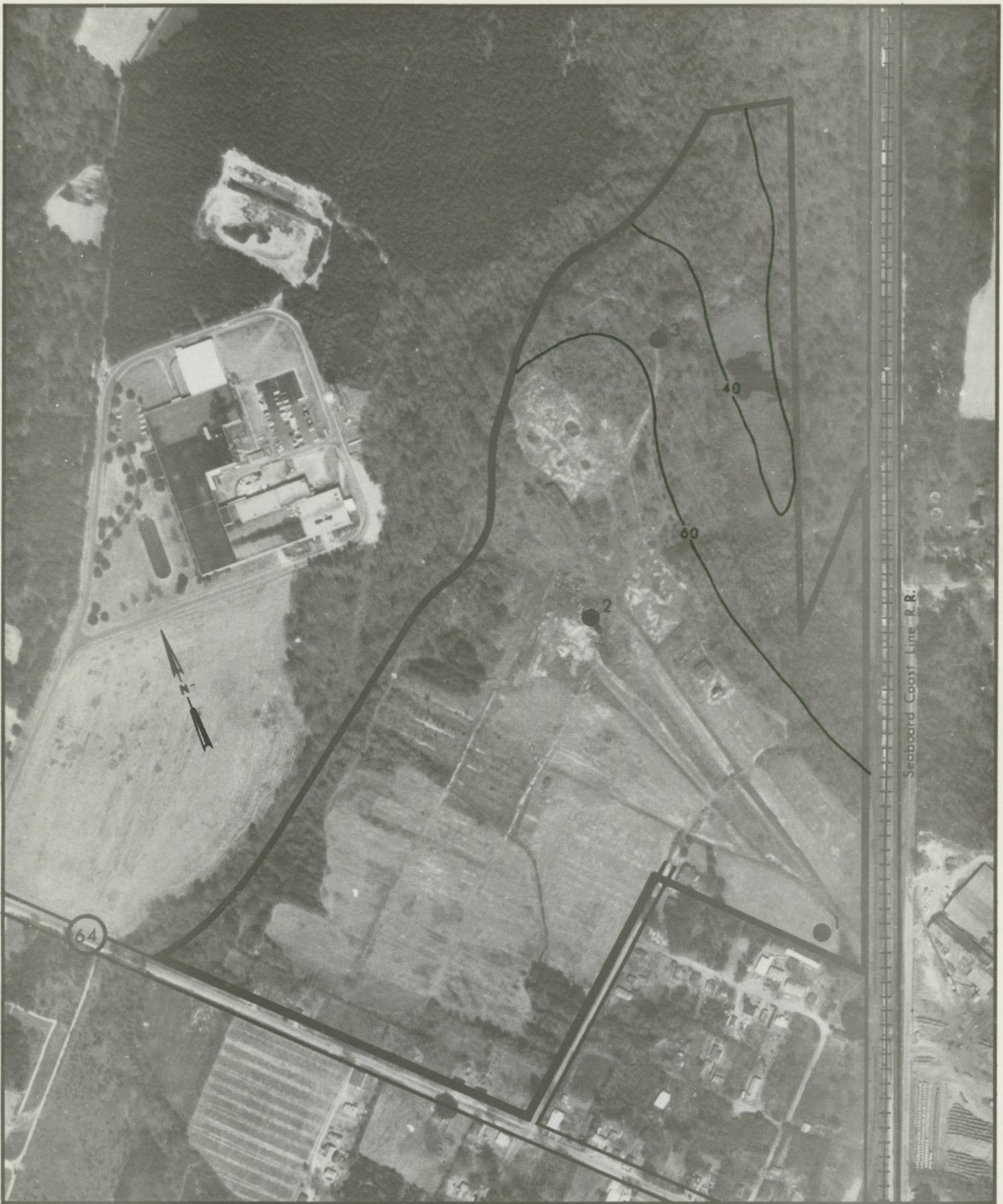
Limited amounts by Town of St. Stephen

POPULATION

15 mile radius, 25,400; 30 mile radius, 124,000

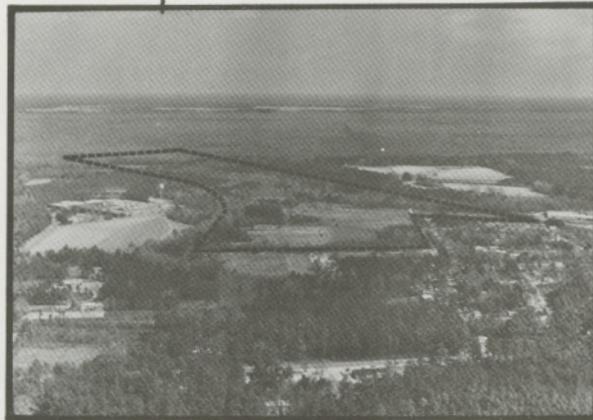
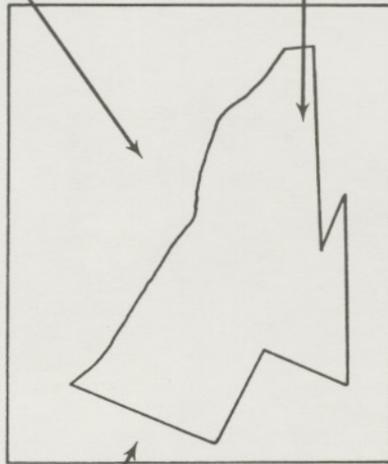
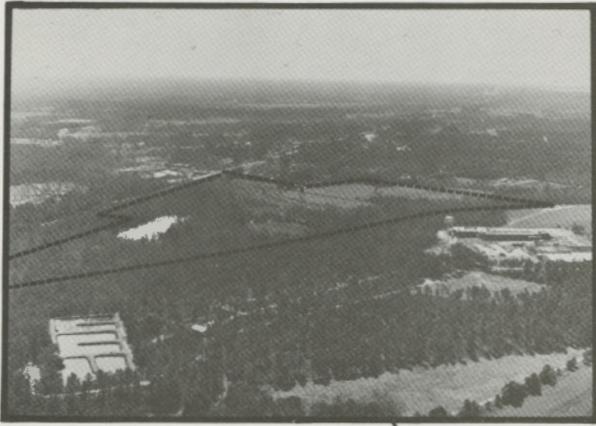
LABOR AVAILABILITY

See Labor Information



SANTEE LUMBER COMPANY SITE

- 40 — Contours
- Drill Holes



NOTE: Boundaries on photographs are approximate.

SAWTEE LUMBER COMPANY SITE

SAWTEE LUMBER COMPANY SITE

100

ST. STEPHEN CITY DATA

LOCATION

St. Stephen in Berkeley County is located in the coastal section of the state on U. S. 52 and S. C. 35. The community is 27 miles from Interstate Hwy. 26. New York is 698 miles from the community, Chicago is 896 miles, and Atlanta is 301 miles.

POPULATION

Berkeley County has a population of 59,000, with 1,506 persons living in St. Stephen. More than 23,700 persons live within a 15 mile radius of the community, and more than 118,115 live within a 30-mile radius.

GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of two years, and the six councilmen serve two-year concurrent terms of office. The county is governed locally by the county legislative delegation and an elected county supervisor.

FINANCIAL

Financial services are provided in the community by a single bank, South Carolina National, with total assets of \$999,687,000. The Cooper River Federal Savings and Loan Association is located in Moncks Corner, 15 miles away, and has total published assets of \$72,129,000.

TRANSPORTATION

Rail freight service is available in the city via the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard at Charleston, 42 miles away. Interstate motor freight service is available from 11 authorized carriers, six of which have terminals at Charleston. The Port of Charleston has a 35-foot deep-water channel connecting all major port facilities.

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	5 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Charleston Municipal Airport, 35 miles away, offers regularly scheduled commercial airline service on Delta, Eastern, National, Piedmont and Southern Airways. Private aircraft use the Moncks Corner Municipal Airport, which has a 3,100 foot lighted asphalt runway. Other aviation services are available at Charleston.

FUELS

Two bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 42 miles away. The nearest purchase site is the Port of Charleston. Freight cost for No. 2 fuel from Charleston to the community is .816 cents per gallon, with fuel cost negotiable for transport truck purchases.

