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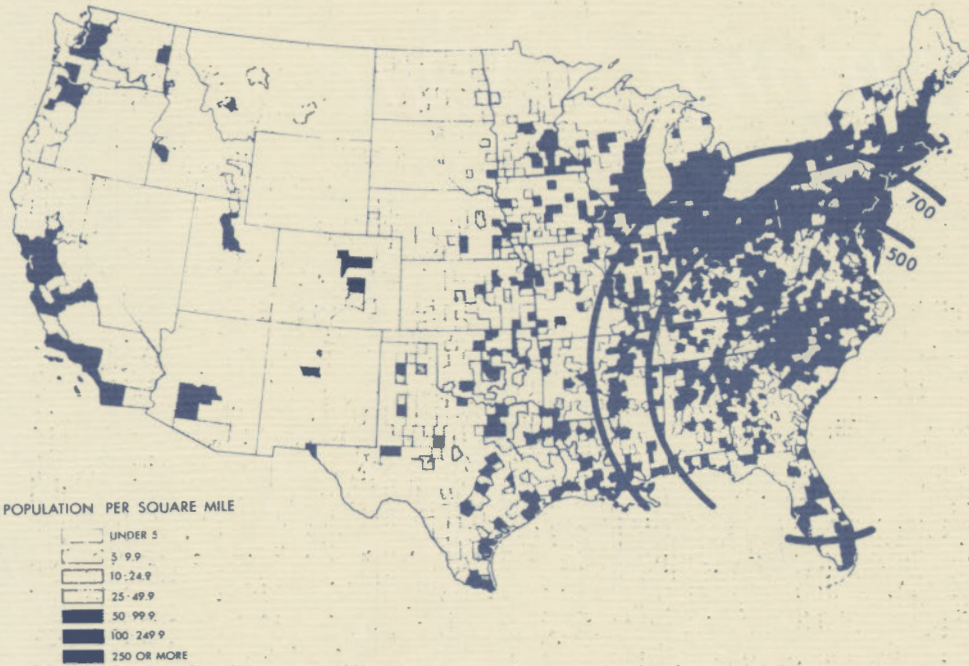
# *South Carolina Industrial Data Harmony Site*



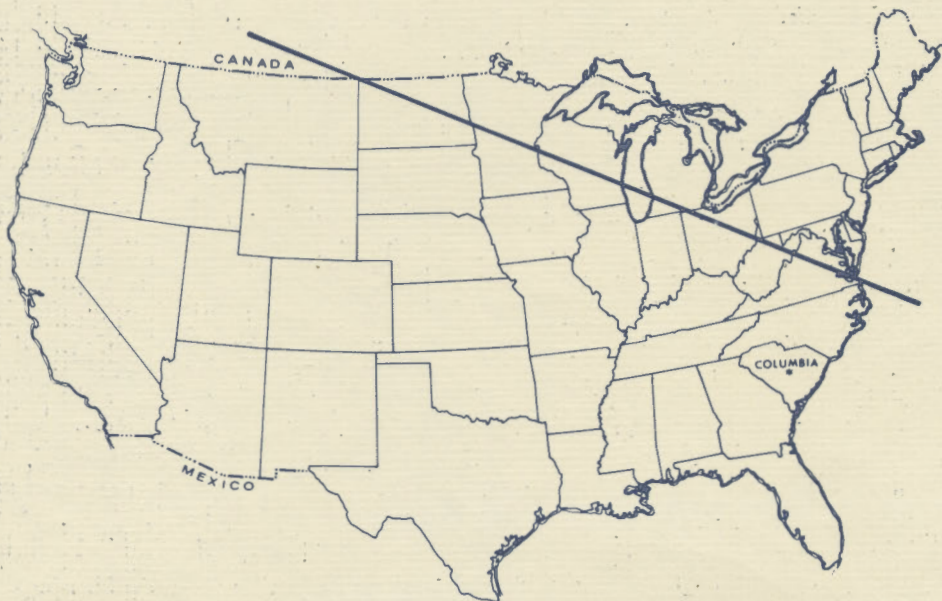
*State Development Board  
Box 927  
Columbia*

