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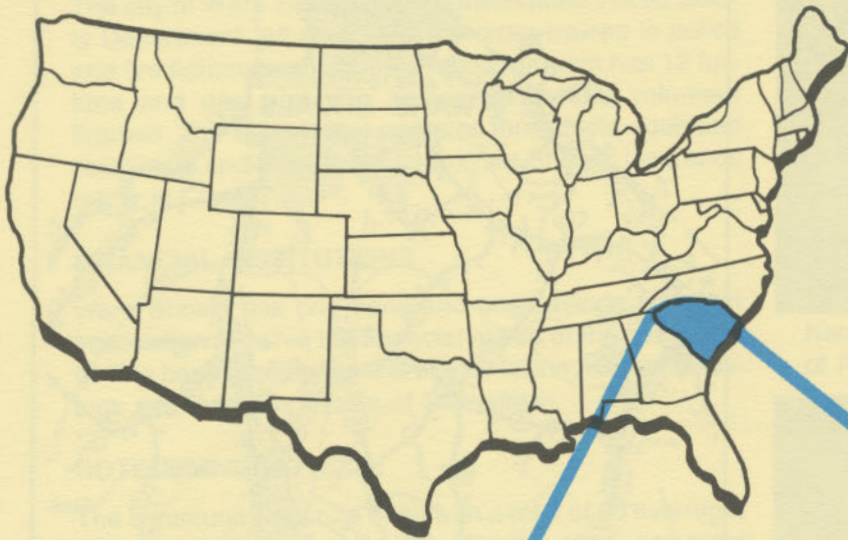
Ware Shoals, South Carolina

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WARE SHOALS

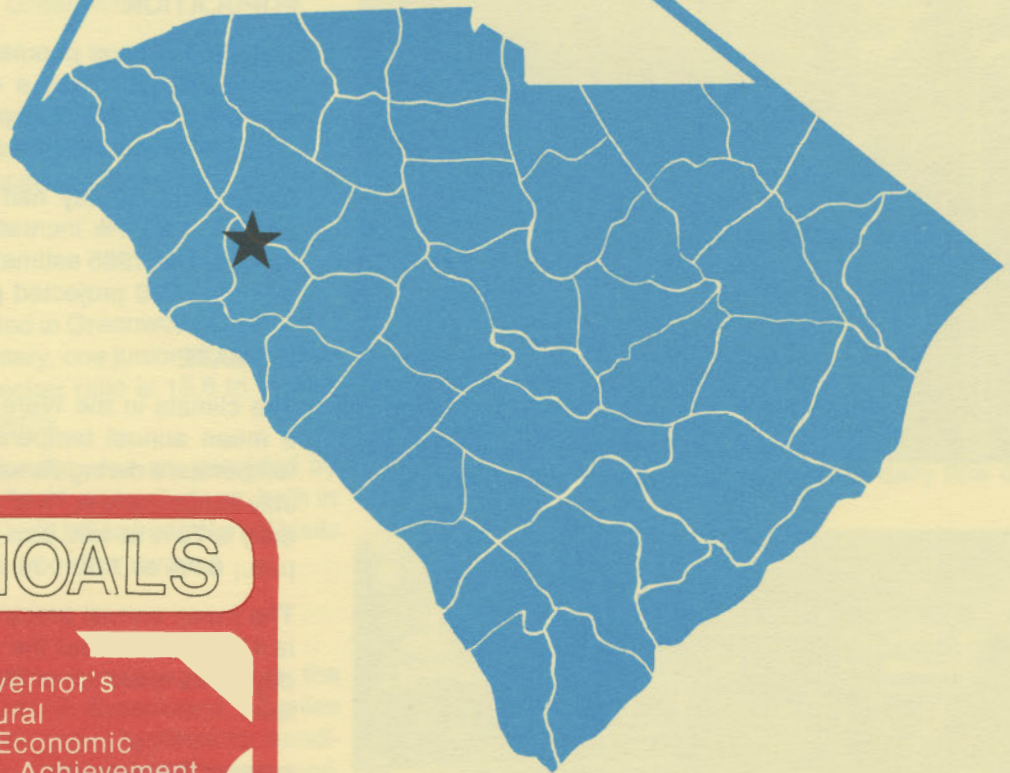
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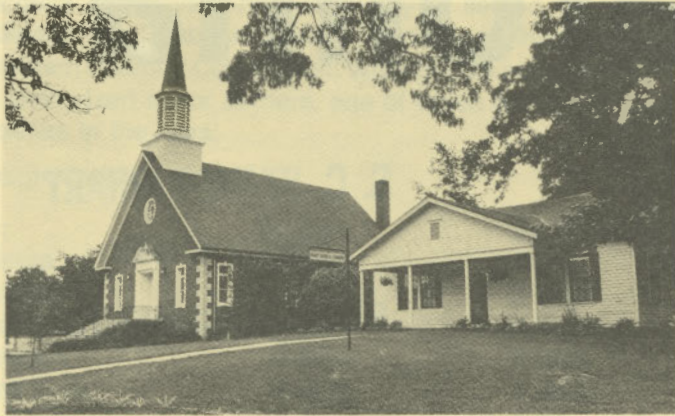
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STATE DOCUMENTS