POWER

Electric power is supplied by the South Carolina Public Service Authority. Efficient low cost electric power is supplied to any industrial customer without regard to size of load. The Authority lends assistance in establishing load requirements to assure that the customer obtains the most adequate facilities to serve its load.

Industrial customers with an energy consumption exceeding 350,000 Kwh in any month would contract for power on a schedule incorporating a rate as follows:

Demand charge Per Monthly Billing Period:

\$1.85 per Kilowatt of the billing demand.

Energy Charge Per Monthly Billing Period.

First 100,000 Kwh at 0.85 cents per Kwh

Additional Kwh at 0.65 cents per Kwh

Fuel Adjustment:

The monthly bill computed in accordance with the rate schedule shall be increased or decreased, respectively, by 0.01 cents per Kwh for each full cent by which the average cost of fossil fuel burned in the authority's power plants during the last preceding calendar quarter exceeded or was less than 55 cents per million BTU.

TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. The county tax rate is \$13.00 per \$100 of assessed value. The municipal tax rate is \$7.00 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 Berkeley Democrat is published in Moncks Corner, 15 miles from St. Stephen; three daily newspapers also circulate in the community. Radio stations WBER-AM and WWMC-FM have broadcast facilities in Moncks Corner. Television reception is available from four Charleston stations, representing the three major networks and educational television. Telephone service is provided by the St. Stephen Telephone Company.

WATER AND SEWAGE

The community obtains its municipal water supply from one deep well with a daily capacity of 360,000 gallons. Average daily demand is 195,000 gallons. Elevated storage is 75,000 gallons.

Analysis of water supplied in the community:

Total solids	390.0 ppm
Alkalinity	285.0 ppm
Calcium	0.7 ppm
Magnesium	0.2 ppm
Iron	0.1 ppm
Chloride	12.0 ppm
Copper	0.1 ppm
Zinc	0.1 ppm
pH	8.7

Monthly water rates for all customers:

First 3,000 gallons	\$6.00 (minimum bill)
Next 2,000 gallons	.08 per 100
Next 2,000 gallons	.06 per 100
Next 5,000 gallons	.04 per 100
Above 12,000 gallons	.03 per 100

St. Stephen does not presently have a treated sewage disposal system.

Industry will be able to use mechanical systems, provided the industrial site has access to a stream with sufficient size and flow to meet anti-pollution standards.

POLICE AND FIRE

The community's police department employs two full-time and one part-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 47 volunteer firemen. The fire department maintains three pumper trucks. The department utilizes a combination telephone-siren alarm system, and the community has a Class Eight insurance rating.

CHURCHES

St. Stephen has five Protestant churches. A Catholic church is located in Moncks Corner, 15 miles away, and a Jewish house of worship is located in Charleston, 50 miles away.

INDUSTRY

The average monthly manufacturing employment in Berkeley County exceeds 3,201. The total manufacturing payroll in the county exceeds \$22.8 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCTS	NO. EMPLOYEES
Albany International Corp.	Paper Machine felt worsted woolen yarns	275
Highland Crate Co.	Wirebound boxes & veneer	48
St. Stephen Knitwear	Tee Shirts	145
Reliable Electric	Telephone protection equipment	200

EDUCATION

Berkeley County has 24 public schools with 13,484 elementary school students and 5,399 high school students. The county has 731 elementary and high school teachers. The average expenditure per pupil for the 1971-72 school year in the county's public schools was \$541. Private schooling is available at the St. Stephen Academy (1-12). Higher education facilities for the area are provided by the Berkeley-Charleston-Dorchester Technical Education Center and the Baptist College at Charleston, both within 35 miles of St. Stephen.

MEDICAL SERVICES

Medical services for the community are provided by the 51-bed Berkeley County Hospital, located in Moncks Corner, 15 miles away. Specialized medical treatment is available at Charleston. The community has two privately practicing medical doctors. Two privately practicing dentists are located in Moncks Corner.

