

# South Carolina



## Planning Education Advisory Committee

Committee Members:

Stephen G. Riley, Chairman  
Representing MASC  
Term Expires: 2017

Phillip L. Lindler  
Representing SCAC

Cliff Ellis  
Representing Clemson  
University  
Term expires: 2016

Dennis Lambries  
Representing USC  
Term expires: 2016

Wayne Shuler  
Representing SCAPA  
Term expires: 2018

December 4, 2015

Philip Slayter, AICP  
Planning Director  
Colleton County  
31 Klein Street  
Walterboro, SC 29488

Dear Mr. Slayter:

Re: Economic Development

On November 19, 2015, I received the Program Materials you submitted for accreditation of the Continuing Education Course detailed above. Upon receipt of your application, I sent an email to confirm receipt by all Committee members and set a deadline for comments.

Under the "no objection policy" adopted on July 8, 2009, your request is considered approved. Your signed "Notice of Decision" is attached. Formal, after-the-fact approval will be handled as part of a Consent Agenda at a regular quarterly meeting of the Committee, which will be scheduled for January 20, 2016 at 1:30 p.m.

Thank you for your efforts to help make this program a success.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen G. Riley".

Stephen G. Riley, ICMA ~ CM  
Chairman

cc: Phillip Lindler, Cliff Ellis, Dennis Lambries and Wayne Shuler

*South Carolina Planning Education Advisory Committee (SCPEAC)*

## NOTICE OF DECISION

### Colleton County – Economic Development

**12. The following action has been taken by the SCPEAC on this application:**

ACCEPTED WITHOUT OBJECTION      Date: December 4, 2015

REVIEWED BY FULL COMMITTEE      Date:

a)   X   ACCREDITED for   1.5   CE credits

b) \_\_\_\_\_ DENIED ACCREDITATION

i. Reason: \_\_\_\_\_

c) \_\_\_\_\_ RETURNED for more information

**13. If accredited:**

a) Authorized Course No.:   2015-11  

b) Date of accreditation:   12-04-2015  

Signature of SCPEAC Representative:  \_\_\_\_\_

**For further information, contact Mr. Stephen Riley, Chairman,  
843-341-4701 or [steve@hiltonheadislandsc.gov](mailto:steve@hiltonheadislandsc.gov)**

**LOCAL OFFICIAL'S CERTIFICATION OF NEED  
FOR CONTINUING EDUCATION PROGRAM**

**NOTE:** The Planning Director of a jurisdiction, or the COG Director serving a jurisdiction, may certify to the SCPEAC that a particular continuing education program is appropriate to meet the needs of that jurisdiction.

This certification form, together with the required information referenced therein, shall be submitted to the Committee. **If no objections are raised** by a member of the SCPEAC within 10 working days of receipt, the continuing education program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled, with appropriate public notice, as soon as reasonably possible, to review the application.

Applications are due no later than 30 days prior to the first scheduled presentation of a program or class. The Committee will consider extenuating circumstances where the 30 day deadline cannot be met.

**1. Certifying Official's Information:**

- a. Name: Philip S Slayter, AICP
- b. Title: Planning Director
- c. Jurisdiction for which certification is being made: Colleton County
- d. Address of Jurisdiction: 31 Klein Street
- e. City: Walterboro  
Zip Code 29480
- f. Telephone: 843 549 1709
- g. Email: pslayter@colletoncounty.org
- h. For COG Directors:
  - i. Name of COG: \_\_\_\_\_
  - ii. Address of COG: \_\_\_\_\_
  - iii. City: \_\_\_\_\_  
Zip Code: \_\_\_\_\_
  - iv. Telephone: \_\_\_\_\_
  - v. Email: \_\_\_\_\_

**2. Information on Educational Program:**

- a. Title of Program: Economic Development
- b. Name of Organization that is providing or sponsoring the Program:
  - i. Organization: Colleton County Economic Development office

ii. Street Address: 403 E. Washington Street  
 iii. City: Walterboro  
 State: SC  
 Zip Code: 29438  
 iv. Contact Person: Heyward Horton  
 v. Title: County Economic Development Officer  
 vi. Telephone: 843 549 9597  
 vii. Email: hhorton@cceeinc.com

c. Date(s) and Location(s) of Program:

Between Dec 14-23, 2015 Colleton County Council Chambers

d. Briefly describe the program and why it is relevant to your jurisdiction:

History and current trends in county economic development strategy.

3. Method of presentation (check all that apply. All sessions must have a Coordinator present):

- a. Presenter(s) in room with participants
- b. Live presentation via close circuit TV, video conferencing, or similar; Coordinator present
- c. Videotape or CD/DVD presentation; Facilitator present
- d. Webinar or similar; Coordinator present
- e. Other (describe) \_\_\_\_\_

4. Description of materials to be distributed (check/fill in all that apply):

a. Powerpoint handout:	<input checked="" type="checkbox"/>	number of slides: <u>23</u>
b. Other handouts:	<input type="checkbox"/>	total pages:
c. CD/DVD:	<input type="checkbox"/>	
d. Other (describe)	_____	
e. None:	<input type="checkbox"/>	

5. When are materials distributed?

- a. Sent before the program:
- b. Handed out at the program:
- c. Other (describe) \_\_\_\_\_

6. Required attachments (5 copies distributed as described below):

- a. Course description and outline including estimated time per section

- b. Brochure, if available
- c. Course Presenter(s) and credentials (include brief resumes and qualifications)
- d. Copies of all handouts and course materials
- e. Evaluation Form and method of evaluation (each program must be evaluated)

**7. Instruction Time:**

a. Indicate the total minutes of instruction time: 1.5 hours

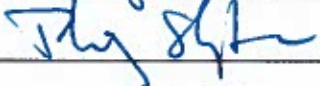
**Note:** Breaks, meals and introductions should not be counted. A reasonable period of Q and A should be included and counted.

**8. Local contact person (if other than Certifying Official):**

- a. Name: \_\_\_\_\_
- b. Title: \_\_\_\_\_
- c. Jurisdiction: \_\_\_\_\_
- d. Telephone: \_\_\_\_\_
- e. Email: \_\_\_\_\_

**9. Certification. By Submitting this application, the applicant agrees to:**

- a. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel or lodging costs will be the responsibility of the Committee member(s).
- b. The Certifying Official acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.
- c. I do hereby certify that this program satisfies the current continuing education needs of this community.