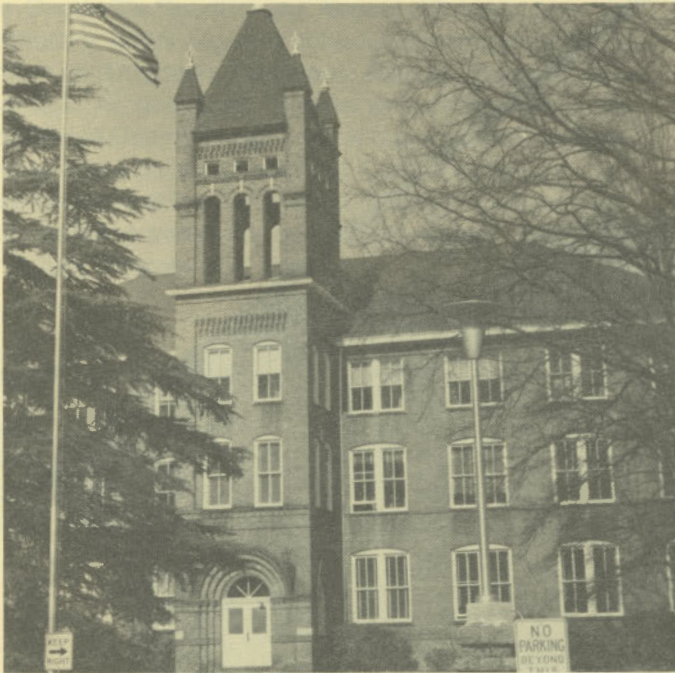




Ware Shoals High School



Ware Shoals Library and
United Methodist Church



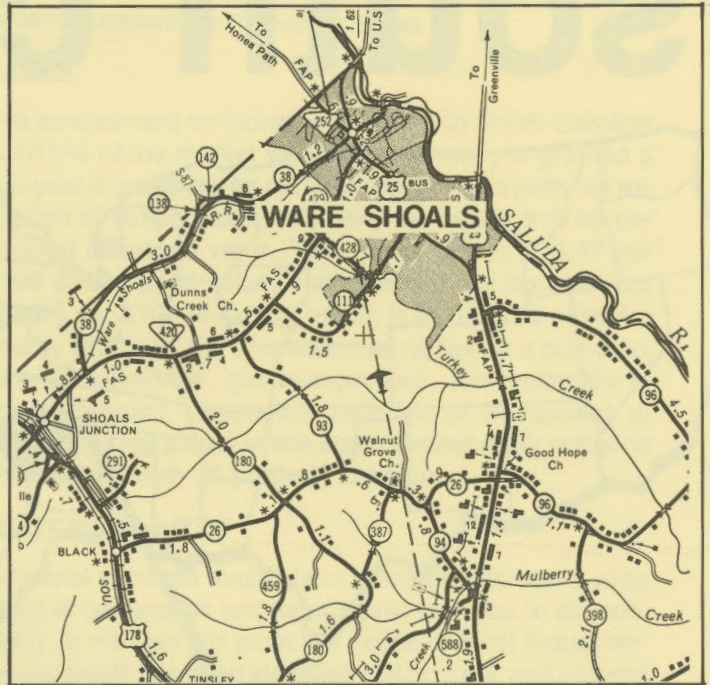
Lander College



Town Hall and Community Center

LOCATION

As depicted on the cover, Ware Shoals is in the north-western section of the state in Greenwood County. Charleston, South Carolina's busiest port, is 191 miles southeast. Columbia is 90 miles southeast and Greenville is 37 miles north. Ware Shoals is 147 miles northeast of Atlanta; 736 miles south of New York; and 2,670 miles east of San Francisco.



POPULATION

The 1980 census population of the city of Ware Shoals was 2,370. This was a 4.4% decrease from the 1970 population of 2,480. The population within a 15-mile radius is 102,116 and within a 30-mile radius is 345,537.

Greenwood County had a 1980 census population of 57,847, a 26.4% increase over the 1970 population of 49,686. The 1985 estimated county population is 62,100 and the 1990 projected population is 68,000.

CLIMATE

The climate in the Ware Shoals area is temperate with a mean annual temperature of 60.6° F. The average temperature during January is 42.3° F, while the average July temperature is 78.3° F. The average relative humidity daily is 78% at 1:00 a.m.; 82% at 7:00 a.m.; 54% at 1:00 p.m.; 64% at 7:00 p.m.

The mean annual precipitation in the Ware Shoals area is 47.54 inches and the average growing season is 219 days. The elevation of Ware Shoals is 642 feet above sea level.

COMMUNICATIONS

The weekly *Ware Shoals Observer* is published in the city, and five dailies circulate in the area. Six radio stations within a 30-mile radius serve the community. Television reception in the community is available from five stations, representing the three major networks and ETV.

Telephone service in the community is provided by the United Telephone Company of the Carolinas, Inc.

GOVERNMENT

The community has a council form of municipal government. The six city council members and the mayor are elected for two-year terms. Greenwood County is governed locally by a five-member county council, whose members are elected for two-year terms.

POLICE AND FIRE

