

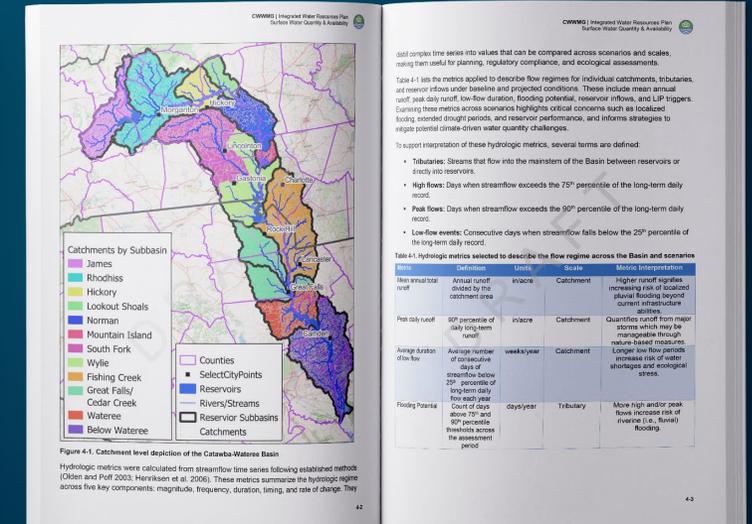
# Breakout B: Water, Wastewater & Economic Development

## RECOMMENDATIONS

### C.3 Water Conservation Enhancement Strategy Recommendations:

- Mitigate Water Loss
- Optimize Treatment Plant Operations
- Reduce Per-Capita Water Use (during normal conditions)
- Enhance Water Reuse