- i. Name: Philip Skayben, AICP
- ii. Title: Planning Director
- iii. Signature: 
- iv. Date: 11-16-15



COLLETON COUNTY  
ECONOMIC ALLIANCE

***Heyward L. Horton, Executive Director***



# HISTORIC ECONOMIC DEVELOPMENT

## *King Charles II establishment of Proprietary Colonies*



*Carolina Gold Rice*



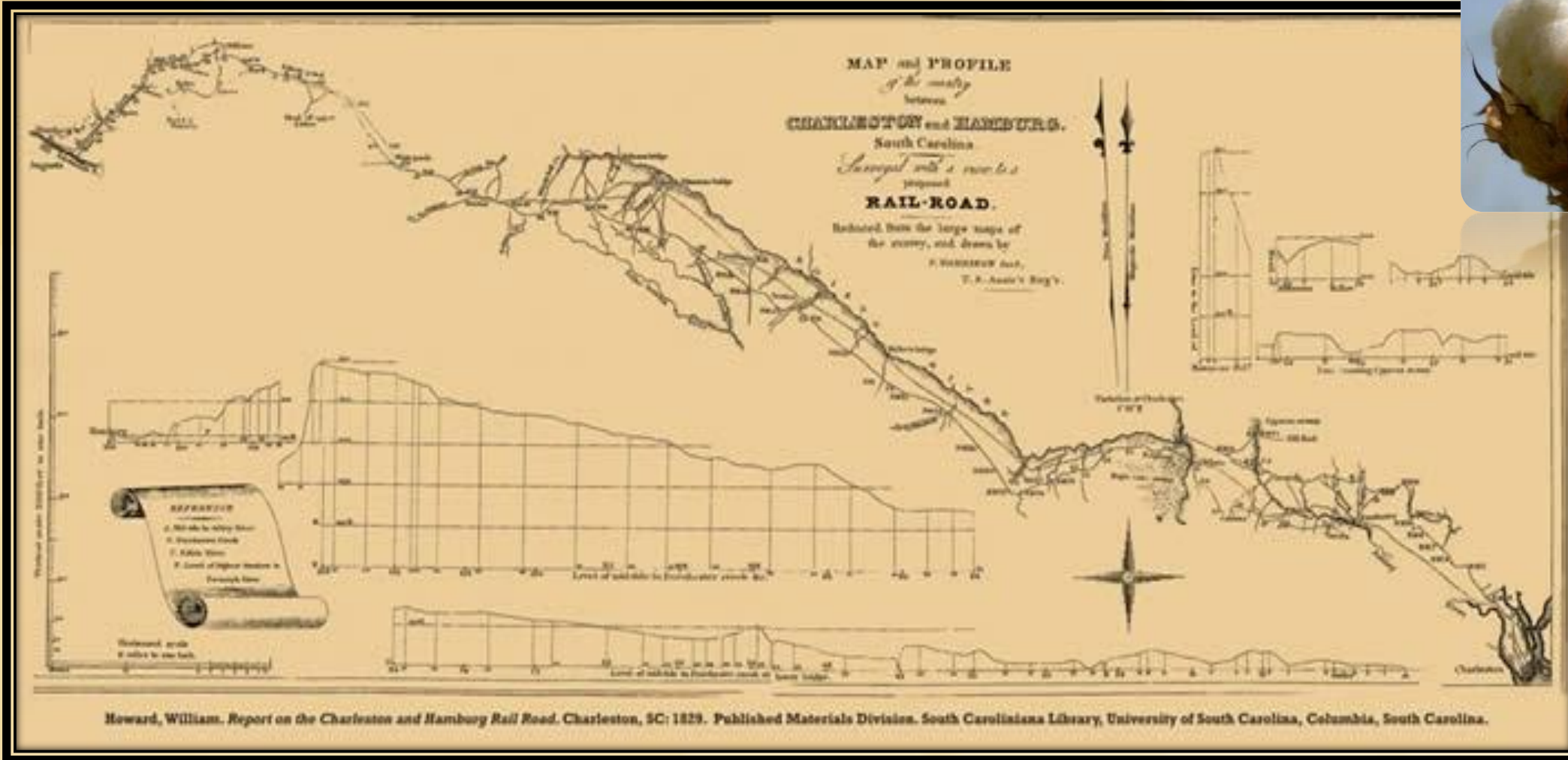
*King Charles II*



# HISTORIC ECONOMIC DEVELOPMENT

*Notable early efforts in local economic development:*

- Cotton cultivation



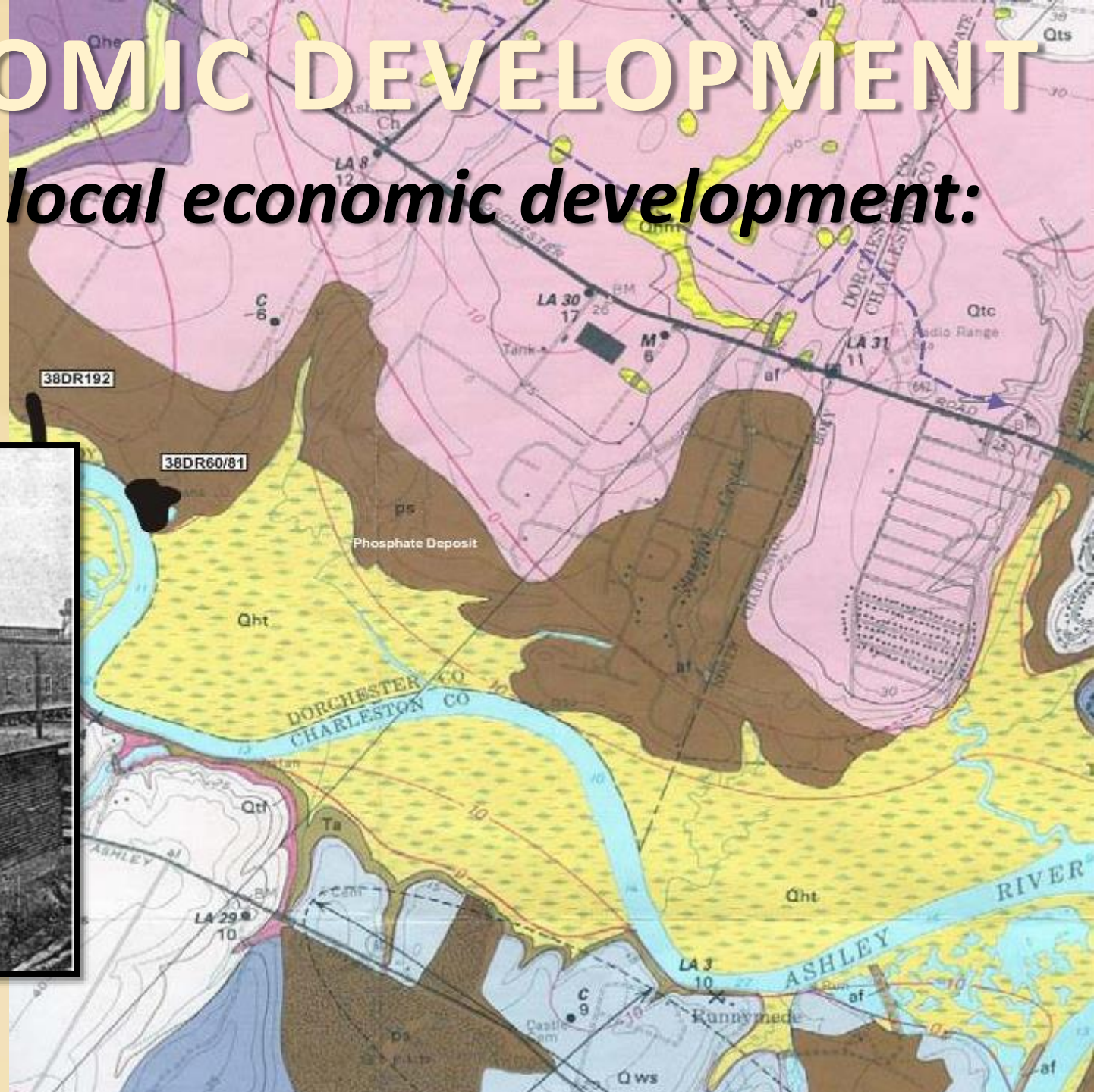
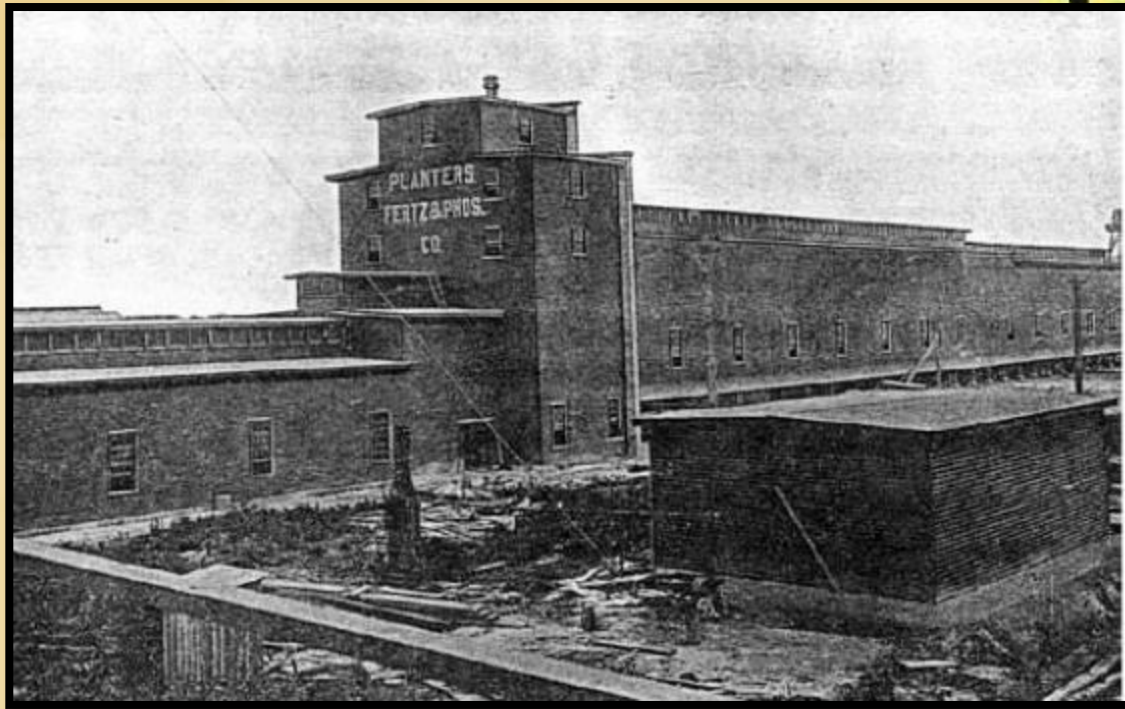
Howard, William. Report on the Charleston and Hamburg Rail Road. Charleston, SC: 1829. Published Materials Division, South Caroliniana Library, University of South Carolina, Columbia, South Carolina.