# South Carolina can serve the Nation

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

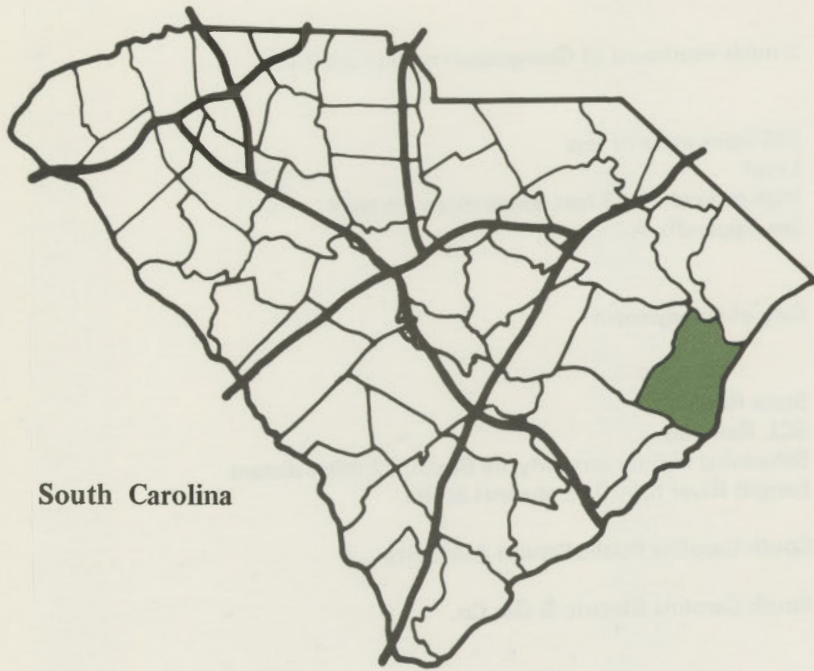


Columbia is within 500 miles of 53 million (27%) and 700 miles of 125 million (62%) of the nations population.



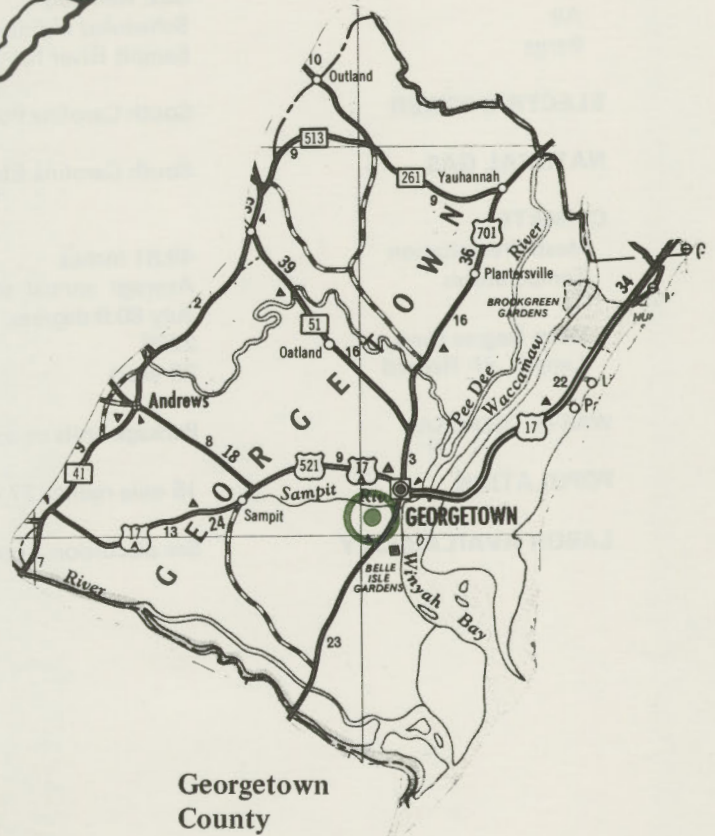
Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.

