



Darlington County
ECONOMIC DEVELOPMENT PARTNERSHIP

**A Great Climate
For Business**

DARLINGTON COUNTY
Economic Development
PARTNERSHIP

Strengthening the economy
of Darlington County by attracting
and developing new and existing businesses.

OUR TEAM

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Darlington County
ECONOMIC DEVELOPMENT PARTNERSHIP

SERVICES

Existing Industry Expansion and Assistance

Darlington County works with local, state and federal governmental agencies, utility providers and workforce training resources to facilitate the expansion of existing industries that are committed to creating jobs in the county.

Infrastructure Support

Darlington County works with the South Carolina Department of Transportation, the Genesee & Wyoming Railroad, water and sewer authorities, telecommunications companies, and energy companies to identify locations that have the infrastructure companies need to grow.

Workforce Training

Through resources offered by the South Carolina Technical College System at Florence-Darlington Technical College, S.C. Works and ReadySC, Darlington County has the resources to provide companies with a world-class workforce that will ensure productivity and profitability.

Incentives

Darlington County works with the South Carolina Department of Commerce to develop competitive incentives packages, making locating in Darlington County one of the easiest and best business decisions you have ever made.

**WORKING
SIDE BY SIDE
WITH COMPANIES
ACROSS OUR COUNTY**

WE STRIVE

TO ACCOMPLISH

our objective by actively engaging in industrial development, marketing, and public relations.

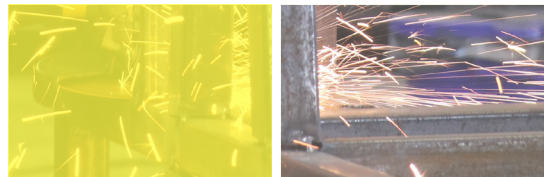
The most visible work the Partnership conducts is the recruitment of industry to increase investment and create jobs within the county.

Darlington County is a member of the North Eastern Strategic Alliance (NESA), a regional economic development organization that serves a nine-county region in the northeast corner of South Carolina and works closely with the alliance to significantly enhance the quality of life for residents of the region by creating additional jobs and capital investment within the existing industry base and by recruiting new companies.



TOP EMPLOYERS

Sonoco Products	1,600
Duke Energy	773
Georgia-Pacific (Dixie)	600
Nucor Steel	505
RBC Bearings	200
North Industrial Machine	150
Stingray Boats	148
Citi Trends	140
Canfor Southern Pine, Inc.	125
Darlington Veneer	115
Diamond Hill Plywood	105
JBE	100



“ We have **21,000 employees** globally. We could be headquartered **anywhere** we want to be. We could be headquartered in major cities like Charlotte or Atlanta. We could be wherever we want, but we **choose** to be in Hartsville. We **choose** to be in Darlington County. ”

Roger Schrum

Vice President of Investor Relations and Corporate Affairs
Sonoco

IN GOOD COMPANY



DID YOU KNOW?



Sonoco is the only Fortune 1000 company headquartered in South Carolina and they are located in our county. The packaging producer has more than 330 operations in 34 countries and employ nearly 1,600 people here in Darlington County.

LOGISTICS

The region's newest addition, Inland Port Dillon, is located within 30 minutes of the majority of Darlington County and has extended our reach to global markers.

Inland Port Dillon has direct rail access to the deep water Port of Charleston.



Genesee & Wyoming operates 27 miles of track in the county.



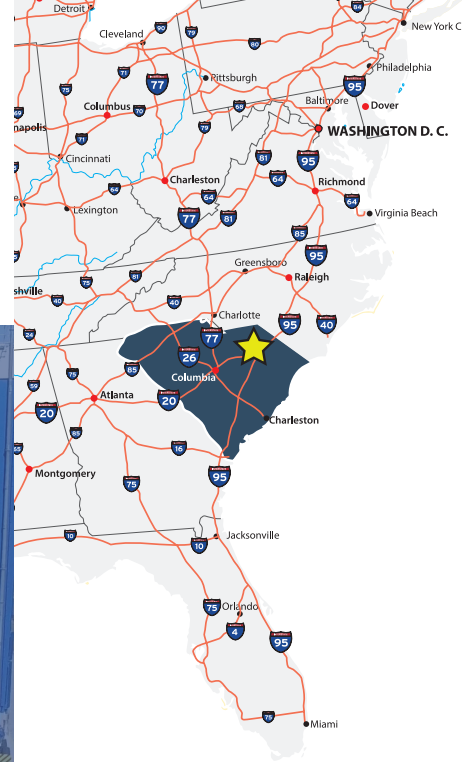
G&W interchanges with Class 1 CSX railroad in Florence, S.C. Florence is home to CSX's regional headquarters and the largest railyard in the state.