# HISTORIC ECONOMIC DEVELOPMENT

*Notable early efforts in local economic development:*

- Phosphate Industry





# HISTORIC ECONOMIC DEVELOPMENT

***Notable early efforts in local economic development:***

- **Industrialization during the textile mill era**

***Columbia Mills Building***

***Gervais St. on the Congaree River, Columbia, SC***



**1980**



***South  
Carolina  
State  
Museum***

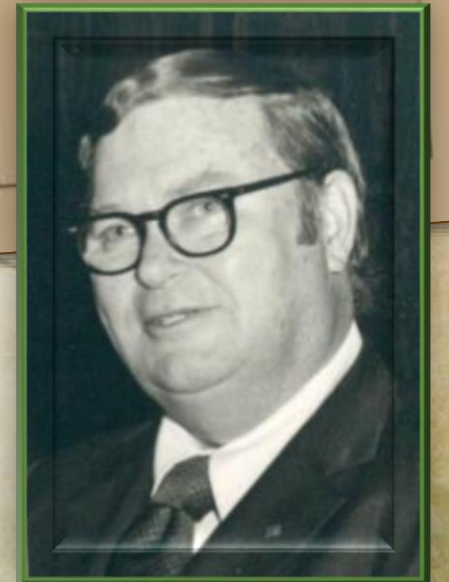
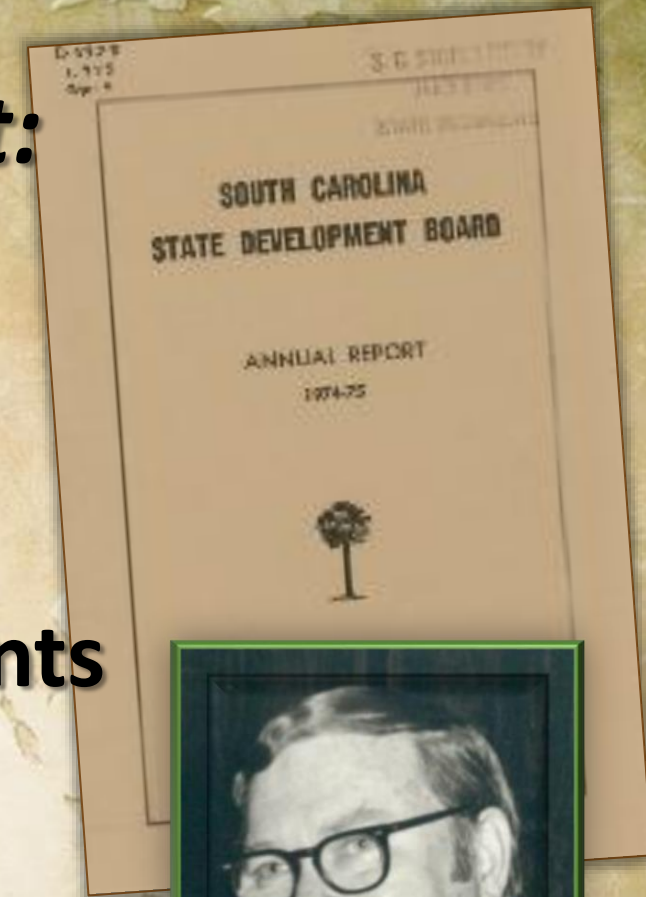
**2015**



# HISTORIC ECONOMIC DEVELOPMENT

## *Recent history on economic development:*

- **South Carolina State Development Board**
- **Charleston Development Board**
- **Recruitment of foreign industrial investments**
- **Development of industry clusters**



*Dick Tukey, President  
Spartanburg Chamber of Commerce 1951-1979*



***To attract corporate investment, communities must prepare a physical place:***

- Industrial Park
- Infrastructure
- Beautification
- Speculative Building



**2005**



**2015**

COLLETON COUNTY  
COMMERCE CENTER

Colleton County  
SPEC BUILDING 2

AVAILABLE  
SITE 1

AVAILABLE  
SITE 2

AVAILABLE  
SITE 3

COMMERCIAL SITES

COMMERCIAL SITES

MMW  
Economic  
Colleton Industrial  
Campus

95 EXIT 62



## ***Where companies choose to locate today:***

- **Path of least resistance**
- **Geography in relationship to markets and raw material supply**
- **Education, crime, housing, emergency services, proximity to major transportation**