HOTELS AND MOTELS

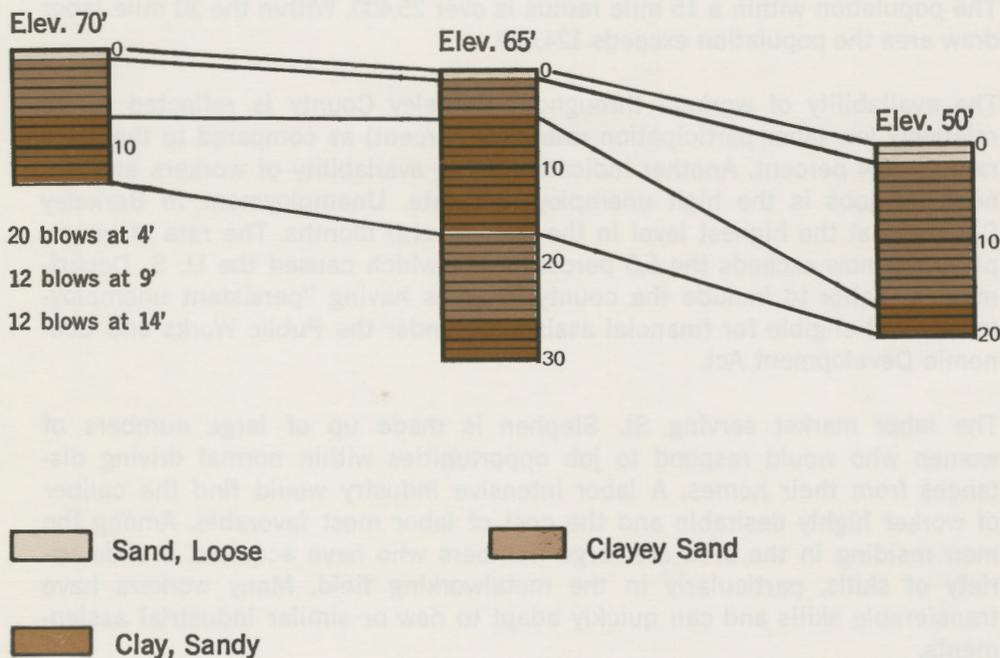
The community has one five-unit motel. Moncks Corner, 15 miles away, has three motels with a total of 74 rooms.

RECREATION

Recreation facilities for the community are provided by nearby Lake Moultrie. Two beaches on the lake are within 25 miles of St. Stephen. Lake Moultrie also provides an area for fishing, boating, sailing and other water sports. Nearby Francis Marion National Forest and other publicly owned lands are open to the public for hunting. The Berkeley Country Club at Moncks Corner, 15 miles away, has an 18-hole golf course. Charleston offers various forms of recreation and entertainment. There are four saltwater beaches at Charleston.

GEOLOGIC CONDITIONS

Santee Lumber Company Site



This site is underlain by relatively stiff, medium grained sand and clay of Pleistocene Age. This unit should exhibit a bearing capacity on the order of 3000 pounds per square foot.

At depth, the site is underlain by dense sandy clay of the Santee limestone formation.

The water table occurs at approximately 12-14 feet.

NOTE: The above drilling 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 ranges are based upon standard penetration tests performed at the depths mentioned above. This information is intended to be used as guidance in site selection and plant location; close-spaced drilling should be performed before the site is utilized.