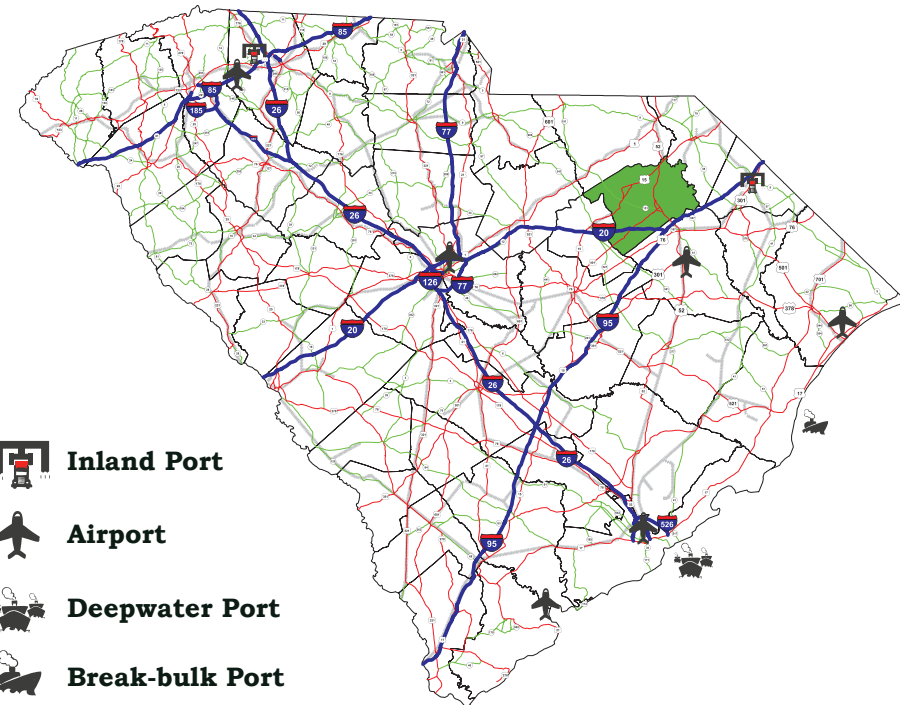
Darlington County has two interstates,

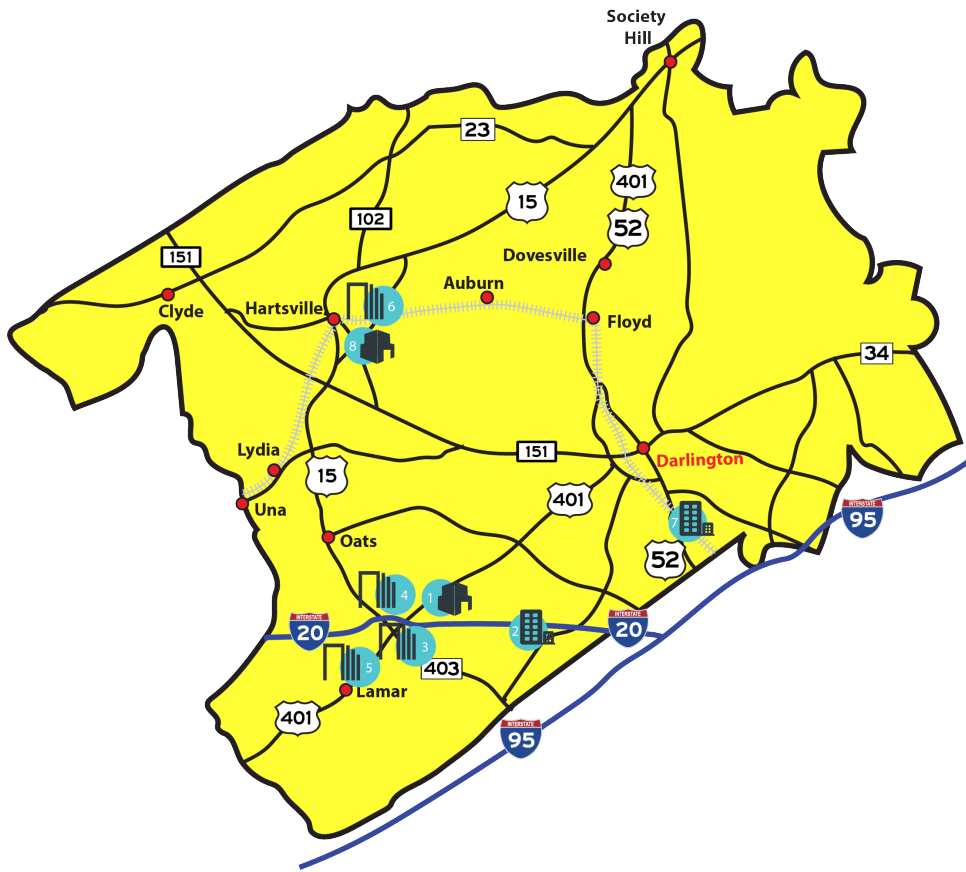


and has several certified shovel-ready sites located at interstate exits.