# ***Where companies choose to locate today:***

- ***Incentives***

- **State supported worker training**
- **Fee-In-Lieu-of-(Property)Tax**
- **Credits against corporate income tax**
- **Cash rebates on employees individual income tax withholding**
- **Sales tax exemptions on equipment, electricity, raw materials, and telecom used in the manufacturing process**
- **Exemptions on inventory taxes**
- **Cash grants at closing**



## ***The selection process:***

- ***Internally led projects by company executive officer***
- ***Externally led projects by Site Location Consultant***



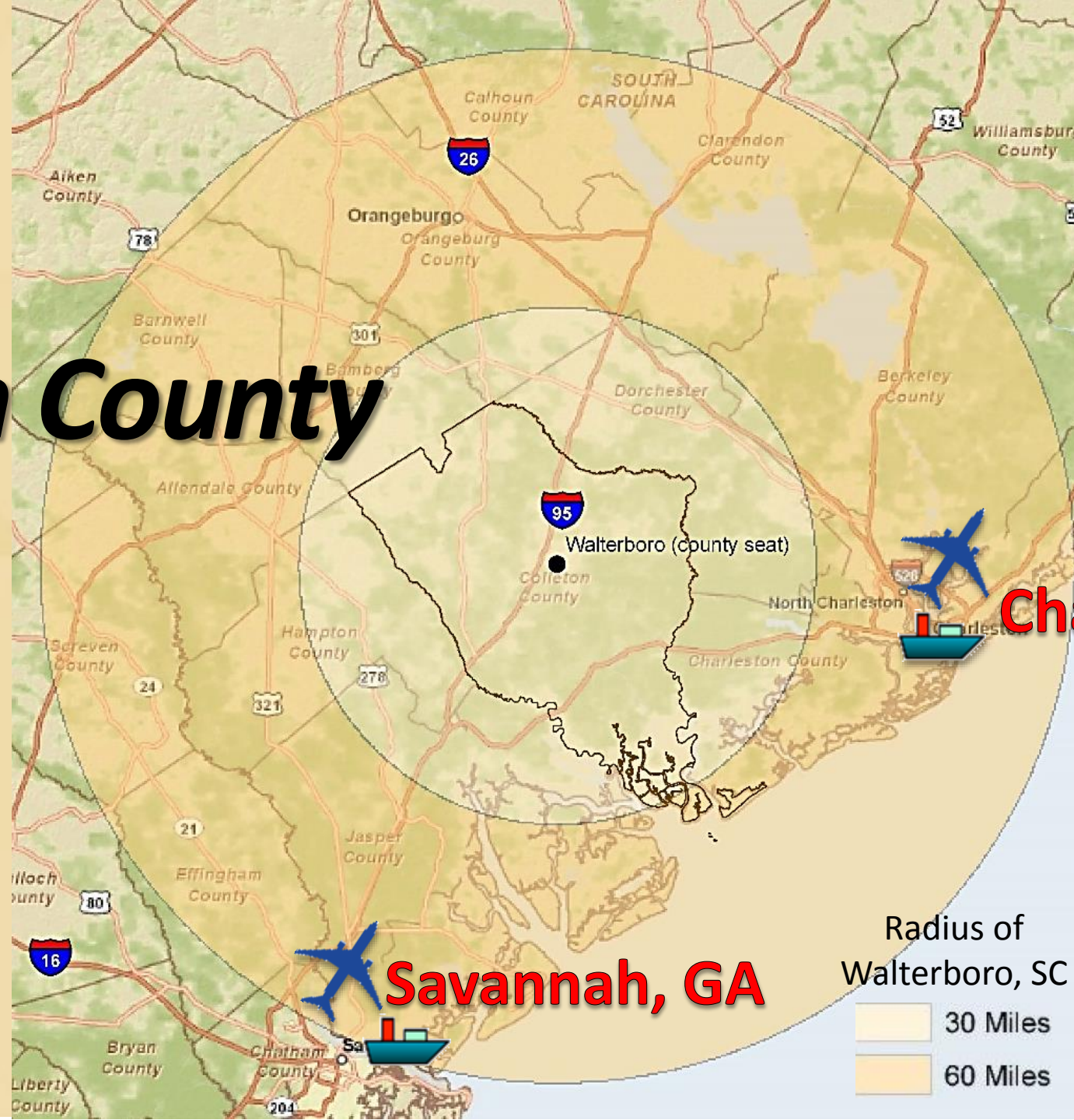
# ***The Age of Alliance:***

- ***Pooling resources for greater benefit***
- ***South Carolina***
  - ***Upstate Alliance***
  - ***Central SC Alliance***
  - ***Southern Carolina Regional Development Alliance***
  - ***Charleston Regional Development Alliance***
  - ***I-77 Alliance***
  - ***Northeast Strategic Alliance***
  - ***Aiken-Edgefield-Saluda Partnership***