### C.4 Monitor Industrial Customer Class Growth Trends



# Water, Wastewater & Economic Development



**Robert D. Long, CEcD**  
Director,  
Chester County Economic Development



**Breakout B: Water, Wastewater &  
Economic Development  
March 12, 2026**

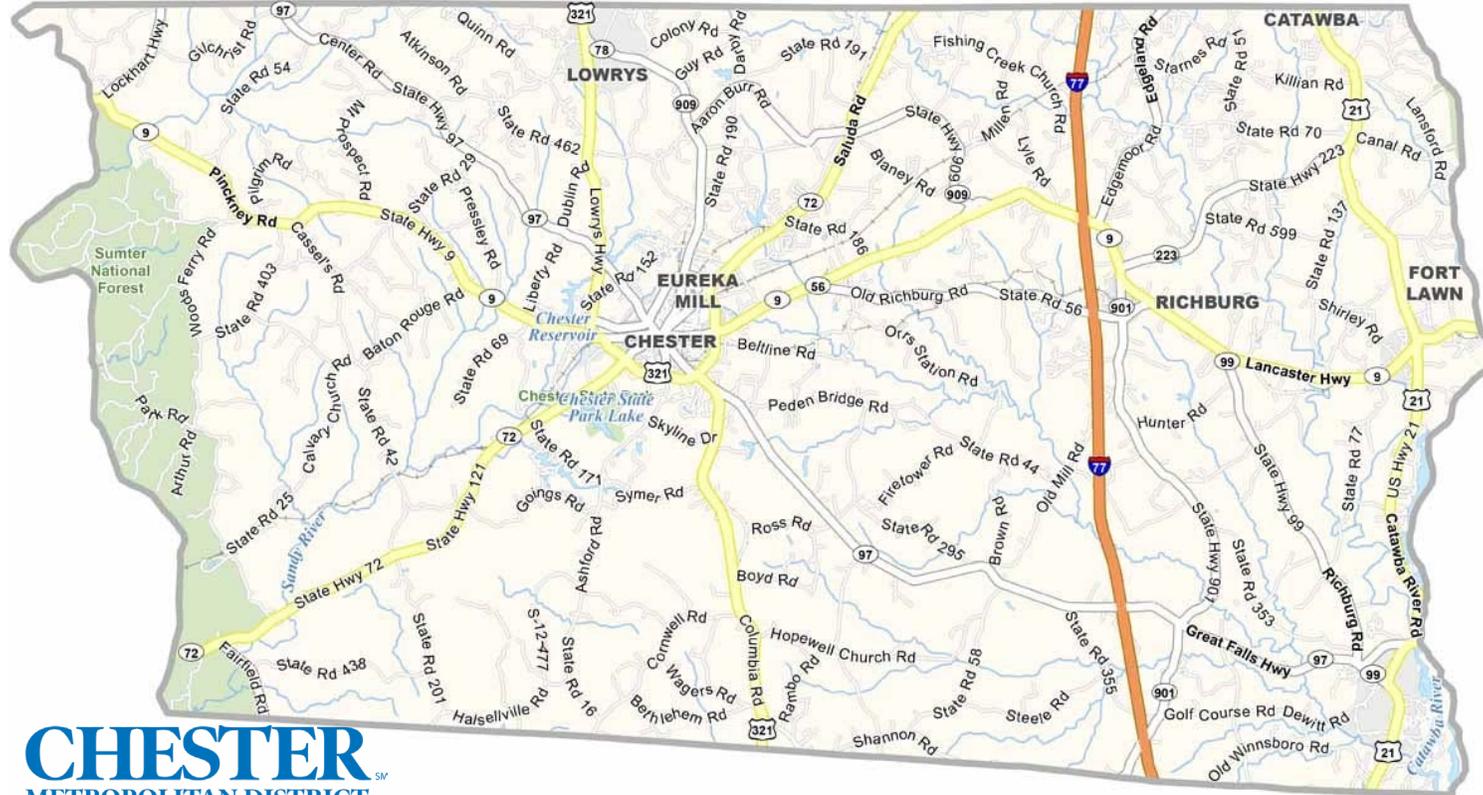
# SESSION OVERVIEW

- Purpose of the session
- Why water infrastructure matters for economic development
- What we'll cover today:
  - Water supply
  - Wastewater capacity
  - Growth pressures
  - Strategies for sustainable development

# ECONOMIC DEVELOPMENT DEPENDS ON WATER

- Water and wastewater as **foundational infrastructure**
- Often invisible but critical to growth
- Industries require:
  - Reliable supply
  - Adequate wastewater capacity
  - Predictable regulatory environment
- “No water = no development”

