McCallum Sweeney Consulting
the geography of business

November 9, 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 Research and Development 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 Research and Development Park as 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 Research and Development Park as meeting the following criteria:

- Park has 309 total acres with 283 developable acres.
- Park must be available for sale and a clear title demonstrated. Chester County owns the entire 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 Limited Industrial (ID-2). A zoning change will not be necessary.
- 302 acres of the park are outside the FEMA 100-year floodplain. 11 acres of the park in the southeast corner are located in 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, 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 and transmission level electric service are available at 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. Existing wastewater infrastructure (pump station and force main) is inactive and smaller users may be required to use septic systems for wastewater treatment. The existing infrastructure will become active when there is a minimum demand of 268,650 gpd from customers within the park.
- Rail service is not 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.

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 **March 27, 2014.** After this date, you will need to apply for recertification.

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

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SOUTH CAROLINA DEPARTMENT OF COMMERCE

INDUSTRIAL SITE CERTIFICATION PROGRAM

SITE EVALUATION

Site Name: Chester Research & Development Park
Site Location: Richburg, Chester County, SC

	Strengths	Weaknesses	Recommendations
Site	• Park is 313 total acres with 283 developable acres • Park is owned by Chester County • Site is currently zoned Limited Industrial ID-2, and a zoning change will not be necessary • All environmental due diligence has been completed including: Phase I ESA, wetlands delineation, archaeological investigation, and geotechnical assessment	• 11 acres are in the floodzone	
Transportation	• Park is 45 miles from CLT • Dual ingress/egress possible	• Park is 9 miles from I-77 • Park is not served by rail	

Site Evaluation (continued)

	Strengths	Weaknesses	Recommendations
Utilities	• Electric transmission and distribution infrastructure available at park • Adequate natural gas infrastructure available at park • Adequate water infrastructure available at park • Water system has 1.76 mgd excess capacity • Wastewater system has 0.9 mgd excess capacity • Adequate telecom infrastructure available at park	• 14” wastewater line adjacent to park and pump station are not currently in operation but could be once the demand from users in the Park reaches 268,650 gpd.	• Be prepared to address concerns about wastewater service including plans (costs and schedule) related to setting up septic system on site.
Other	• Land price has been established • Master Development plan has been developed that shows 12 parcels ranging from 17 to 45 acres • Land price has been established		

SOUTH CAROLINA DEPARTMENT OF COMMERCE

INDUSTRIAL SITE CERTIFICATION PROGRAM

TARGET INDUSTRIES

Site Name: Chester Research & Development Park
Site Location: Richburg, Chester County, SC

Target Industry	Industry Overview	Location Requirements	MSC Justification
Auto Parts	The US auto parts manufacturing industry consists of about 4,500 companies and has annual revenue of about $225 billion. Industry sales are concentrated among the largest suppliers, but 80 percent of firms employ fewer than 100. Demand for auto parts is driven by new car sales, which are strongly affected by interest rates, and by the replacements market. Company profitability industry depends partly on the difficulty of manufacturing products and partly on demand volume, since many costs are fixed.	• Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Competitive operating cost environment • Reliable electricity	• Proximity to Charlotte and Columbia • Adequate manufacturing labor force • Existing skill sets in the workforce • Competitive operating cost environment

Target Industry	Industry Overview	Location Requirements	MSC Justification
Fabricated Metals	Industries in the Fabricated Metal Product Manufacturing subsector transform metal into intermediate or end products. Important fabricated metal processes are forging, stamping, bending, forming, and machining, used to shape individual pieces of metal; and other processes, such as welding and assembling, used to join separate parts together. Establishments in this subsector may use one of these processes or a combination of these processes.	• Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the workforce • Competitive operating cost environment • Reliable electricity • Rail service required for some projects	• Proximity to Charlotte and Columbia • Adequate manufacturing labor force • Existing skill sets in the workforce • Competitive operating cost environment *Note: Lack of rail may limit prospect activity*

Target Industry	Industry Overview	Location Requirements	MSC Justification
General Machinery	Industries in the Machinery Manufacturing subsector create end products that apply mechanical force, for example, the application of gears and levers, to perform work. Some important processes for the manufacture of machinery are forging, stamping, bending, forming, and machining that are used to shape individual pieces of metal. Processes, such as welding and assembling are used to join separate parts together. Although these processes are similar to those used in metal fabricating establishments, machinery manufacturing is different because it typically employs multiple metal forming processes in manufacturing the various parts of the machine. Moreover, complex assembly operations are an inherent part of the production process.	• Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Existing skill sets in the workforce • Existing industry base • Competitive operating cost environment • Reliable electricity • Rail service required for some projects	• Proximity to Charlotte and Columbia • Adequate manufacturing labor force • Existing skill sets in the workforce • Existing industry base • Competitive operating cost environment
Light Industrial / Assembly	This category is comprised of smaller facilities that are doing primarily final assembly of goods. Some companies that do some light manufacturing that does not required much heat or pressure would also be included in this category	• Competitive operating cost environment • Smaller sites • Less impactful development • Proximity to end customers	• Competitive operating cost environment • Site size • Proximity to Charlotte and Columbia

Target Industry	Industry Overview	Location Requirements	MSC Justification
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.	• Larger site size requirement • Good transportation infrastructure • Proximity to customers and end markets • Adequate manufacturing labor force • Competitive operating cost environment • Reliable electricity • Rail service required for some projects	• Proximity to Charlotte and Columbia • Good manufacturing labor force in County • Competitive operating cost environment • Reliable electricity *Note: Lack of rail may limit prospect activity*