**LABOR AVAILABILITY
REPORT**

ST. STEPHEN, S. C. AREA

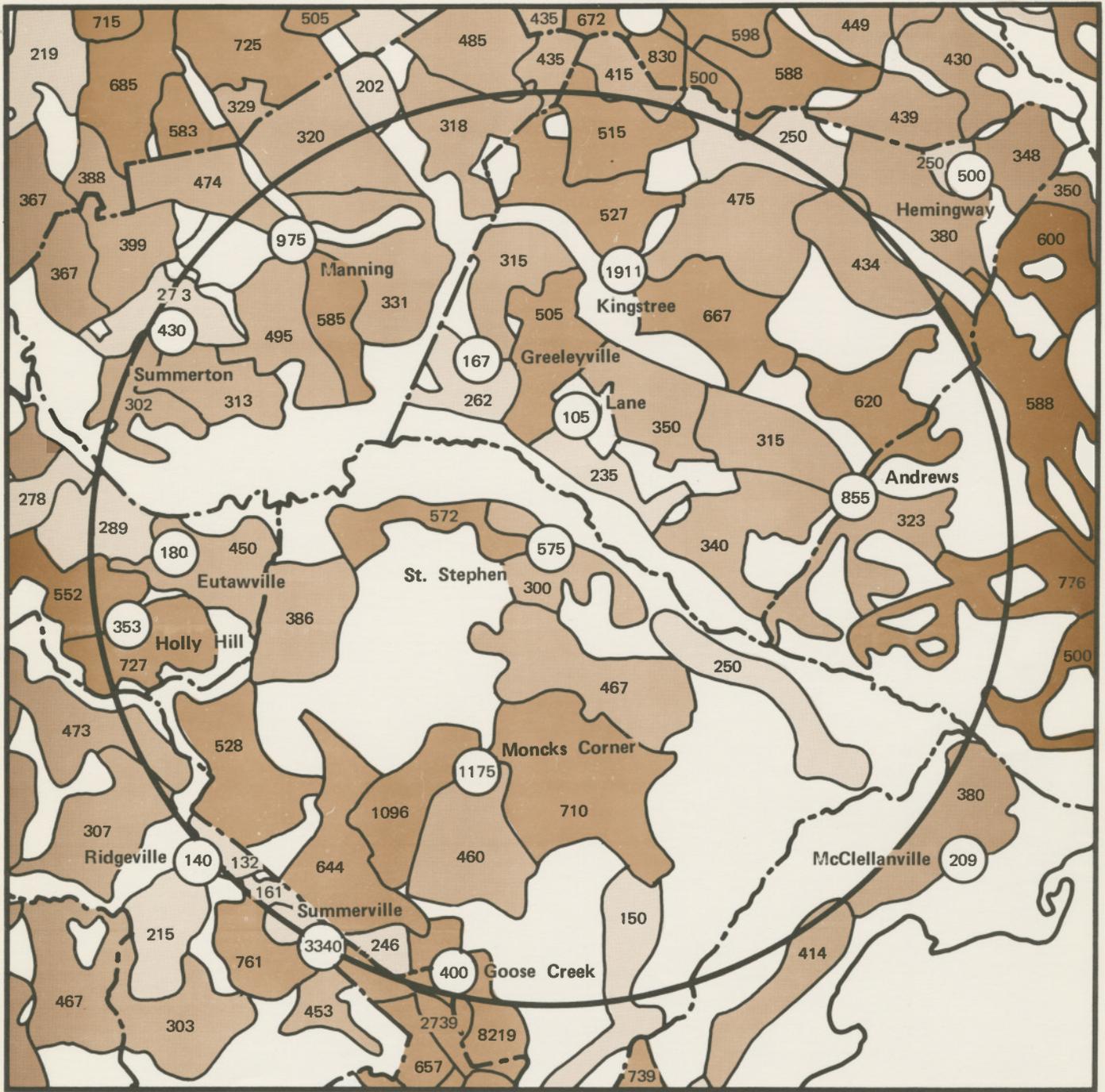
DECEMBER, 1974

St. Stephen is located in the northern most section of Berkeley County. This small, rural community has a population of 1,506. Berkeley County recorded the largest growth of any county in the state during the last decade. It almost doubled its population. St. Stephen experienced a 3.0 percent growth. The population within a 15 mile radius is over 25,400. Within the 30 mile labor draw area the population exceeds 124,000.

The availability of workers throughout Berkeley County is reflected in its relatively low labor participation rate (29.9 percent) as compared to the state rate of 40.4 percent. Another indicator of the availability of workers and the need for jobs is the high unemployment rate. Unemployment in Berkeley County is at the highest level in the past several months. The rate of unemployment now exceeds the 6.0 percent mark which caused the U. S. Department of Labor to include the county in areas having "persistent unemployment" and eligible for financial assistance under the Public Works and Economic Development Act.

The labor market serving St. Stephen is made up of large numbers of women who would respond to job opportunities within normal driving distances from their homes. A labor intensive industry would find the caliber of worker highly desirable and the cost of labor most favorable. Among the men residing in the area are large numbers who have acquired a wide variety of skills, particularly in the metalworking field. Many workers have transferable skills and can quickly adapt to new or similar industrial assignments.