# Colleton County



**Charleston, SC**

**Savannah, GA**

Radius of  
Walterboro, SC

- 30 Miles
- 60 Miles



# COLLETON COUNTY COMMERCE CENTER



MEADWESTVACO

Colleton Industrial  
Campus

Colleton County  
SPEC BUILDING 2



AVAILABLE  
SITE 1

AVAILABLE  
SITE 2

AVAILABLE  
SITE 3

COMMERCIAL SITES

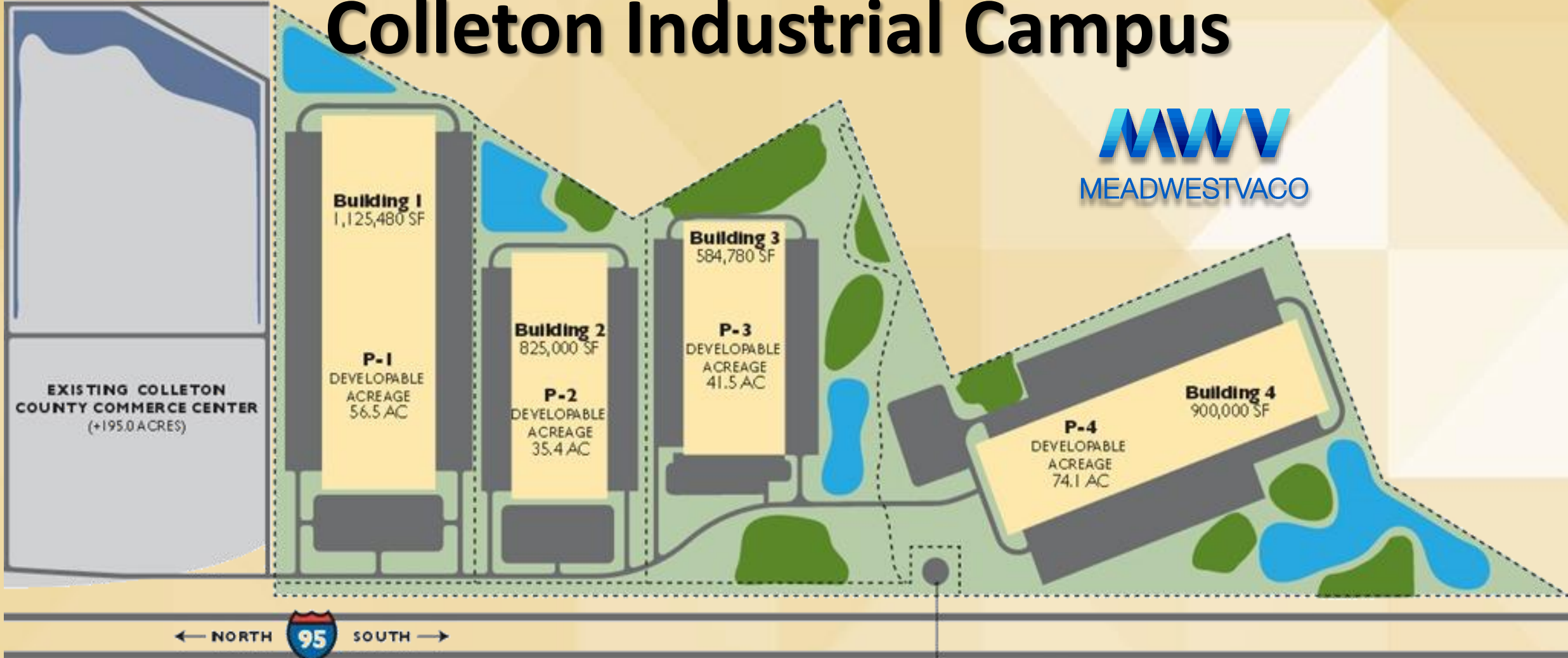
COMMERCIAL SITES



EXIT 62



# MeadWestvaco Colleton Industrial Campus



EXISTING COLLETON  
COUNTY COMMERCE CENTER  
(+195.0 ACRES)

**Building 1**  
1,125,480 SF

**P-1**  
DEVELOPABLE  
ACREAGE  
56.5 AC

**Building 2**  
825,000 SF

**P-2**  
DEVELOPABLE  
ACREAGE  
35.4 AC

**Building 3**  
584,780 SF

**P-3**  
DEVELOPABLE  
ACREAGE  
41.5 AC

**Building 4**  
900,000 SF

**P-4**  
DEVELOPABLE  
ACREAGE  
74.1 AC

← NORTH 95 SOUTH →

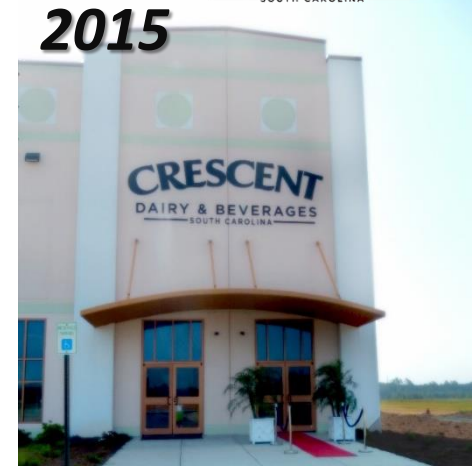
500,000 GALLON ELEVATED  
WATER STORAGE TANK

COLLETON COUNTY  
ECONOMIC ALLIANCE

# Colleton Career Skills Center









**2014**



# Colleton County Commerce Center Spec Building 2

**2015**





# City of Walterboro Loop Project





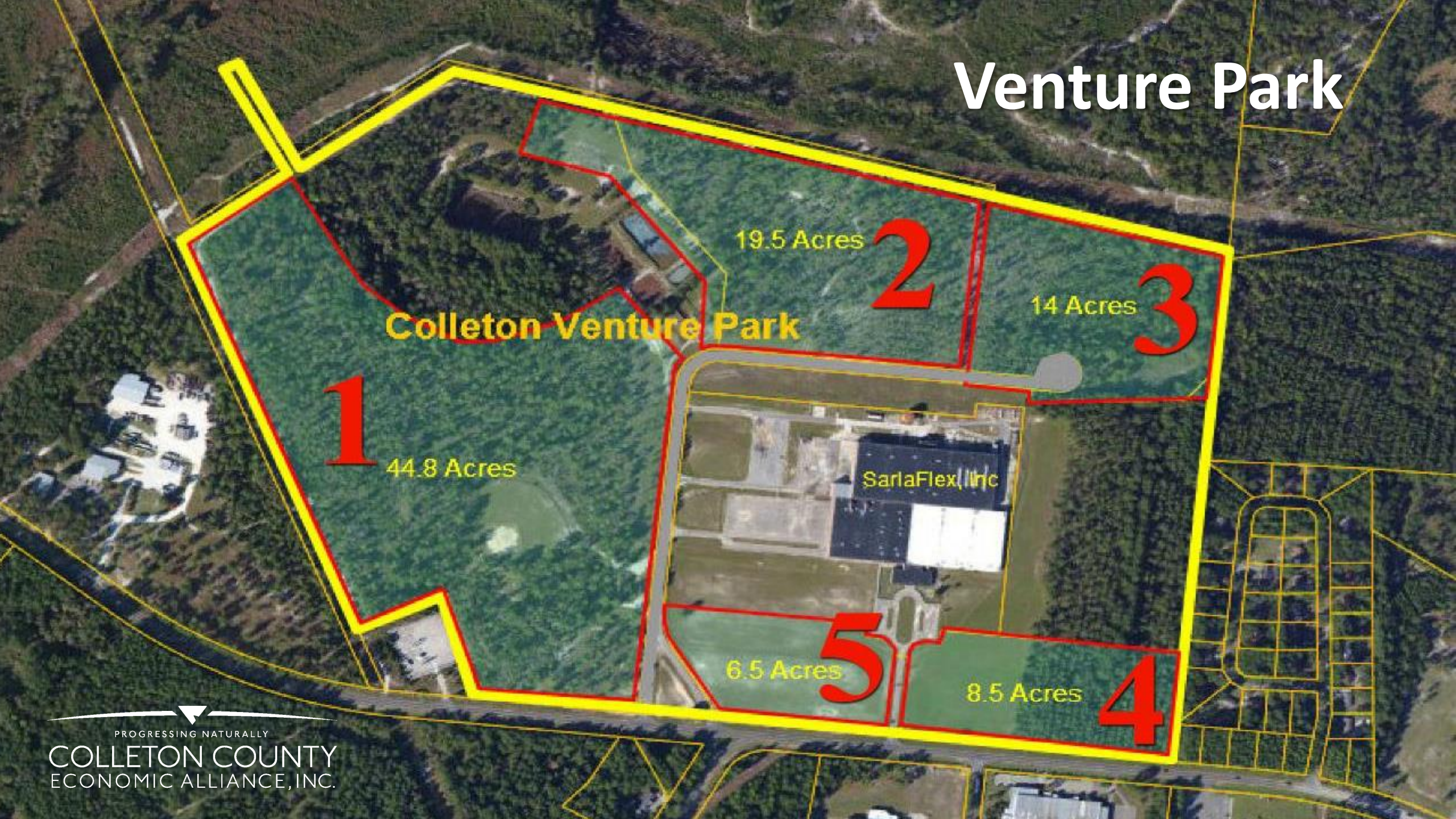
# Colleton Museum & Farmers Market

## Colleton Commercial Kitchen





# Venture Park



Colleton Venture Park

1

44.8 Acres

19.5 Acres

2

14 Acres

3

SarlaFlex, Inc

6.5 Acres

5

8.5 Acres

4



# Lowcountry Regional Airport

**PARCEL A**  
130 acres  
Airside Aviation Related Projects

9/27 5,500' X 100'