# Harmony Site

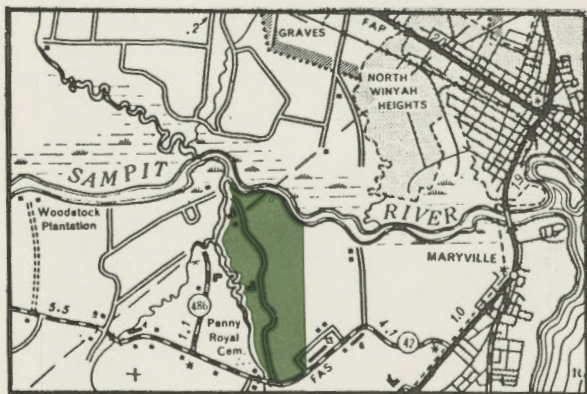


South Carolina

24925  
2-1-52 R3P



Georgetown County



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

S. C. STATE LIBRARY

## BASIC INDUSTRIAL SITE DATA

### HARMONY SITE

**LOCATION OF SITE** 3 miles southwest of Georgetown on Sampit River

**SITE DESCRIPTION**  
Acreage 865 acres more or less  
Topography Level  
Elevation High ground 10-28 feet above mean sea level  
Soil Bearing See Appendix A

**WATER SUPPLY**  
Source City of Georgetown

**TRANSPORTATION**  
Highway State Road 42  
Rail SCL Railroad  
Air Scheduled airlines serve Myrtle Beach, 42 miles distant  
Barge Sampit River has 20 ft. channel at site.

**ELECTRIC POWER** South Carolina Public Service Authority

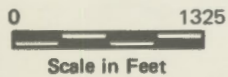
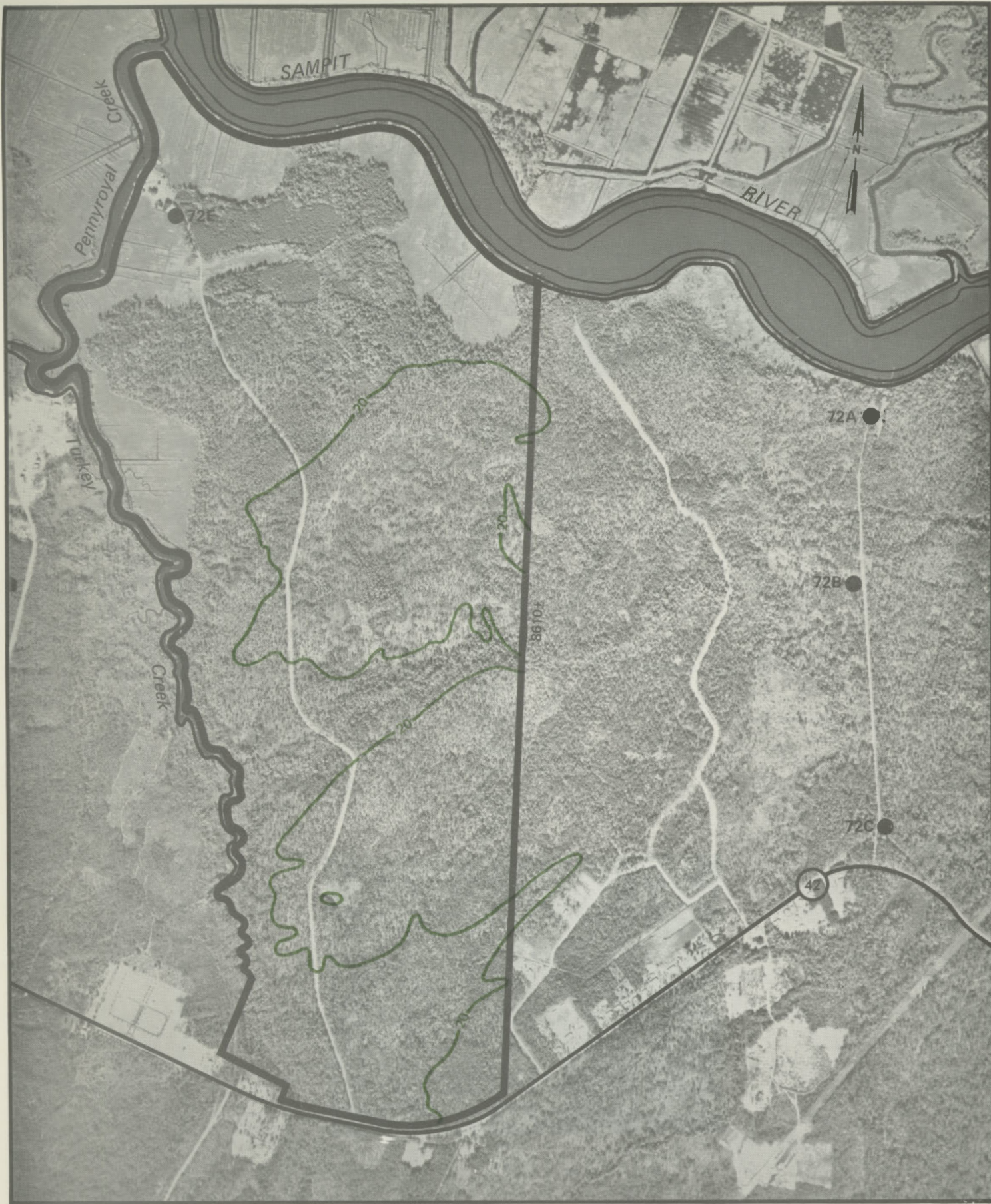
**NATURAL GAS** South Carolina Electric & Gas Co.