Darlington County's extensive infrastructure includes two interstates (I-95 and I-20) and 27 miles of rail. Located half way between Miami and New York City on I-95, companies can efficiently move goods up-and-down the east coast with ease and to the west via I-20 at a fraction of the cost of what you'll find anywhere else in the southeastern United States. Inland Port Dillon extends our reach and gives us a direct connection to the Port of Charleston and the rest of the world.





- 1 - Perfection Building
- 2 - Darlington County I-20 Industrial Park
- 3 - Mark White Property
- 4 - Dowling Site
- 5 - Mims Site
- 6 - Hartsville Industrial Park
- 7 - Florence-Darlington Tech College Foundation Park
- 8 - JBE Building

“Darlington County puts us in close proximity to multiple major markets and gives us access to I-95, I-20, the Port of Charleston, and Inland Port Dillon within just a short time. You couldn't ask for a better location.”

Danny Johnson, Jr.
Vice President/ Engineer
North Industrial Machine

1



City - Timmonsville
Lease Price - \$3.25 Per Sq. Ft.
Total Sq. Ft. - 180,000

2



City - Timmonsville
Price Per Acre - \$20,000 - \$50,000
Total Acres - 163

3



City - Timmonsville
Price Per Acre - \$30,000
Total Acres - 197

4



City - Timmonsville
Sale Price - \$1,220,000
Total Acres - 73

5



City - Lamar
Price Per Acre - \$2,000
Total Acres - 235

6



City - Hartsville
Price Per Acre - \$10,000 - \$22,500
Total Acres - 225

7



City - Darlington
Price Per Acre - \$15,000
Total Acres - 126

8



City - Hartsville
Lease Price - \$0.35 Per Sq. Ft.
Total Sq. Ft. - 50,000

Labor Force within a 60 minute drive
227,715

OUR WORKFORCE SPECIALIZES IN
MAKING THE PIECES
THAT MAKE THE WHOLE

COUNTY WORKFORCE STATS

Population

67,253

Unionization Rate

1.7%

Median Annual Salary

\$33,800

Median Age

41

EMPLOYMENT BY OCCUPATION

Each  represents 500 workers



Education/Health



Government



Manufacturing



Construction



Payroll & Benefits Services



**Transportation, Warehouse,
& Utilities**



Leisure



Retail



Others

INVESTING IN OUR FUTURE



COUNTY EDUCATIONAL STATS

Graduation Rate (2018-2019)

91.5%

FDTC Awards Issued 2017-2018

813

Coker University Awards Issued 2017-2018

243



The South Carolina Governor's School for Science & Mathematics is the Palmetto State's only two year, public, residential high school dedicated to the advanced study of science, technology, engineering, and mathematics and it is located in Darlington County.

In addition to the residential school, GSSM offers a three-year, virtual engineering program, Accelerate, in partnership with school districts across the state. Students in 10th-12th grades earn the first year of college credits toward an engineering or STEM degree.



Founded in 1908, Coker is a bachelor's and master's degree-granting institution and competes in 21 NCAA Division II sports. Coker is ranked among the "Best Colleges" in the South by U.S. News & World Report as well as The Princeton Review, and by Washington Monthly as No. 2 in South Carolina for value.

In 2019, the college announced plans to become Coker University, offering graduate programs and online bachelor's degrees.



Florence-Darlington Technical College was first established in 1963. FDTC boasts an enrollment of more than 6,000 students and serves South Carolina's Pee Dee Region by providing a quality education to the community workforce.



A first of its kind advanced manufacturing center located on the campus of Florence-Darlington Technical College, the Southeastern Institute of Manufacturing and Technology (SiMT) exists to partner with businesses to provide training and manufacturing technology solutions. From manufacturing startup assistance and consulting services to training space and technology for existing industries, it's a facility you have to see to believe.