# WATER SERVICE PROVIDER

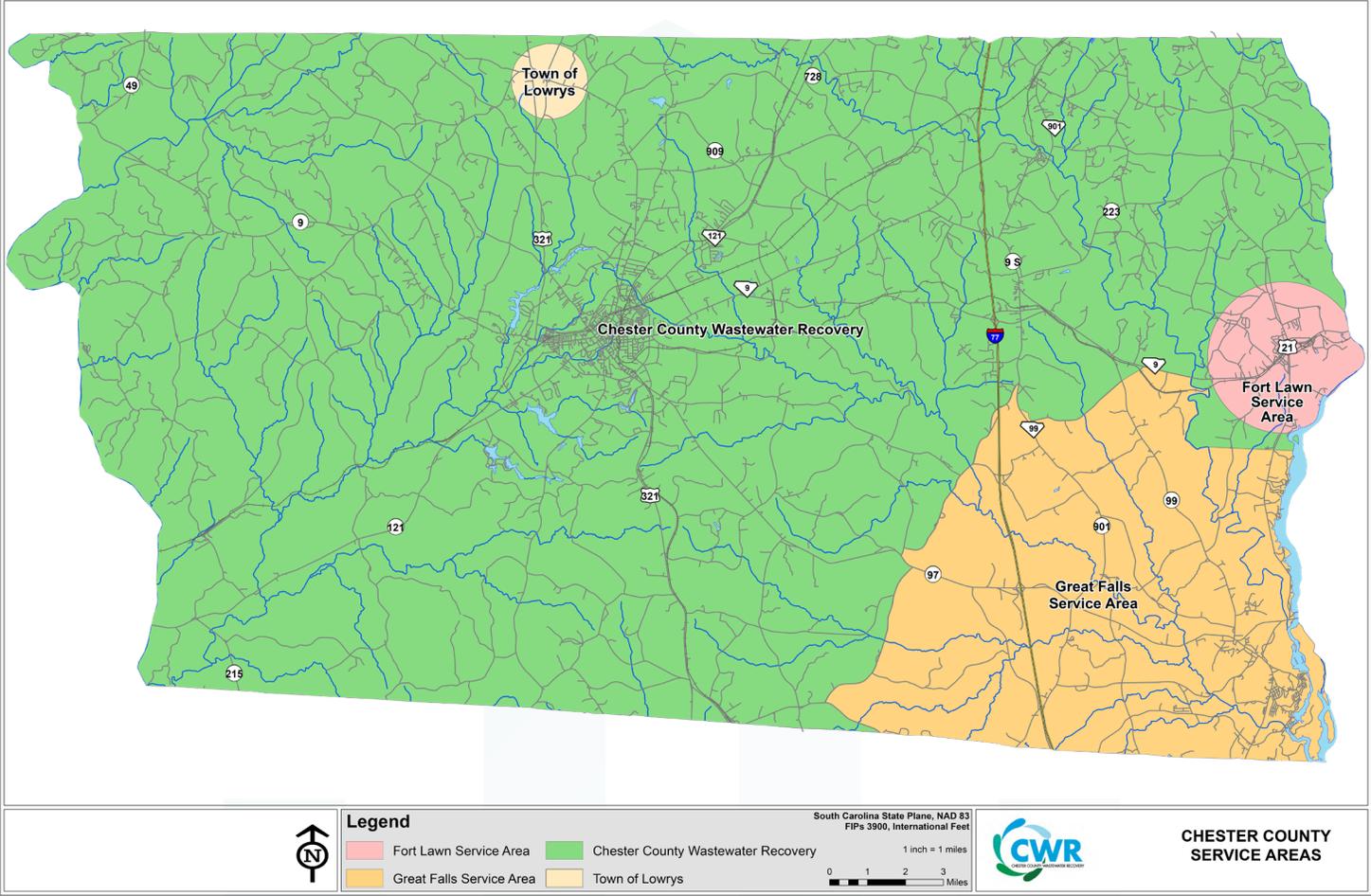


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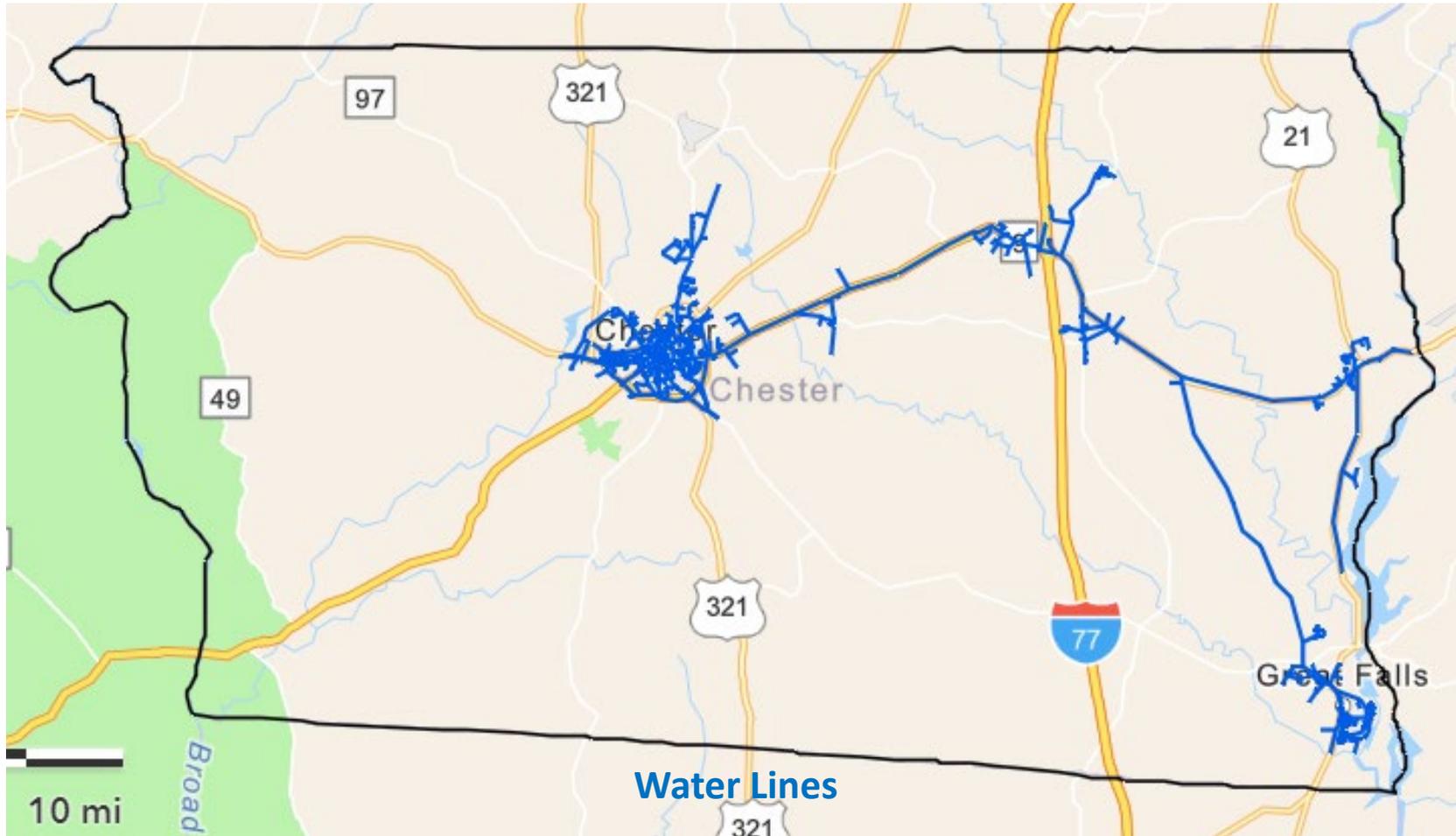
# SEWER SERVICE PROVIDERS



