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Progress

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SAVANNAH LAKES VILLAGE

SLV BEGINS

The Savannah Valley Authority and Cooper Communities, Inc., completed their two-year negotiations for the sale and development of **Savannah Lakes Village** on December 12, 1988, when they signed the closing papers at the State Treasurer's Office in Columbia. In addition to the property purchased from the Authority, Cooper has bought approximately 800 acres of land from adjacent property owners, for a total

SPECIAL TAX DISTRICT

McCormick County Council gave final approval on January 6 to an ordinance creating a special tax district for the **Savannah Lakes Village** project area. The ordinance was requested by Cooper Communities, Inc., as a means of retiring the debt on the roads, water, and sewer for **Savannah Lakes Village**. The District includes only those properties owned by Cooper Communities and was a necessary part in financing the project. The tax levy will be transferred to individual property owners when they purchase lots in the Village.

SLV MASTER PLAN

The Savannah Lakes Village Master Plan details all aspects of the Village from land use to financing to specifications for utilities. A copy of the ten-volume plan is available at the SVA Office for public review.

SLV DEVELOPMENT

As of May 12, contracts for the construction of 14.2 miles of roads in **Savannah Lakes Village** had been let; the clearing and grubbing work on the golf course was complete; and construction of the lodge was underway. The first lot, in the Southwind subdivision, was sold on April 1 to Frank Sherard of Calhoun Falls. Within the first month, 50 lots were sold at a total price of \$1.2 million. In addition, numerous homesites have been reserved in areas where inclement weather has delayed the construction of roads.

(SLV Con't on Pg. 5)

LAKE RUSSELL PROJECT

CONGRESSIONAL SUPPORT

While the ink was still drying on the documents related to the Savannah Lakes Village development, a group of civic and political leaders from the Savannah Lakes Region travelled to Washington, DC, on December 13, 1988, to meet with the South Carolina Congressional delegation and to ask for their support for a similar project on Lake Russell. The meeting also was attended by officials from the Washington office of the US Army Corps of Engineers. The local group cited the economic conditions prompting their request and discussed the environmental controls that would be placed on the development. The proposal was well-received by the Delegation and Corps officials, setting the stage for further talks at the Savannah District office of the Corps. These discussions began in January and are continuing as part of the overall development process.

(LRP Con't on Pg. 5)

DEVELOPMENT NOTES

REVOLVING LOAN FUND

The Savannah Valley Authority, in conjunction with the Jobs-Economic Development Authority of South Carolina, is finalizing the procedure to establish a revolving loan fund for business creation and expansion and infrastructure improvements. The fund would be established with \$1 million provided to the Authority by Cooper Communities in 1988 as an economic development impact fee. Details are still being worked out; additional information will be provided in future issues of *SVA Progress*.

DEVELOPMENT BROCHURE

The economic development agencies in Abbeville, Anderson, and McCormick Counties are cooperating to produce a brochure promoting the numerous investment opportunities in the Savannah Lakes Region of South Carolina. The brochure will provide general information about the Region as a whole, as well as about each of its three counties. It represents the first of what is expected to be many collaborative efforts between the counties. Funding for the brochure is being provided by the counties, the Saluda River Electric Cooperative, and the South Carolina State Development Board. The Savannah Valley Authority is coordinating and staffing the effort.

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McCORMICK COUNTY BUSINESS LEAGUE

An innovative approach to commercial revitalization is underway in McCormick County. In March of 1988, a group of merchants, property owners, governmental bodies, and interested citizens formed the McCormick County Business League (MCBL) to improve and enhance commercial activity in the county. Using the National Main Street Center's (NMSC) approach to downtown revitalization as a model, MCBL expanded the concept to include all four municipalities and several unincorporated communities in a countywide commercial district. The areas are connected by SC Highways 81 and 28, which form the McCormick County portion of the Savannah River Scenic Highway. In August, MCBL hired Dwight Bassett as Project Manager. The project has been endorsed by the South Carolina Downtown Development Association, which is responsible for NMSC activities in the state, and has received national attention for its unique approach to commercial development in rural areas.

The Savannah Valley Authority was instrumental in developing the countywide "Main Street" concept, and has provided financial and technical support to MCBL since its inception. For additional information, contact Dwight

Bassett, MCBL, P. O. Box 938, McCormick, SC 29835; telephone 465-2835.

PALMETTO LEADERSHIP

Abbeville County is one of four South Carolina counties selected to participate in a new leadership development program funded by a grant from the Kellogg Foundation of Battle Creek, MI, and Clemson University. The program is designed to provide people in rural communities with the training they need to get involved with decision-making processes in their county and state. The Abbeville group is attending weekly training sessions during the months of February through May. It will later identify three or four major problems to be addressed in the county and will begin work on solutions. Twenty other counties had expressed an interest in the program. The other pilot counties are Dillon, Kershaw, and Saluda. For additional information about the Abbeville project, contact James S. Jones, Jr., County Extension Director, Clemson University Cooperative Extension Service, P. O. Box 640, Abbeville, SC 29620; telephone 459-4106.