**CLIMATE**  
Mean Precipitation 49.81 inches  
Temperatures Average annual 65 degrees, average January 48.4 degrees, average July 80.9 degrees.  
Mean Degree Days 2228  
Length of Record 28 years

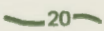

**WASTE DISPOSAL** Package units or oxidation ponds.

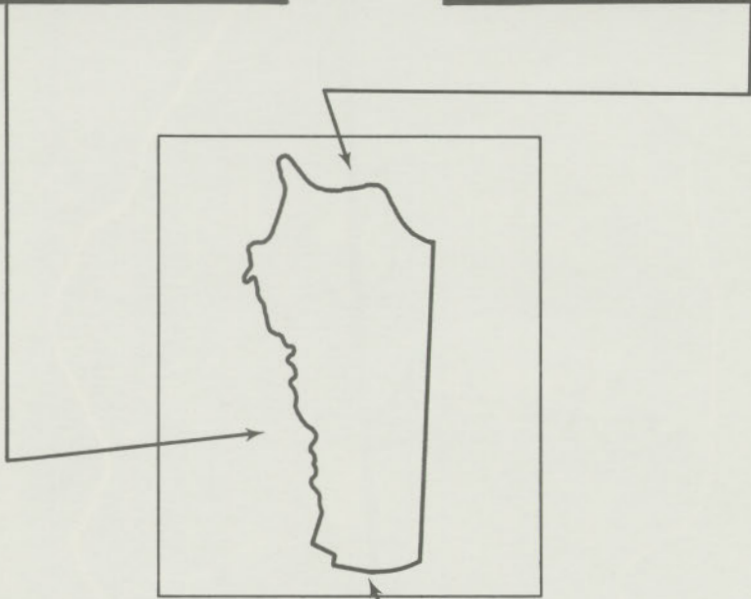
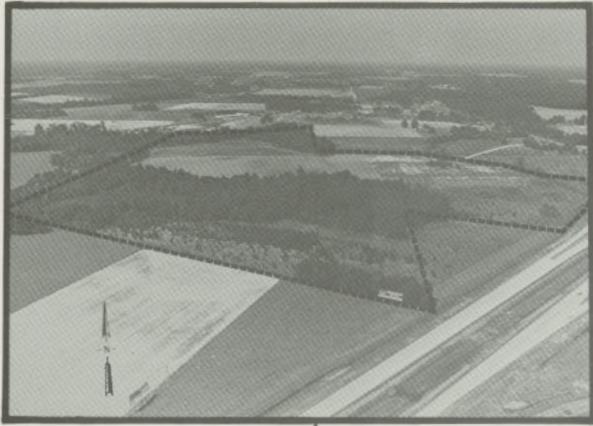
**POPULATION** 15 mile radius, 27,475; 30 mile radius, 59,466

**LABOR AVAILABILITY** See discussion Appendix B



## Harmony Site

-  Contours
-  Drill Holes



**NOTE: Boundaries on photographs are approximate.**

## GEORGETOWN CITY DATA

### LOCATION

Georgetown, seat of Georgetown County, is located in the coastal section of the state on U. S. 17, 17A, 521 and 701 and S. C. 51. New York is 683 miles from the community, Chicago is 912 miles and Atlanta is 335 miles.