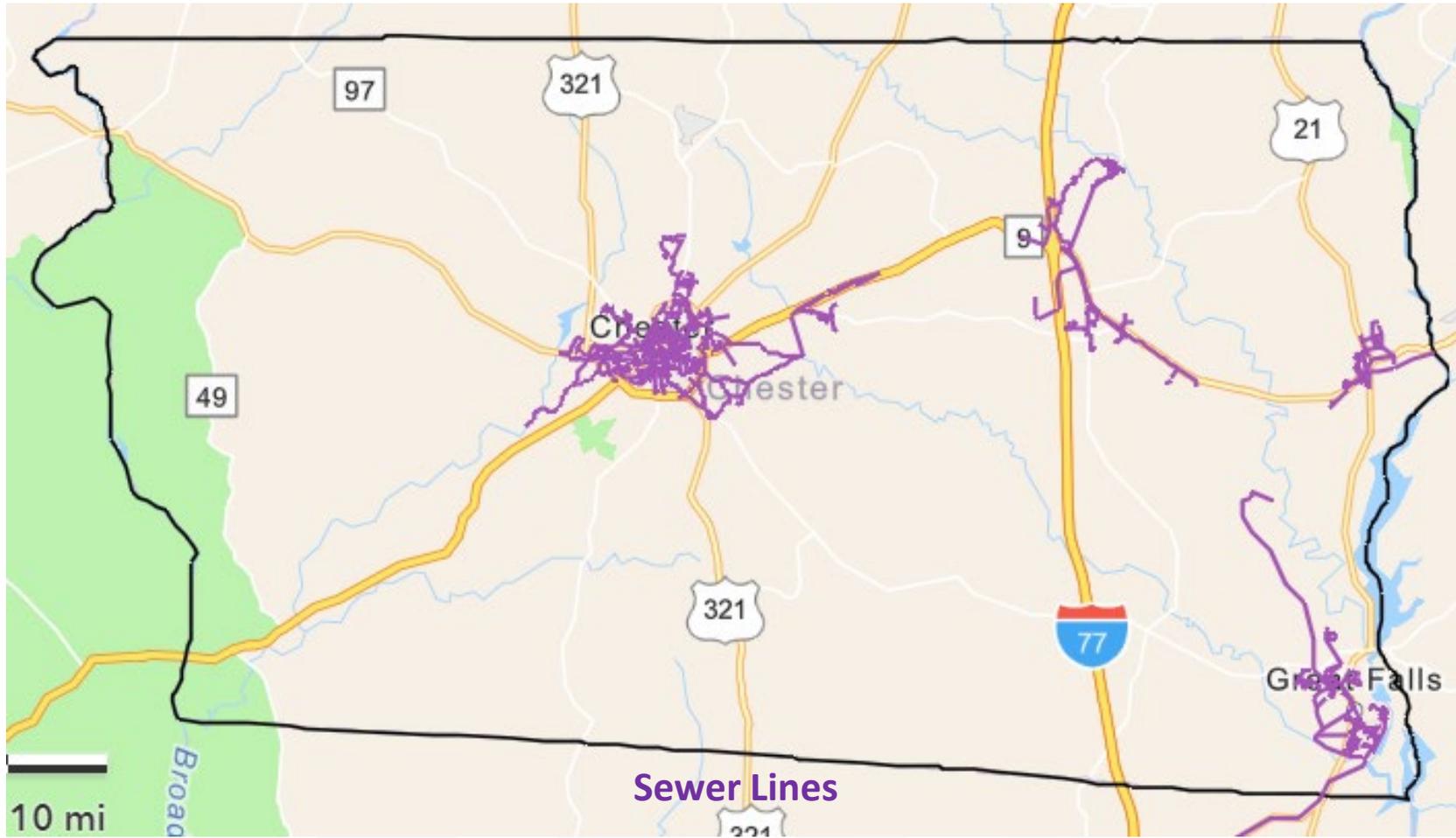
# THE WATER–GROWTH RELATIONSHIP

- Communities grow where infrastructure exists
- Water utilities influence:
  - Site selection