NEWSMAKERS

SVA Board Chairman, John A. McAllister, has been recognized recently for his contributions to the Region, the State, and his fellowman by three different organizations:

- (1) Old Ninety Six Tourism Commission - Man of the Year.
- (2) S. C. Economic Developers Association - Lifetime Achievement Award.
- (3) Erskine College - Honorary Doctor of Humanities.

UTILITY PLANNING

CALHOUN FALLS WATER LINE

At its March 9 meeting, the Savannah Valley Authority agreed to provide up to \$52,000 to the Town of Calhoun Falls for the extension of an 8-inch water line to the entrance of the new Calhoun Falls State Park.

Construction of this line will allow development of the Park to proceed on schedule. In exchange for providing treated water to the Park, the Town will be able to take advantage of the Park's 125,000-gallon elevated storage tank. Calhoun Falls, the Upper Savannah Council of Governments, the Abbeville County legislative delegation, and SVA are seeking sources for funding other improvements to the Town's water system.

CALHOUN FALLS STATE PARK

Senators J. Strom Thurmond and Ernest F. Hollings were among dignitaries who participated in a groundbreaking ceremony for Calhoun Falls State Park on April 14. The ceremony was conducted by the South Carolina Department of Parks, Recreation and Tourism (PRT) and the United States Army Corps of Engineers, who are sharing the costs of its construction. The \$4.7 million project is being built by Valley Construction Company of Columbus, MS, and is to be completed by November 1990. It will be operated by PRT. K. B. Simmons Associates, in joint venture with Davis and Floyd, Inc., of Greenwood, SC, designed the facilities.

REGIONAL WASTEWATER

Officials representing four county governments, several municipalities, two Councils of Governments, and the Savannah Valley Authority are coordinating their activities to develop a 70-mile wastewater transmission line from the Calhoun Falls area of Abbeville County to the Horse Creek Regional Wastewater Treatment Plant in Aiken County. The group is working closely with State and Federal officials to determine if funding can be made available for the \$54 million project. If constructed, the proposed project would: (1) address the wastewater treatment requirements of a large area; (2) eliminate the need for the construction of several smaller treatment plants; (3) make the corridor through which the line passes more suitable for development; and (4) improve the efficiency of the Horse Creek Plant, which presently is operating considerably below capacity. Two alternative plans for sewage treatment and disposal are also being considered, but neither meet all of the economic and environmental criteria for the best overall development of the Region. Representatives of SVA, the Upper and Lower Savannah Councils of Governments, and Aiken County met with the staffs of the South Carolina Congressional delegation in Washington, DC, on April 5 to discuss the plan and receive further guidance. The plan is currently being reviewed at the state and local levels.

WATER & WASTEWATER ADVISORY COMMITTEE

SVA's Regional Water and Wastewater Advisory Committee (originally known as the Tri-County Water and Sewer Authority) has been meeting since January to consider options concerning infrastructure needs and development in the area. Curtis Baggett of McCormick County serves as Chairman; Belle Kennette of Greenwood County Vice-Chairmen; and John Nixon of Abbeville County 2nd Vice-Chairman.

Dr. James Hite of the Strom Thurmond Institute at Clemson University, made a presentation on "Water for South Carolina's Future," a 28-page report prepared by the Institute, and urged the committee to encourage multi-county systems. He noted that the State has 342 public water systems, and recommended that they be merged into about 18-25 systems based on future population density and needs. The committee was also apprised of plans to develop a regional wastewater transportation system in the Savannah River Valley (see separate article). The committee has recommended that the SVA Board of Directors support such projects as Regional solutions to water and wastewater problems, the Savannah Valley Wastewater Transmission line, and a combined Regional capital improvements plan related to water and wastewater.

SVA and the Upper Savannah Council of Governments have obtained authorization from the Town of Calhoun Falls and McCormick County to undertake a joint capital improvements plan for their water and sewer needs. The committee will continue to meet on a regular basis during the development stage of the Regional work plan.

ADMINISTRATION

THREE NEW STAFF MEMBERS ADDED TO SVA

The Authority recently added three new employees to its staff. W. F. "Bill" McLaughlin joined SVA in January as Deputy Director, a position that had been vacant since Morrison Parrott was promoted to Executive Director in December 1987. Lee W. Haines began work as the Authority's first Chief Engineer in April. Pamela L. Hudson joined the staff in December as administrative specialist.

McLaughlin comes to SVA with extensive experience in real estate development and management. A native of Chicago, his past positions include Director of Planning & Development for the City of Tulsa, OK; chief executive officer for Bird Island, a private, lake-oriented community at Grand Lake, OK; and head of property management for the Kiawah Island

Company. Immediately prior to joining SVA, McLaughlin was a private consultant for real estate investors and developers.

Haines will oversee the Savannah Lakes Village development activities and regional infrastructure development. He comes to the Authority from Wells, Law & Associates, of Aiken, where he held the position of Civil Development Engineer. Previously, he worked with projects in South Carolina, West Virginia, Colorado, New York, and Pennsylvania.

Mrs. Hudson, a native of McCormick County, was previously employed by Cambridge Academy in Greenwood and the McCormick County Magistrates' and Coroner's Office.