Berkeley County, along with Charleston County, has a quality labor force. An industry located in the St. Stephen area would benefit by getting into production quickly and by being located in an area having the finest manpower pool in the entire state. The growth potential the area offers in terms of its labor market is unlimited.



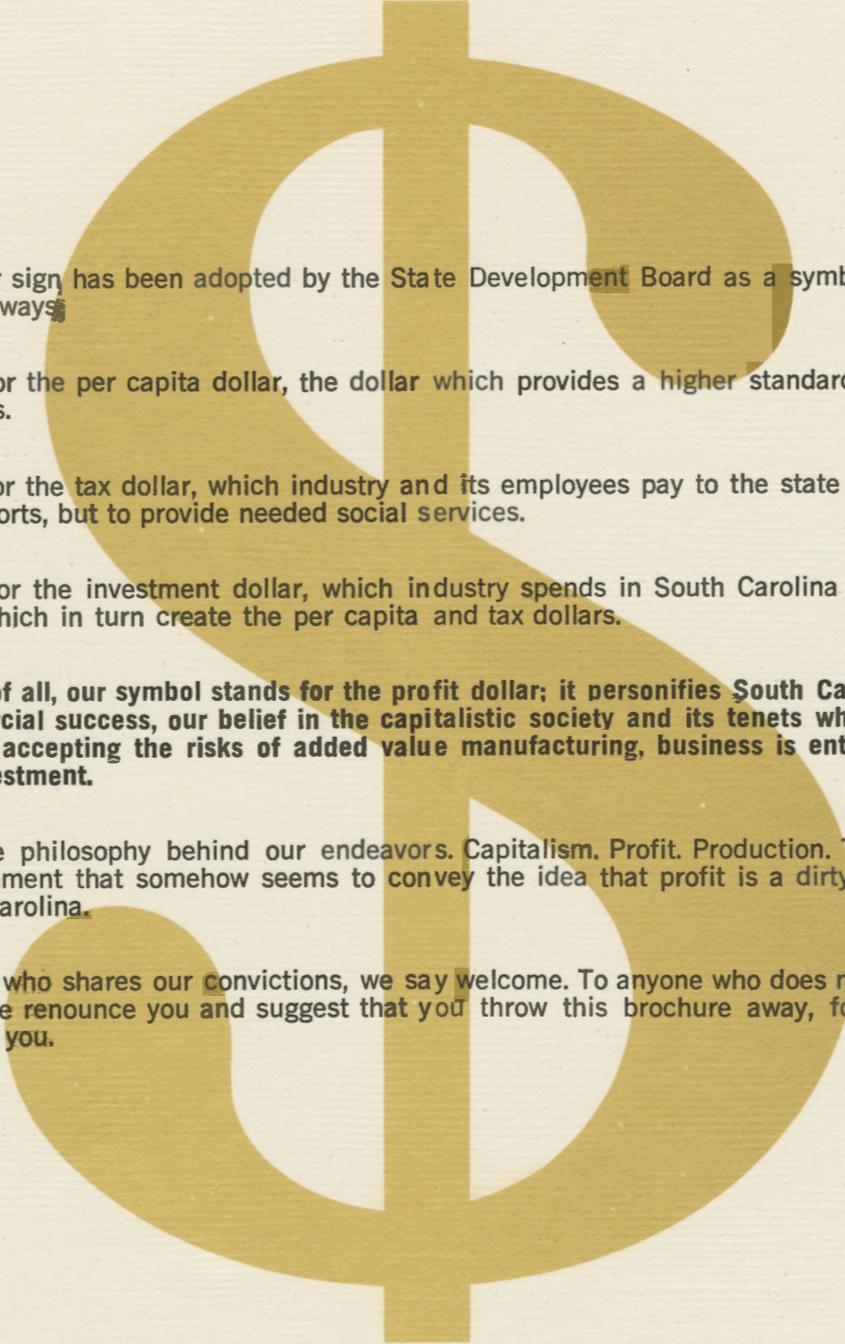
POPULATION DENSITY

30 MILE RADIUS

ST. STEPHEN

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

County Range Per Family 3.4 to 4.1



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

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