McCallum Sweeney Consulting
the geography of business

July 26, 2011

Karlisa Parker
Director
Chester County Economic Development
525 College Place, Suite A
Chester, SC 29706

Dear Ms. Parker:

Thank you for submitting the Chester Technology Park for the South Carolina Department of Commerce Industrial Site Certification Program. We appreciate your time and dedication to this project. McCallum Sweeney Consulting has conducted an exhaustive analysis of the proposed location as a part of this project. Based on the information you provided and our evaluation of your site, we have certified the Chester Technology Park for an Industrial Park.

McCallum Sweeney Consulting has developed a program for the SCDOC to certify industrial sites and industrial parks as ready for industrial development. We have certified the Chester Technology Park as meeting the following criteria:

- Park has 163 total acres with 119.4 developable acres.
- Park must be available for sale and a clear title demonstrated. Chester County owns Tracts A and C and has a right of first refusal on Tract D of the park and has demonstrated a willingness to sell the property for at least two years. A 50-year title search has been completed.
- Park is currently zoned General Commercial (GC). A zoning change will be necessary. Letter of willingness to rezone from Chairman of Chester County Planning Commission submitted.
- Entire park is outside the FEMA 100-year floodplain.
- Park is free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the site's developability.
- Master Development Plan has been created for park.
- Protective covenants have been drafted for the industrial park and cover issues such as land use, maintenance, landscaping, storm drainage, signage, parking, utility connections, height restrictions, building materials and design, and setbacks.
- Park is directly served by a road that is compatible with state standards for tractor/trailer access (80,000 pounds/20,000 pounds per axle).

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- Distribution level electric service is available at the park. Transmission service is within a mile of the park.
- Natural gas infrastructure is in place at the park.
- Park is served by water infrastructure and system that meets the required minimum capacity of 300,000 gallons per day.
- Park is served by wastewater infrastructure that meets the required minimum capacity of 200,000 gallons per day.
- Rail service is available at the park.
- Developable acreage is free of wetlands, endangered species, or other unacceptable environmental conditions or has a mitigation plan that is achievable within 90 days.[1]

The park will need to be re-verified 24 months from the date of this letter. The purpose of the re-verification is to show that the site is still available for sale and under control. The Step 1 Application needs to be re-submitted at that time.

Please note that this certification expires **December 31, 2015.** After this date, you will need to apply for recertification. [Note: Once received, the certification expiration date will be updated to reflect five years from the Jurisdictional Determination letter.]

Also attached is a strengths and weaknesses matrix for the park, which incorporates recommendations for improving the readiness of the park.

Congratulations on achieving certification and thank you, again, for your hard work. Please feel free to contact us, if you have questions regarding our analysis.

Sincerely,

Jeannette T. Goldsmith

Jeannette T. Goldsmith

cc: Maceo Nance

[1] This certification is contingent on Chester Technology Park receiving a Jurisdictional Determination Letter from the US Army Corps of Engineers.

SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM

Site Name: Chester Technology Park
Site Location: Chester, Chester County, SC

SITE TECHNICAL EVALUATION

	Strengths	Weaknesses	Recommendations
Site Characteristics	• Park is 163.82 total acres, with approximately 119 acres available for development • Tracts A & C are owned by Chester County; County has right of first refusal for Tract D • Entire park is out of the floodplain • Park topography is suitable for development • All environmental due diligence has been completed including: Phase I ESA, wetlands delineation, archaeological investigation, and geotechnical assessment	• Park is zoned GC, General Commercial; a zoning change will be necessary for industrial activities • Park is surrounded by Residential zoned land to east, north, and south • Jurisdictional Determination Letter from US Army Corps of Engineers has not yet been received	• Begin rezoning process to rezone park for industrial purposes
Utility Adequacy and Capacity	• 12 kV electric service available at park • Adequate natural gas infrastructure is available at park • Adequate water infrastructure is available at park • Adequate water system excess capacity • Adequate wastewater infrastructure is available at park • Adequate wastewater system excess capacity • Adequate telecom infrastructure available at park		

	Strengths	Weaknesses	Recommendations
Transportation Access	• Park has direct access to Hwy 9, a 4-lane divided hwy • Park is 9 miles from I-77 • Dual ingress/egress available • Park will be served by rail • Dual rail service available • Park is 45 miles from CLT Airport		
Other	• Land price has been established • Restrictive covenants for park have been established • Master Plan has been created for the park		

SOUTH CAROLINA DEPARTMENT OF COMMERCE
INDUSTRIAL SITE CERTIFICATION PROGRAM

TARGET INDUSTRIES

Site Name: Chester Technology Park
Site Location: Chester, Chester County, SC

Target Industry	Industry Overview	Location Requirements	MSC Justification
Advanced Materials	The materials industry produces a diverse set of products from concrete to plastics to non woven textiles to advanced composite materials. Their applications are numerous from plastic soda bottles to the materials used to build the most technologically advanced fighter jets in the world. Specifically, the materials industry includes the following NAICS codes: • 313-315: Textiles and Apparels • 3212 Engineered Wood Products • 326 Plastics and Rubber Products • 327 Nonmetallic mineral products • 3252 Synthetic Rubber, Fibers, and Filaments. Advanced materials outperform conventional materials with superior properties such as toughness, hardness, durability and elasticity. They can have novel properties including the ability to memorize shape or sense changes in the environment and respond. The development of advanced materials can even lead to the design of completely new products, including medical implants and computers.	o Access to qualified labor o Low industrial utility rates o Highway transportation linkages	o Access to qualified labor o Low industrial utility rates o Close proximity to I-77

Target Industry	Industry Overview	Location Requirements	MSC Justification
Medical Devices and Equipment	The medical supplies and devices manufacturing industry includes about 12,000 companies with combined annual revenue of $78 billion. The industry is slightly concentrated: the 50 largest companies hold close to 60 percent of the market. Medical supply and device manufacturers produce instruments, apparatus, and supplies used in the medical field. Demand is driven by population demographics and advances in medical knowledge and technology. The profitability of individual companies depends on the ability to develop superior products.	o Site size o Proximity to population centers	o Site size o Proximity to Charlotte and Columbia
Plastics	Industries in the Plastics and Rubber Products Manufacturing subsector make goods by processing plastic materials and raw rubber. The Plastic Product industry group comprises establishments primarily engaged in processing new or spent (i.e., recycled) plastics resins into intermediate or final products, using such processes as compression molding; extrusion molding; injection molding; blow molding; and casting. Within most of these industries, the production process is such that a wide variety of products can be made.	o Rail served o Proximity to customers and end markets o Good transportation infrastructure	o Rail served o Proximity to Charlotte and Columbia o Good transportation infrastructure