"ESCAPE TO THE LAND OF UNLIMITED OPPORTUNITY" FOLDER AVAILABLE

The Savannah Valley Authority's information folder, "Escape To The Land Of Unlimited Opportunity," is now available for distribution. The folder includes a general statement about the Savannah Lakes Region, as well as seven single-sheet inserts about specific topics and a reader-response card to request more in-depth information. The Authority is distributing the folder to anyone requesting information about the Region, including nearly 1000 people who have already expressed an interest in retiring to the area. SVA has invited development, tourism, educational, and health-related organizations to provide brochures and other information to be included in follow-up packets to those returning the reader response cards.

SVA CULTURAL PUBLICATION "ENCORE" RECEIVES "ADDY" AWARD

The Savannah Valley Authority's regional calendar of events, *Encore*, has earned a Silver "Addy" award from the Columbia Ad Club.

The calendar received the award during its first year of publication. *Encore* promotes cultural activities and attractions in the Savannah Lakes Region of the state, incorporating Abbeville, Anderson, Greenwood, and McCormick Counties and surrounding areas. The award was presented to SVA and its public relations firm, Newman Saylor & Gregory, at a ceremony on February 11. Recognized for their collaboration on the quarterly publication were John Blythe of SVA for copywriting and Sylvia Potts of NS&G for creative direction.

(Con't from page 1)

SAVANNAH LAKES VILLAGE

MCCORMICK COUNTY HEALTH CARE CENTER

The McCormick Health Care Center was dedicated on January 22, 1989, and admitted its first resident on February 6. The 88-bed facility, located on Holiday Road, is the first building completed in the **Savannah Lakes Village** project area. The Center is owned by McCormick County, which has contracted with Healthcare Properties, Inc., of Knoxville, TN, for its management. SVA sold the property to the county in 1987. At its opening, the facility had approximately 50 employees. Questions about the Center may be directed to Kent Clary, Administrator, P. O. Box 1140, McCormick, SC 29835; telephone 391-2390.

SVA MOVES INTO NEW OFFICE BUILDING

The Savannah Valley Authority moved into its new building on Holiday Road on January 3. The 3294-square-foot structure has five private offices, clerical area, library, conference room, kitchen, and lobby. In addition, a large attic was designed for future expansion when needed. The building was designed by Dorn & Steverson, Architects, of Greenwood, and was constructed by Spratlin Brothers Builders of Lincolnton, GA. The facilities may be used by public groups for meetings when available.

LAKE RUSSELL PROJECT

SVA BEGINS PROPERTY ACQUISITION FOR ECONOMIC DEVELOPMENT ON LAKE RUSSELL

The Savannah Valley Authority has begun the process of acquiring approximately 3000 acres of land adjacent to Lake Russell for an economic development project similar to **Savannah Lakes Village**. The property under consideration is located to the west of SC Highway 81 within and to the south of the Town of Calhoun Falls. Three of the parcels are owned by the US Army Corps of Engineers (COE) and are leased to the South Carolina Department of Parks, Recreation & Tourism (PRT). PRT has approved the transfer of its lease to SVA, and is awaiting approval from the Corps.

Under terms of the transfer agreement, SVA will exercise the

same rights and responsibilities now held by PRT and provide an equal amount of wildlife mitigation property if it ever acquires the property in fee simple.

The Authority also has met with private and corporate land owners and is currently having their land appraised to determine its fair market value.

The governing bodies of Abbeville County and the Town of Calhoun Falls have expressed their support for the acquisition and controlled development of the property. The SVA Board has approved an acquisition plan and the funds have been approved by the S. C. Budget and Control Board.

S. C. STATE LIBRARY

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LAKE LEVELS

DROUGHT CONTINGENCY PLAN FOR THE SAVANNAH RIVER BASIN COMPLETED

The new Savannah River Basin Drought Contingency Plan developed by the S. C. Water Resources Commission, the US Army Corps of Engineers (COE), and the Georgia Department of Natural Resources was released in March. The Plan replaces the Short-Range Water Management Strategy Plan produced by the COE in 1986. Key elements of the Plan are: (1) the use of lake levels as triggering mechanisms to initiate management action and (2) the establishment of the Savannah River Basin Drought Coordination Committee (SRBDCC). Factors such as time of year are

considered in determining the level of outflow from the Lakes, but in all instances, flow from Lake Thurmond is reduced to 3600 cubic feet per second (cfs) when Lake Hartwell's level has dropped to 646 feet mean sea level (msl) or Lake Thurmond's to 316 ft. msl. The COE has determined that 3600 cfs is the minimum rate that will still maintain proper water levels in the Savannah River downstream of Thurmond Dam. **The Plan calls for maintaining the 3600 cfs release at Thurmond Dam until the lakes reach full pool.** Full pool for Lake Thurmond is 330 ft. msl.

The SRBDCC, composed of representatives from the COE and the States of South Carolina and Georgia, was established to provide for improved communication and information exchange among the agencies involved. A copy of the Plan is available for examination at the SVA office. For more information about its availability, contact the US Army Corps of Engineers, Savannah District, P. O. Box 889, Savannah, GA 31402; telephone (919) 944-5279.



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