**PARCEL C**  
Future Development  
250+/- acres

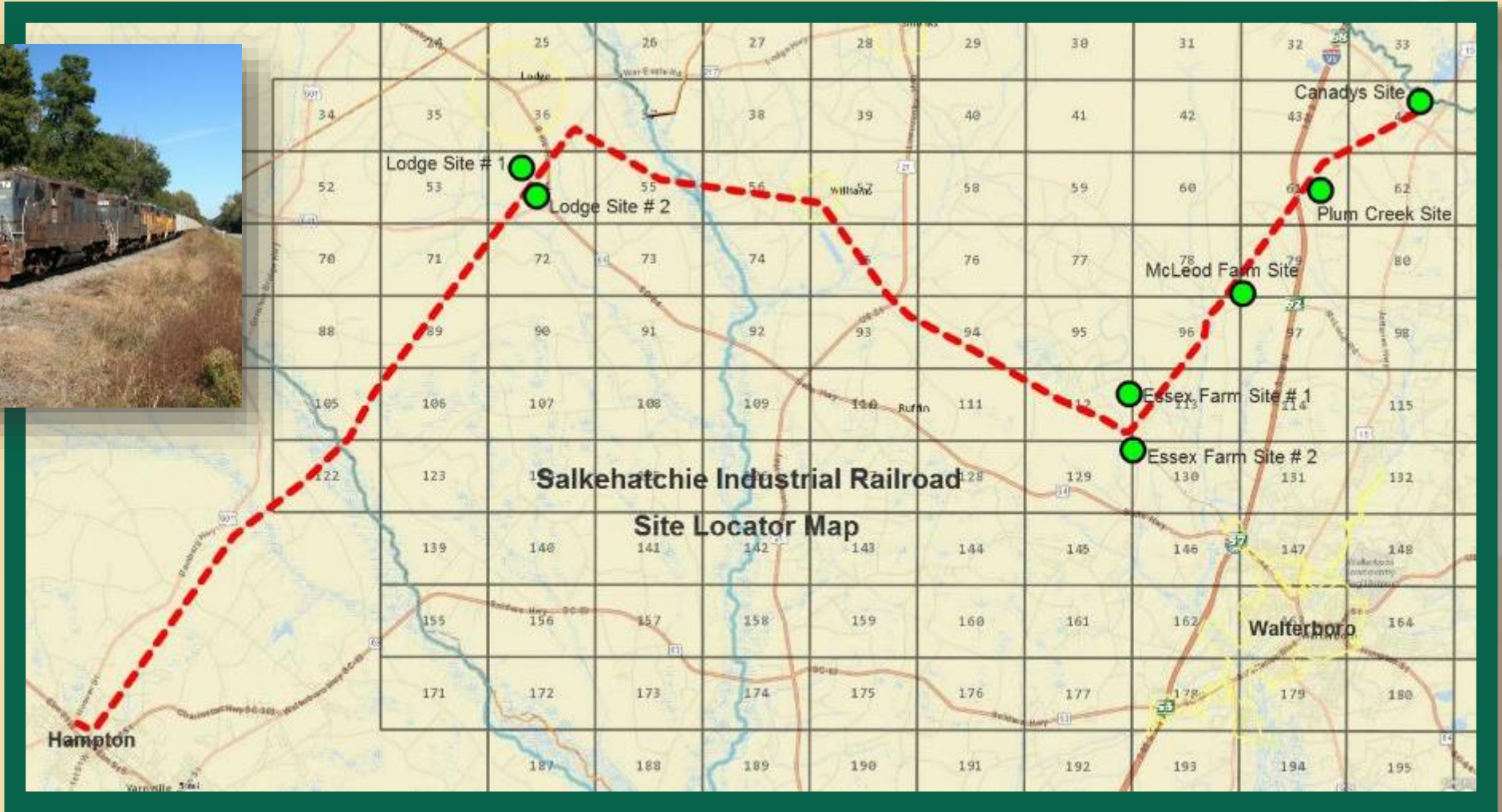
5/23 6,002' X 100'

17/35 5,705' X 100'

**PARCEL B**  
113 acres  
Multi County Park



# Palmetto Railways Partner





COLLETON COUNTY  
ECONOMIC ALLIANCE

[www.cceainc.com](http://www.cceainc.com)



DRAFT

DRAFT

**Planning Commission**  
**Economic Development Review**  
**Outline**

Date, 2015

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**(SLIDE #1)**

Definition –

Economic development ideally refers to the sustained, concerted actions of communities and policymakers that improve the standard of living and economic health of a specific locality.

Historic Economic Development of *Our* Specific Locality –

1. King Charles II establishment of Proprietary Colonies.
  - a. In 1666, Henry Woodward accompanied Captain Robert Sandford's exploration of the South Carolina coast. Woodward volunteered to remain in the [Port Royal Sound](#) vicinity and live among the [Cusabo](#) Indians, to establish relations and learn their language.<sup>[1]</sup> For this he was granted, temporarily, "formall possession of the whole Country to hold as Tennant att Will" by the [Lords Proprietors](#).
  - b. In 1663, **Charles II granted Sir John Colleton (SLIDE #2)** and the other seven individuals, called Lords Proprietors, the land called Carolina, named in honor of his father, Charles I. Colleton brought a group of settlers from the Caribbean Isle of [Barbados](#), who brought with them slaves from Africa. These settlers also introduced the cultivation of [rice](#) to the area. [Colleton County](#), [South Carolina](#), is named after him.<sup>[1]</sup>

2. Notable early efforts in local economic development:

- a. With the advent of **cotton cultivation** (**SLIDE #3**) in the early 19th century, the relatively remote [South Carolina](#) upcountry enjoyed a vast expansion in the value of its agricultural produce. Overland transport by wagon was slow and expensive, so this produce tended to go to [Augusta, Georgia](#), then down the [Savannah River](#) to the seaport at [Savannah, Georgia](#). The SCC&RR Company was chartered on December 19, 1827 (amended January 30, 1828)<sup>[2]</sup> to divert this commerce to Charleston by means of connections to Columbia, Camden and Hamburg. Despite its novelty the project was pursued by its Charleston leaders with aggressive method, public demonstrations encouraging support for the daring concept of a steam-driven railroad. Under William Aiken as the first president, six miles (10 km) of line were completed at Charleston in 1830. The first run over the entire 136-mile (219 km) line was celebrated in October 1833.
  
- b. Commerce in South Carolina's early economic history was agriculturally and resource-based. This perhaps was most exemplified by the rise of the **phosphate industry**, (**SLIDE #4**) whose beginnings are largely attributed to early geologist and agronomists like Ruffin, Ravenel, Dessaseur and Holmes. It was Dr. Francis Holmes who saw the potential commercialization of local phosphate deposits since agriculture required fertilizers to amend depleted soils. Before the advent of phosphate fertilizer, agricultural lands had to be "manured" using local sources, with imported guano or with crushed shell. Local phosphate mining began in earnest at the close of the War Between the States and peaked in the early 1880s. Mining initially and industrial phosphate production of "Super Phosphate" provided many jobs for former slaves. Almost as quickly as the phosphate industry rose to prominence, it as quickly went away, with remnant operation in the early 1900s. A combination of the Great Charleston Earthquake of 1886 and the discovery of richer deposits in Florida and other states took over, and the "Charleston



- Neck” became the first industrial wasteland in the state, with a number of derelict Super Phosphate plants left abandoned and the resulting contamination still being dealt with today.
- c. Industrialization during the **textile mill era (SLIDE #5)** is exemplified by the Columbia Mills plant site on a shipping canal that flows into the Congaree River, at Columbia. The multi-story, brick, mill building today houses the SC State Museum. At the time it was commissioned in 1894, this facility was the first fully electric textile mill in the world. The northern mill owners and investors were initially reluctant to bring mills to the south, but the paradigm changed by the 1880s, and textile mills blossomed across the south, with South & North Carolina being at the epicenter. By 1920, South Carolina boasted more textile mills than throughout New England, once the hotbed of the industry.