### CLIMATE

The climate in the area is temperate.

Mean annual temperature	65.0°
Mean maximum temperature	75.1°
Mean minimum temperature	54.9°
12-month average relative humidity	
Daily range:	
1:00 a.m.	88%
7:00 a.m.	87%
1:00 p.m.	56%
7:00 p.m.	76%
Mean annual precipitation	49.81 inches
Average length of growing season	253 days
Elevation	9 feet

### POPULATION

Georgetown County has a population of 33,500 residents, with 10,449 persons living in Georgetown. Over 28,475 persons live within a 15-mile radius of the community, and more than 59,465 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 five-member county commission. The county commissioners are elected by district, and serve four-year staggered terms.

### FINANCIAL

Financial services are provided in the community by three banks and one savings and loan association. South Carolina National Bank, Andrews Bank and Trust Company and First Citizens Bank and Trust have combined assets of \$74,171,447. The First Federal Savings and Loan Association of Georgetown has total assets of \$11,950,550.61.

### TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided in Charleston, 60 miles from Georgetown, by Seaboard. Interstate motor freight service is available from 17 authorized carriers, two of which have terminals in the city. Four carriers have terminals in Charleston. The State Ports Authority operates a deep-water terminal in the city which has a 27-foot channel.

Freight delivery times:

To:	By Rail	By Truck
Atlanta	2 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 Charleston Municipal Airport, 65 miles from the community, offers regular scheduled commercial airline service on Delta, Eastern, National and Southern. Piedmont Airlines serves the Myrtle Beach Airport, 55 miles away. Private aircraft utilize the Georgetown County Airport, four miles away, which has three paved 5,000-foot runways; one of which is lighted. Services available at the county airport are instruction, rental, charter, air taxi, airframe and powerplant repairs, jet fuel, 80 and 100 octane fuel, and 24-hour service.

### FUELS

Natural gas is supplied in the community by the South Carolina Electric and Gas Company. S. C. E. & G. 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 .588 and .599. Eight bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available in the city and from Charleston, 60 miles away. The nearest purchase site other than the city is Charleston. Freight cost for No. 2 fuel from Charleston to the community is .764 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 individual property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on ordinary county taxes, with the exception of school taxes. The county tax rate is uniform throughout the county and is \$9.40 per \$100 of assessed value. Two fire districts have an additional levy of five mills. 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 Georgetown Times is published in the city, and three dailies circulate in the community. Radio stations WINH and WGTN operate AM broadcast facilities in the community. Television reception in the community is available from six stations, representing the three major networks and educational television. Cable television is available in the city. Telephone service in the community is provided by the General Telephone Company of the Southeast.

### WATER AND SEWAGE

The community obtains its municipal water supply from nine deep wells. The system is capable of supplying water at a maximum rate of 2,200,000 gallons per day, with a peak daily demand of 1,750,000 gallons. Treated water storage consists of one 100,000-gallon elevated tank, one 250,000-gallon elevated tank and a 300,000-gallon ground-level reservoir. The Waccamaw, Pee Dee and Black River can be used to secure raw

water for industrial processing purposes. The city is authorized to take up to 12 million gallons of water a day from International Paper Company's canal to the Pee Dee River. The Pee Dee has a minimum daily flow of 500 million gallons.

**Analysis of water supplied in the community:**

Total solids	592.00 ppm
Alkalinity	443.00 ppm
Hardness	7.00 ppm
Iron	0.04 ppm
Chloride	58.00 ppm
pH	8.4

Monthly water rates within the corporate limits for all customers:

First 3,000 gallons	\$2.00 (minimum bill)
Next 50,000 gallons	.30 per 1,000
Over 53,000 gallons	.18 per 1,000

Monthly water rates outside the corporate limits are 1.5 times the in-city rates.

Georgetown utilizes two 35-acre lagoons to dispose of the community's wastewater. The two lagoons are interconnected and have a combined daily capacity for 3,000,000 gallons of wastewater. Peak usage on the two lagoons totals 2,000,000 gallons per day.

Monthly sewer rates are 50 percent of the customer's water bill for in-city users and for customers outside the city.