The city of Ware Shoals has a consolidated Public Safety Department. All personnel are cross-trained in police and fire fighting techniques. The department has 12 full-time and one part-time personnel and 20 volunteer firemen. The department operates three radio equipped patrol cars and three fire trucks. Ware Shoals' insurance rating is Class 7.

FINANCIAL INSTITUTIONS

Ware Shoals has one bank and one savings and loan association to serve the financial needs of the community. The bank has total assets of \$1.9 billion, while the savings and loan has assets of \$93 million.

HOTELS AND MOTELS

The community has one hotel with a total of 60 overnight accommodations. Greenwood, 17 miles away, has eight motels with a total of 395 rooms. Banquet and meeting facilities are also located in Greenwood.

CHURCHES

Ware Shoals has eight Protestant churches. A Catholic church is located in Greenwood, 17 miles away, and a Jewish house of worship is located in Greenville, 36 miles away.

EDUCATION

Ware Shoals, which is included in Greenwood District 51, has one primary, one elementary, one junior high and one high school. The student/teacher ratio is 16.8 to 1, with 72 teachers and 1,211 students.

Higher education facilities for the area are provided by Piedmont Technical College and Lander College, both in Greenwood. Erskine College is 12 miles from Ware Shoals and Presbyterian College is 20 miles away.

MEDICAL SERVICES

Medical services for the community are provided by the 375-bed Self Memorial Hospital in Greenwood, 17 miles away. Specialized medical treatment facilities for handicapped children are located in Greenwood. The community has three privately-practicing medical doctors and three privately-practicing dentists.

RECREATION AND CIVIC FACILITIES

Recreation facilities in the community consist of a recrea-

tion center with a public pool. A nine-hole golf course is also located in the city. The county recreation department operates a summer playground in the community, and sponsors organized recreation for youths and adults. Nearby Lake Greenwood provides an area for fishing, boating, swimming and other water sports. Ware Shoals is within a two-hour drive of resorts in the Blue Ridge Mountains.