### 3. Recent history in economic development:

- a. After World War II, some communities in South Carolina saw the need to create jobs for returning soldiers. With roots dating back to 1919, the **SC State Development Board (SLIDE #6)** came into being as the industry recruiting leader for the state in 1945.

In the Charleston region, the Charleston Development Board was chartered in 1946, and noted its first success the following year with the recruitment of Charleston Manufacturing from Long Island, New York, to a former US Army hospital complex, now known as Stark Industrial Park. The tradition was then begun to call on industries typically in US locations, noted for adverse business conditions. Regulatory complexities, extreme taxation burdens and organized-labor unrest usually traveled together, and such conditions were dominant in New York, Massachusetts, Pennsylvania, New Jersey, Connecticut, Michigan, Ohio and later in California.

- It wasn't until Spartanburg Chamber president, Dick Tukey, came on the economic development scene that the idea of recruiting foreign industrial investments and to develop a "cluster" emerged. Tukey is noted for his role in helping recruit over twenty foreign companies to the Spartanburg area, mostly from northern Europe and most all involved in manufacturing of textile machinery.
- b. Building on the work of Dick Tukey, it was realized that a state or market-area within a state could assess their most dominant industry and attempt to recruit supporting or downstream companies to build on an industry cluster, whereby several businesses become interdependent. By developing an interdependent cluster of businesses, the companies become more attached to the area, a pool of labor is developed and money is passed up and down the value-chain.
4. **Communities wishing to attract corporate investment must prepare a physical place for consideration. (SLIDE #7)**
- a. When Boeing announced their decision to purchase the assets of Vought Aerospace and Global Aeronautica, in North Charleston, a neighboring town's mayor was quoted in the newspaper as, "planning to get more than their fair share of the Boeing manufacturing suppliers." At a meeting with the economic developers, called by the mayor, it had to be pointed out that his jurisdiction, as nice a place as it was, had no place ready for such suppliers to locate. That community lacked a fundamental building block. Furthermore, that particular jurisdiction, over the preceding years, was unable to attract private industrial park investment due to their local regulatory environment.
  - b. Besides having an industrial park wherein manufacturers may locate, communities improve their opportunities by bringing water, sewer,



- electricity and natural gas to various sites within the park environment. Beautification of the park environment is a plus since many prospective companies are coming from park environs with curb & gutter, landscaping and attractive signage.
- c. A further step in the chain of preparedness may involve constructing a speculative building. Such buildings may be finished and ready for a company to take the keys, or the spec building may be a simple shell with no floor, no wiring, docks doors or other improvements. Thus, a shell building is a blank canvas that a company may finish in a manner customized to their needs.
5. **Where do companies choose to locate today: (SLIDE #8)**
- a. Companies, to some extent, are like water or electricity in that they tend to follow a path of least resistance. Resistance in this case are the things that are a drag on companies' ability to increase the bottom line. As previously noted, items such as regulatory complexity, extreme taxation burdens and organized-labor are drags on doing business and on adding to the bottom line. These items are overarching, but there are myriad other factors involved in location, or site, selection.
  - b. With the big items aforementioned always as a first screen, geography in relationship to markets and raw material supply rank highly. With geography identified, companies require available, affordable & trainable labor. South Carolina's State Board for Technical & Comprehensive Education was begun in 1961 to help develop the technical skills that new companies sought. Colleton's late Bernard Warshaw was one of the founding fathers of the SBT&CE, appointed by, then governor, Fritz Hollings.

c. Local K-12 education, crime, available & affordable housing, proximity to regional & hub airports, emergency services can factor into a location decision. However, with a “short list” of candidate locations, any of which can work, incentives come into play. Incentives in the Southeast are very competitive. **Virtually all of the states in the Southeast offer some form of: (SLIDE #9)**

- State supported worker training.
- Fee-in-Lieu-of-(Property)-Tax.
- Credits against corporate income tax.
- Cash rebates on employees individual income tax withholding.
- Sales tax exemptions on equipment, electricity, raw materials & telecom used in the manufacturing process.
- Exemptions on inventory taxes.
- Cash grants at closing.

6. **The selection process: (SLIDE #10)**

a. Internally led projects are those whereby a company will assign an executive officer of the company to conduct the search. Sometimes this is the CEO. These companies tend to be small to medium-sized and privately held. Frequently, personal preferences enter the equation and over-ride business factors. Over the years, I’ve seen such companies select location based upon proximity to 2<sup>nd</sup> home ownership (the Kiawah Effect), to a college where their child is enrolled, to be near other family members (parents), to pursue their hobbies. The list is near infinite.

b. Other projects are externally led by a site location consultant. There are “boutique” consultancies with one or two people up to a dozen, and there are consultancy departments of larger companies. Often, larger



engineering firms, accounting houses and real estate companies will have site location consultancy as a side practice available to their clients. Some of the boutique consulting firms were born out of these big departments when one or two star consultants went out on their own. However, one of the most famous consultancies that was not originally associated with any big business services company, was the Fantus Group. They got their start in 1919 when Felix Fantus went through the process of deciding where to relocate his manufacturing company. He became so enthralled with the process that he started a business to help companies sort out the best places wherein to locate. When they became part of Deloitte & Touche in the 1980s, a handful of Fantus “alumni” started their own firms. Companies that use such consultants are often larger, multi-site and publicly traded. Personal preference factors usually don’t enter the equation, although, I have worked projects that were so influenced by the CEO that they used the consultant to “rig” the results.

The benefits to using a consultant, especially with large publicly traded companies, is that the staff person handling the process for the company is less likely to be fired. A consultant can be more analytical about the process and shield staff from unpopular selections. A good site location consultant typically refines the field of opportunities to three places, any of which will work well for the client. It is at this point that real negotiation with states and communities begins. On the other side of the deal is the economic developer who has to balance putting enough lucre on the front end to make it to the final three, yet still have enough deal-making horsepower to differentiate from the finalists and close the deal.

7. The age of the “alliance:” **(SLIDE #11)**

- a. For years, economic development was the domain of the state, the county and, often, the electric utilities. However, in the early 1990s, the age of the alliance was sparked. As the need to market became more a part of the economic development arsenal, the money to create and place advertisement and to conduct marketing missions and engage in trade shows outstripped the resources a single county could commit. Hence, market areas, comprised of several counties, could pool the necessary resources to conduct the aforementioned needs. These collections of counties, representing market areas are alliances. Each county pays into their respective alliance, and in return, a variety of benefits are derived.
  