  - Industrial recruitment
  - Housing development
- Capacity availability can accelerate or limit growth

# WHY THERE?



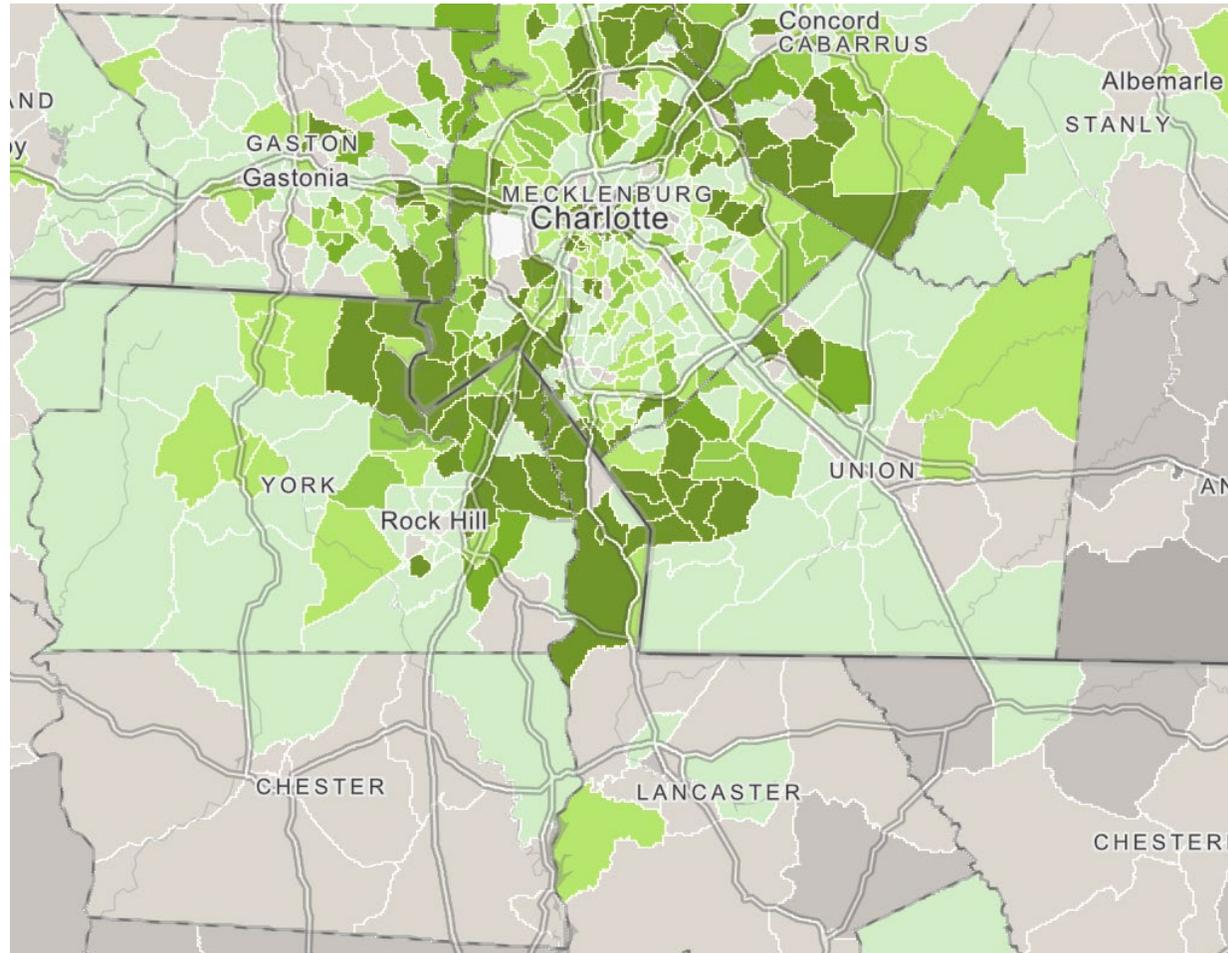
# WHY THERE?