POWER

Electric power is available to the community and surrounding areas from Duke Power Company. Duke Power, the nation's eighth largest investor-owned operating electric utility, provides installation of service to industrial customers at no cost to the customer in most cases.

Duke Power Company representatives are available to assist industrial prospects at no cost or obligation in analyzing their electricity needs.

FUELS

Natural gas is supplied by the Greenwood Commission of Public Works.

WATER

The community obtains its municipal water supply from the Saluda River. The system is capable of supplying water at a maximum rate of 7,000,000 gallons per day, with an average daily demand of 3,000,000 gallons. Treated water storage consists of a 3,000,000-gallon ground level reservoir, a 50,000-gallon elevated tank and a 250,000-gallon elevated tank.

Analysis of water supplied in the community:

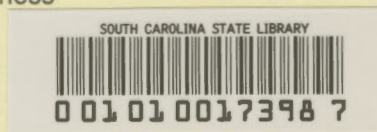
Total solids	NA
Alkalinity	21 mg/L
Calcium	2.1 mg/L
Hardness	9 mg/L
Iron	.05 mg/L
pH	7.5

SEWER

Ware Shoals uses oxidation lagoons to dispose of the community's wastewater. The maximum capacity is 5.0 million gallons per day with an average daily flow of 4.6 million gallons.

LABOR

Because labor information may change in this area, a current labor availability report prepared and kept up to date by the S. C. State Development Board will be furnished to prospective manufacturers at their request. The comprehensive report will include sources of recruitable labor, labor force characteristics, work force skill levels, earnings data and other pertinent information. The S. C. State Board for Technical and Comprehensive Education has the resources to recruit and train workers in accordance with a company's entry criteria. This training is at little or no cost to the employer. A lead-time schedule is



developed to coordinate recruiting, testing, selecting, and training. This assures that persons will be able to move from training to their respective jobs at the time the plant is ready for initial production.

TRANSPORTATION

Ware Shoals is served by one interstate highway, I-26 (22 miles away), one United States highway and two South Carolina highways. The community is served by two railroads: The Seaboard System Railroad and the Norfolk Southern Railroad Corporation. Ware Shoals is served by 35 authorized motor carriers, one of which has terminal facilities in the area.

Freight Delivery Times:

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

The Greenville-Spartanburg Airport, 36 miles from the community, offers regularly scheduled commercial airline service on American, Piedmont, Bankair, Eastern, Sunbird, U.S. Air and Delta. Private aircraft also utilize the Greenwood County Airport, which has a paved 5,212-foot runway and a paved and lighted 5,000-foot runway. Services available at the Greenwood County Airport are RBN, major airframe and major powerplant repairs, 100LL and Jet A fuel, Unicom and Vortac.

MAJOR EMPLOYERS

Name	Product or Service	Employees
Futura Manufacturing Co., Inc.	Carpet yarn	29
Richloom Home Fashions	Draperies	96
Tavern Sportswear Corp.	Blouses	68

FOREIGN TRADE ZONE

A Foreign Trade Zone is located in Summerville, South Carolina, 25 miles from the Port of Charleston and 166 miles from the community. The Foreign Trade Zone allows manufacturers to store, manufacture, or process goods without paying U. S. Customs duties or worrying about quota compliance. This Foreign Trade Zone is served by a multimode transportation network which provides excellent accessibility to market areas.

TAXES

The assessment on industrial property in South Carolina is 10.5% of the market value. New industry is granted a five-year moratorium on general county taxes (with the exception of school taxes). The city tax rate is \$10.60 per \$100 of assessed value. The county rate is \$14.47 per \$100 of assessed value. The effective city tax rate (tax liability per \$100 of market value) is \$1.11. The effective county rate is \$1.52. 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.

INDUSTRIAL SITES

Industrial sites are available in Ware Shoals with a wide range of geographic and topographic features. In all probability, a site that will meet the needs of most industries' requirements has been identified, catalogued, and entered into the State Development Board's Computerized Site Selection System. Detailed site information is available and will be furnished upon request.

For Additional Information Contact:

SOUTH CAROLINA STATE DEVELOPMENT BOARD
P. O. Box 927, Columbia, South Carolina 29202
(803) 758-3145