**POLICE AND FIRE**

The community's police department employs 19 full-time police officers, and operates five radio-equipped police cars. State and county law enforcement personnel provide assistance when needed. The community's fire department has 12 full-time and 20 volunteer firemen. The fire department maintains four pumper trucks. The department utilizes a Gamewell Box alarm system, and the community has a Class Six insurance rating.

**EDUCATION**

Georgetown County has 20 public schools with 5,414 elementary school students and 4,956 high school students. The county has 229 elementary school teachers and 215 high school teachers. The average expenditure per pupil for the 1969-70 school year in the county's public schools was \$490.75. Private schooling is available at the Winyah Academy (1-12), St. Mary's-St. Cyprian's School (K-8), and the First Baptist Church School (K-6). Higher education facilities for the area are provided by the Regional Manpower Training Center in Kingstree, 41 miles away, and by the Horry-Georgetown Technical Education Center and the Coastal Carolina Regional Campus of the University of S. C.; both located in

**INDUSTRY**

The average monthly manufacturing employment in Georgetown County exceeds 3,955. The total manufacturing payroll in the county exceeds \$25.1 million a year. Listed below are some of the industries in the community and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
Georgetown Dress Co.	Children's dresses	375
Georgetown Steel Corp.	Steel bars and angles	873
International Paper Co.	Paper products	1,925
Georgetown Stainless Mfg. Corp.	Stainless sinks and allied products	60
Midrex Division,	Iron pellets	65
Midland Ross Corp.		

Conway, 39 miles away. A branch of Coastal Carolina has been established in the city.

**MEDICAL SERVICES**

Medical services for the community are provided by the 133-bed Georgetown County Memorial Hospital, located in the city. Specialized medical treatment facilities are available in Charleston, 60 miles from the community. The community has 17 privately-practicing medical doctors and 10 privately-practicing dentists.

**HOTELS AND MOTELS**

The community has five motels and one hotel with a total of 242 overnight accommodations. Two motels with a total of 149 units are located north of the city.

**RECREATION**

The community has a full-time recreation director who supervises a year-round recreation program for all age groups. The city has two community centers, two swimming pools, one park and five playgrounds. The Winyah Bay Country Club and the Georgetown Country Club have nine-hole golf courses. Two 18-hole championship golf courses are located north of the city. An indoor theatre and a drive-in theatre are also located in the community. Winyah Bay provides an area for fishing, boating and other water sports. Several coastal resorts, a state park, an outdoor statuary collection with landscaped gardens, deep-sea fishing and colonial America exhibits offer a variety of recreation and entertainment.

**CHURCHES**

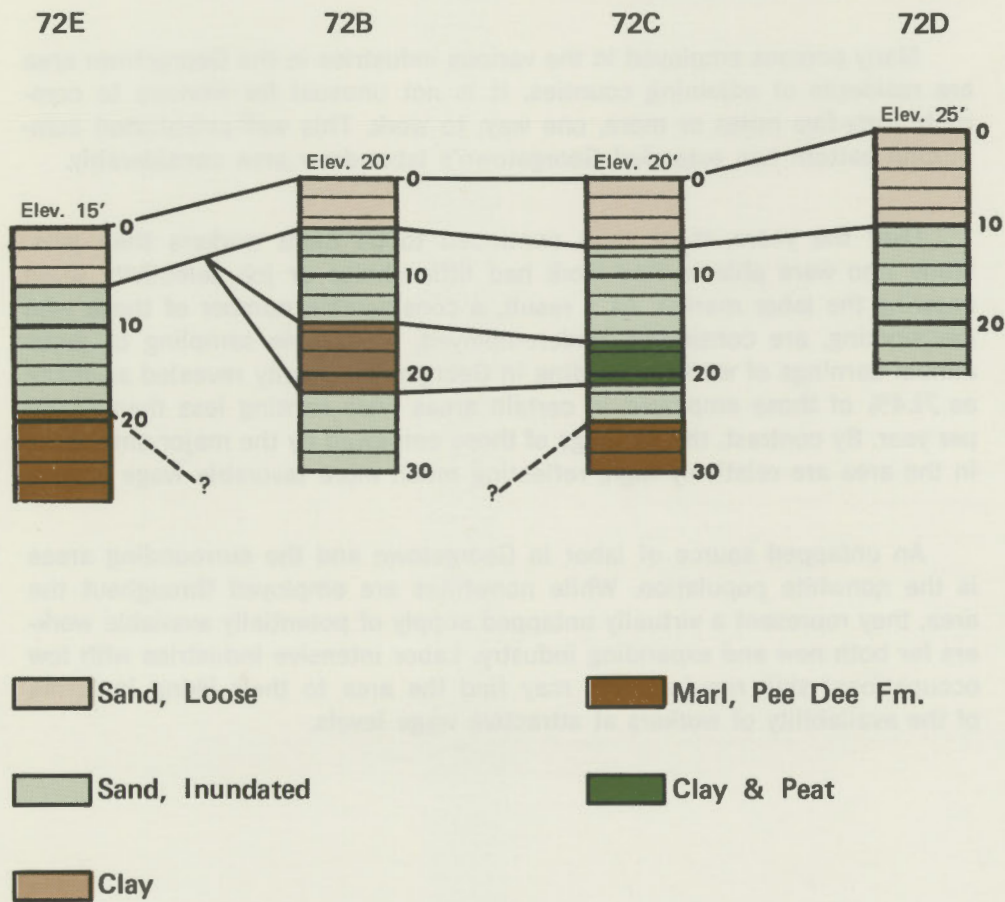
Georgetown has 24 Protestant churches. A Catholic church and a Jewish house of worship are also located in the community.