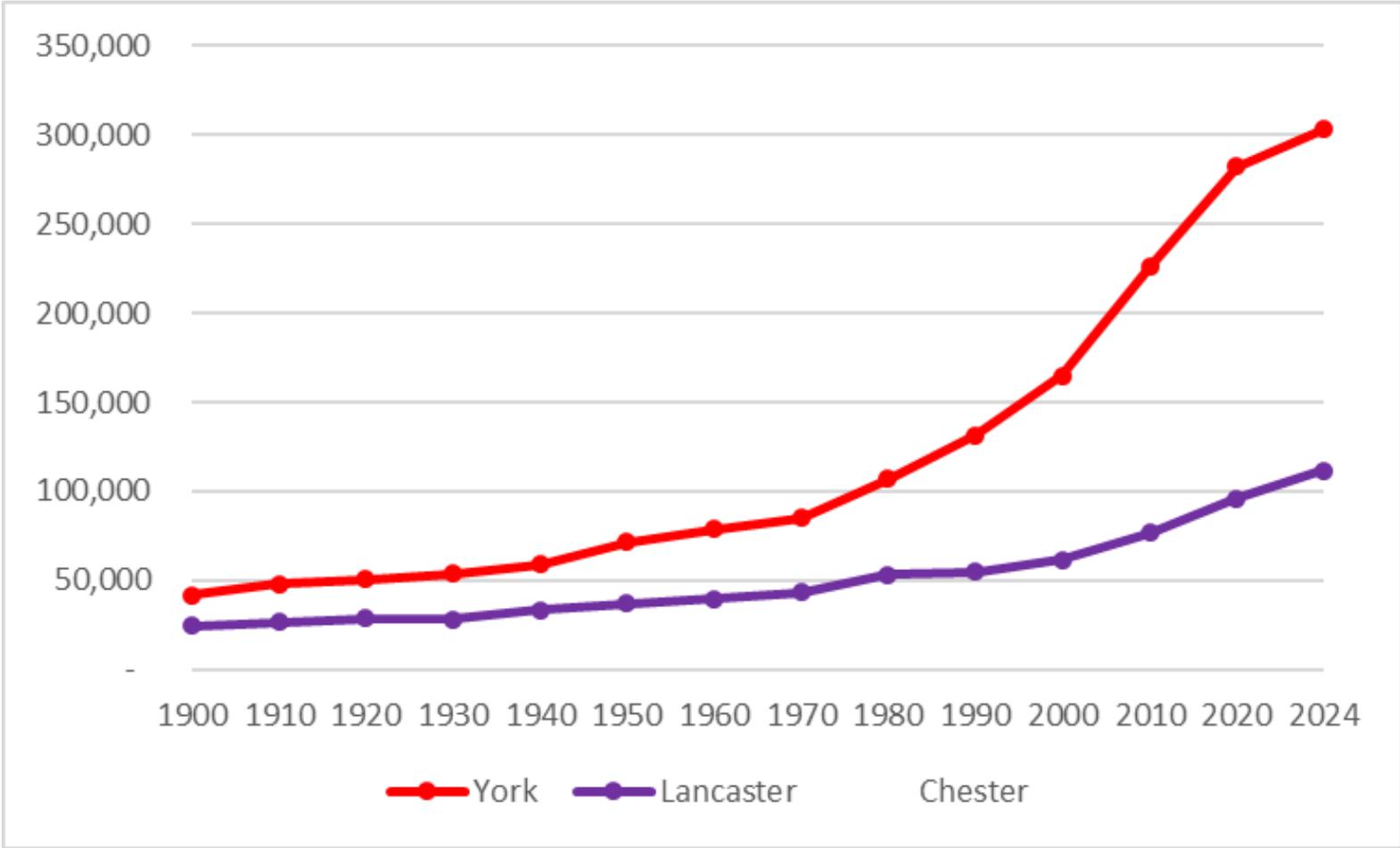
# REGIONAL GROWTH PRESSURES

- Population growth trends in the Catawba-Wateree region
- Increasing demand for:
  - Housing
  - Industrial space
  - Commercial development
- Water systems under increasing pressure