- b. South Carolina has seven regional alliances operating on behalf of 44 of our 46 counties. The Upstate Alliance operates along the I-85 corridor and does marketing only. The Central SC Alliance operates in a collection of counties proximate to Columbia, and they are involved in both project management and marketing. The remaining alliances are modeled as the Upstate or Central. Typically, an alliance has a hub metro around which it is formed, but a few do not have such or at least not in their service territories. An alliance should operate like volleyball player in back of their “net” players. They should “set” the play for those at the net to make the point. So, correspondingly, an alliance project manager should develop anticipations in their prospect and should feed prospect’s expectations to the county economic developer so that they may capitalize on such.

8. Colleton County’s case: **(SLIDE #12)**

- a. Colleton is blessed geographically, being located in the Southeast where most prospective manufacturers wish to locate. Colleton is also geographically situated between metropolitan Savannah and



- Charleston. This puts Colleton on the doorstep of two world-class ocean ports and an easy drive to two regional airports, entertainment and on the shoulder of their respective labor-sheds. Both Savannah and Charleston are growing, and Charleston is capped to the north by the Francis Marion National Forest and Lake Moultrie. Growth is gradually marching towards Colleton, and it is important to prepare to seize opportunities for high quality growth.
- b. One of my favorite quotes came from a prospect in 2014. He said, “if you’re ready, you don’t have to get ready!” Colleton County has been diligent at getting ready, having established the **Colleton County Commerce Center (SLIDE #13)** and assisting the neighboring private development of **Colleton Industrial Campus (SLIDE #14)**. The Commerce Center features curb & gutter roadways, a storm-water retention system for all sites, I-95 visibility, convenient tie-ins with water, sewer, electricity and natural gas and sites that are SC Certified – meaning that a significant level of due diligence has already been performed.
  - c. To prepare the labor force, Colleton has invested in the **Colleton Career Skills Center (SLIDE #15)**, a 23,000 square foot industrial arts training facility. The center is operated for the county under contract with the Lowcountry Council of Governments and their contractor, Palmetto Training Institute. Welding, CNC Machining, CDL are the cornerstone trades presently being taught, with hopes to begin Industrial Maintenance Training soon. Space in the center may be rented to other training entities or by companies with specific training needs.
  - d. Typically, private investors do not construct speculative buildings in rural communities. To do so, their money may have to be very patient. Since we cannot depend on the private investment community to build speculative buildings, Colleton has invested in a successful spec building program. The very first building was constructed at the corner of Industrial Road and Anderson Road, where Carolina Textile Recycling is

- located; the next building was built at 220 Anderson Road, where Meter Bearings is ramping up their manufacturing plant; the third spec building was constructed at the Colleton County Commerce Center where Crescent Dairy & Beverage (SLIDE #16) presently operates; Colleton's fourth spec building is also in the Commerce Center (SLIDE #17), and it remains available after serious interest from three prospects thus far. ...wonder what industry will invest their future with us in that building.
- e. Speculative industrial buildings can be finished or partially finished or in "shell" form. We have built shells for our last three buildings. This allows for minimal costs and for a company to finish floors, wiring, lighting, plumbing, dock-doors, etc to their specific needs. A shell cuts at least six months off of building from scratch and speed-to-market wins. As an example, Crescent Dairy & Beverage came to Colleton originally seeking a certified site on which to build. While showing them our site, we insisted that they at least step inside of our speculative shell building, and that was all it took. From that moment, the company engineer was figuring out the custom finishes and furnishings for the plant. They were able to bring product to market six months sooner than had they decided to build from scratch.
  - f. The City of Walterboro is working on beautification, having recently improved aesthetics on East Washington Street and currently involved in the "Loop Project" (SLIDE #18). There had been an ongoing effort to improve appearances through roadside trash collection via Keep Colleton Beautiful, but that has ceased. Roadside trash collection is now periodically conducted by trustees and county law enforcement personnel.
  - g. Colleton County has recently developed an excellent Museum & Farmers Market (SLIDE #19) and even more recently has developed the Colleton Commercial Kitchen at the same complex to incubate food-related entrepreneurs.



- h. Colleton is hoping to complete development of **Venture Park**, **(SLIDE #20)** located on the residual land from the acquisition and subsequent sale of the former New York Wire building. Thus far, the roadway has been built, and money from the 1-Cent Sale Tax Referendum has been earmarked to construct the necessary water and sewer.
  
- i. The **Walterboro-Colleton Lowcountry Regional Airport Commission** **(SLIDE #21)** has been working to attract aviation operations onto the airport property, and recent successes have led to various grants for water and sewer extension, totaling over \$1.75 million. This new infrastructure will ensure that other sites on the airport are ready for other prospective companies.
  
- j. County leadership has been 100% in support of the aforementioned economic development assets development. That support has been unwavering, and the county leadership has now embarked on a project to partner with **Palmetto Railways** **(SLIDE #22)** to acquire the former H&B Railroad, that originates on the CSX line in Hampton and bisects the northern half of Colleton County, terminating presently at Canadys on the Edisto River. Many people and entities have been at work to make this a reality which will poise Colleton to take advantage of large scale manufacturing investments that typically require rail.

## PhillipSlayter

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**From:** Doug Marcy - NOAA Federal <doug.marcy@noaa.gov>  
**Sent:** Monday, November 16, 2015 9:59 AM  
**To:** PhillipSlayter  
**Subject:** Re: SLR and climate change presentation

full resume?

here is a short bio

Doug Marcy is a coastal hazards specialist at the NOAA Office for Coastal Management in the Science and Geospatial Division. He has been with NOAA 13 years working on flood and sea level mapping projects, storm surge assessments, and coastal hazards assessment projects contributing to more disaster resilient communities. Before that, Doug was a hydraulic engineer with the U.S. Army Corps of Engineers, and a NOAA Coastal Management Fellow with the South Carolina coastal management program. He holds a B.S. in geology, and a M.S. in coastal geology.

On Mon, Nov 16, 2015 at 9:17 AM, PhillipSlayter <[pslayter@colletoncounty.org](mailto:pslayter@colletoncounty.org)> wrote:

Doug,

Can you send me a resume or some statement of qualifications. The review committee wants some documentation regarding qualifications.

Thanks.

Philip

**From:** Doug Marcy - NOAA Federal [mailto:[doug.marcy@noaa.gov](mailto:doug.marcy@noaa.gov)]  
**Sent:** Tuesday, September 29, 2015 1:26 PM  
**To:** PhillipSlayter <[pslayter@colletoncounty.org](mailto:pslayter@colletoncounty.org)>  
**Subject:** Re: SLR and climate change presentation

Phillip,



# Training Evaluation Form

Date: \_\_\_\_\_

Title and location of training: \_\_\_\_\_

Trainer: \_\_\_\_\_

**Instructions:** Please indicate your level of agreement with the statements listed below in #1-11.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1. The objectives of the training were clearly defined.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Participation and interaction were encouraged.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. The topics covered were relevant to me.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. The content was organized and easy to follow.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. The materials distributed were helpful.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. This training experience will be useful in my work.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. The trainer was knowledgeable about the training topics.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. The trainer was well prepared.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. The training objectives were met.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. The time allotted for the training was sufficient.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. The meeting room and facilities were adequate and comfortable.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*(More questions on back →)*

**12. What did you like most about this training?**

**13. What aspects of the training could be improved?**

**14. How do you hope to change your practice as a result of this training?**

**Please share other comments or expand on previous responses here:**

**Thank you for your feedback!**