**SITE DATA**

Numerous industrial sites are located in Georgetown County. A 780-acre industrial park is located five miles west of Georgetown on U. S. 17A and 521. Tracts in the park have rail frontage, power and paved road access. Natural gas can be furnished where justifiable. A 32-acre non-rail site is located four miles from the city on U. S. 17 adjacent to the Georgetown County Airport. Only power is available at present. A number of other sites are available which range from 37 acres to 600 acres. Utilities vary with the location of the site. Some have water frontage and some have rail frontage. The topography of the area is generally level terrain. Detailed information on available sites will be supplied upon request.

GEOLOGIC CONDITIONS

Harmony Site



This site is immediately underlain by loose sands with a bearing strength in the range of 2000-3000 pounds per square foot (psf). The stiff silts and clays (marl) of the Pee Dee Formation will be encountered over the property generally at 5-10 feet below sea level; this is the geologic unit used in the area for piling support.

The water table will be encountered at an average depth of 5-10 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

### GEORGETOWN, S. C. AREA

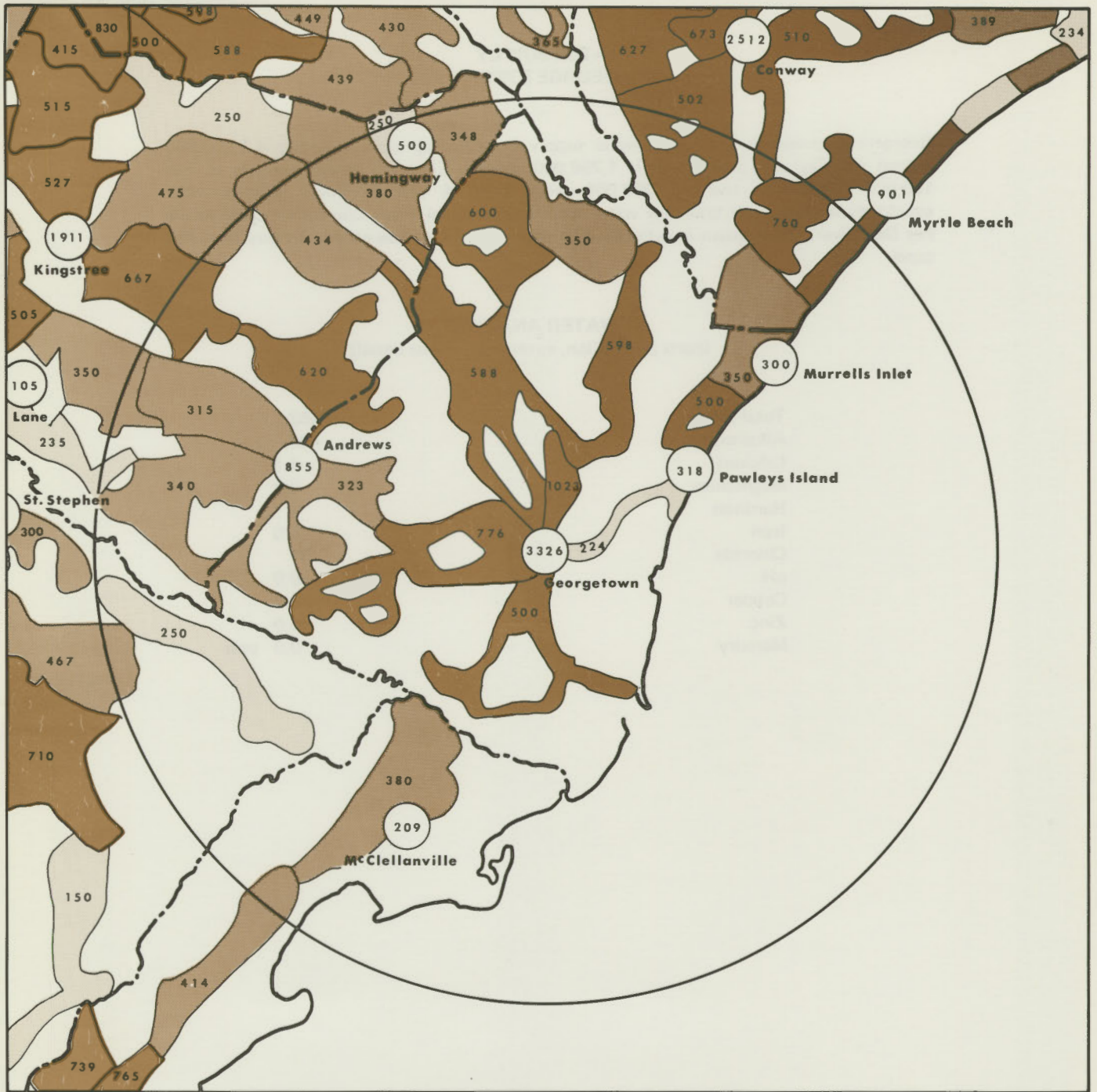
## APPENDIX B

The coastal town of Georgetown, located approximately midway between Charleston and Myrtle Beach, has a population of 10,449. It is estimated that over 60,000 persons reside within a 30-mile radius of the town. Access to Georgetown from the surrounding areas is good as it is served by several U. S. and State highways.

Many persons employed in the various industries in the Georgetown area are residents of adjoining counties. It is not unusual for workers to commute forty-five miles or more, one way, to work. This well-established commuting pattern has extended Georgetown's labor-draw area considerably.