QUALITY OF LIFE



Darlington County is known for our natural beauty, southern charm, and historic past. From our extensive natural areas at Kalmia Gardens, Williamson Park and Lake Darpo to the walkable downtown areas and historic districts, there is room to stretch out and enjoy life at a slower pace. And if a faster pace is what your looking for, we have you covered there as well. NASCAR's historic Darlington Raceway can offer you all the speed you need as South Carolina's only professional sporting venue. Come discover all Darlington County has to offer.

FAMILY FRIENDLY ACTIVITIES



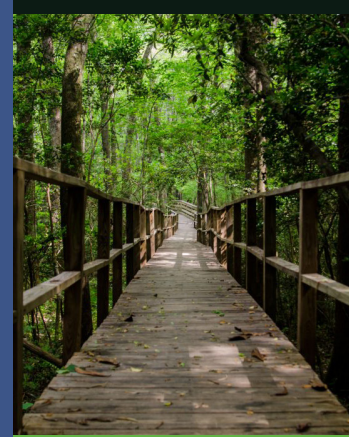
SMALL TOWNS WITH SOUTHERN CHARM



RICH HISTORY



This historic track has been here since 1950 and is now home to two annual NASCAR races. The Track too Tough to Tame is a site to see.



Kalmia Gardens of Coker University in Hartsville features 56 acres of botanical gardens including a board walk along Black Creek and backs up to the 700 acre Segars-McKinnon Heritage Preserve.



COMPETITIVE INCENTIVES

GRANTS

- ◆ Discretionary incentive
- ◆ Can be used for infrastructure, land acquisition and other eligible expenses

JOB DEVELOPMENT CREDITS (JDC)

- ◆ Discretionary incentive
- ◆ Quarterly reimbursement of a discretionary percentage of employees withholding taxes for 10 years
- ◆ Maximum reimbursement of \$20,250 per employee per year
- ◆ Based on wages and physical location within the state

GREEN INITIATIVE CREDITS

- ◆ Can offset a company's income tax liability:
 - Recycling Facility Tax Credit
 - Solar Energy Tax Credit
 - Biomass Resources Tax Credit
 - Renewable Fuels Tax Credit
 - Textile Revitalization Credit
 - Revitalization of Abandoned Building Credit

RESEARCH AND DEVELOPMENT TAX CREDIT

- ◆ Statutory incentive
- ◆ Corporate income tax incentive
- ◆ Is "stackable" with other corporate income tax credits

INVESTMENT TAX CREDIT

- ◆ Statutory incentive
- ◆ Corporate income tax incentive
- ◆ Is "stackable" with other corporate income tax credits

JOB TAX CREDITS (JTC)

- ◆ Statutory incentive
- ◆ Corporate income tax incentive

PORT TAX CREDIT

- ◆ Discretionary incentive
- ◆ Either corporate income tax credit or withholding tax credit
- ◆ Based on SC port volume increases

PROPERTY TAX EXEMPTIONS

- ◆ Statutory incentive
- ◆ Exempts inventories, raw materials, works in process, finished goods, intangible personal property, and pollution control equipment and facilities from property taxes

PROPERTY TAX ABATEMENTS

- ◆ Statutory incentive
- ◆ Abates the county operation portion of the millage rate for 5 years
- ◆ Available for manufacturing investments of more than \$50,000
- ◆ Not subject to FILOT



SPECIAL SOURCE REVENUE CREDITS

- ◆ Discretionary incentive
- ◆ Can reduce the amount of net property tax payable by a negotiated percentage

RECRUITMENT ASSISTANCE

- ◆ Discretionary incentive
- ◆ The S.C. Technical College System will recruit, screen, and train employees at no cost to the company

FEE IN LIEU OF PROPERTY TAXES

- ◆ Discretionary incentive
- ◆ Locks the property tax rate for up to 30 years for investments of \$2.5 million or more. (40 years for projects having investments of more than \$150 million in a single facility)
- ◆ Reduces the property tax assessment from 10.5% to 6% on real and personal property (4% for projects having investments of more than \$150 million in a single facility)

**WE WORK
WITH YOU
TO MAKE...**



**...YOUR MOVE TO
DARLINGTON COUNTY
QUICK AND EASY.**

SALES TAX EXEMPTIONS FOR MANUFACTURING

- ◆ Statutory incentive that exempts the following from local and state sales taxes:
 - Manufacturing production machinery and applicable repair parts
 - Manufacturing materials that become an integral part of the finished product
 - Coal, coke, or other fuel for manufacturers, transportation companies, electric power companies, and processors
 - Industrial electricity and other fuels used in manufacturing tangible personal property
 - Research and development equipment
 - Manufacturers' air, water, and noise pollution control equipment
 - Packaging materials
 - Long distance telecommunication services, including 800 services





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