Over the years, there have continued to be more workers than jobs. Many who were able to find work had little choice or job selectivity when entering the labor market. As a result, a considerable number of those who are working, are considered underemployed. A sizeable sampling of gross annual earnings of workers residing in Georgetown County revealed as many as 71.4% of those employed in certain areas were earning less than \$4,000 per year. By contrast, the earnings of those employed by the major employers in the area are relatively high, reflecting much more favorable wage scales.

An untapped source of labor in Georgetown and the surrounding areas is the nonwhite population. While nonwhites are employed throughout the area, they represent a virtually untapped supply of potentially available workers for both new and expanding industry. Labor intensive industries with low occupational skill requirements may find the area to their liking in terms of the availability of workers at attractive wage levels.



**POPULATION DENSITY**

30 MILE RADIUS

**GEORGETOWN**

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

County Range Per Family 3.5 to 3.7

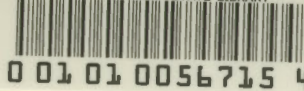
**WATER SUPPLY  
GEORGETOWN**

Georgetown presently obtains its water supply from 9 deep wells. Capacity is 2,200,000 gallons per day and peak usage is 1,750,000 gallons. Elevated storage consists of one 100,000 gallon tank and one 250,000 gallon tank. A new treatment plant is under construction which will take raw water from International Paper Company's canal to the Pee Dee River. Georgetown is authorized to take up to 12 million gallons per day from this canal.

**WATER ANALYSIS**

(parts per million, except pH, unless noted)

Total solids	452
Alkalinity	430
Calcium	1.4
Magnesium	0.2
Hardness	4
Iron	0.0
Chloride	31
pH	8.9
Copper	0.0
Zinc	0.0
Mercury	0.0 ppb



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.