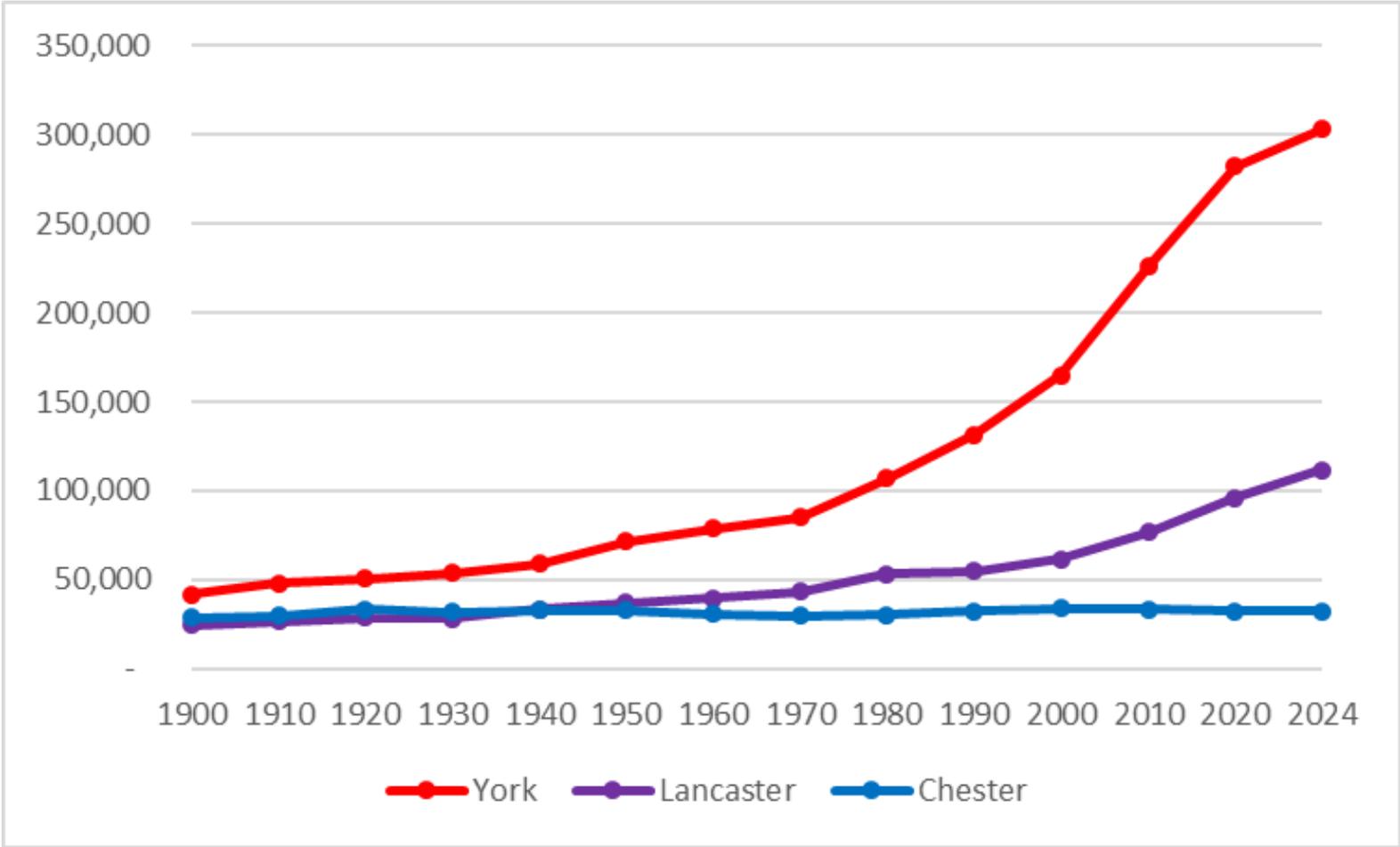
# POPULATION CHANGE BY CENSUS TRACT



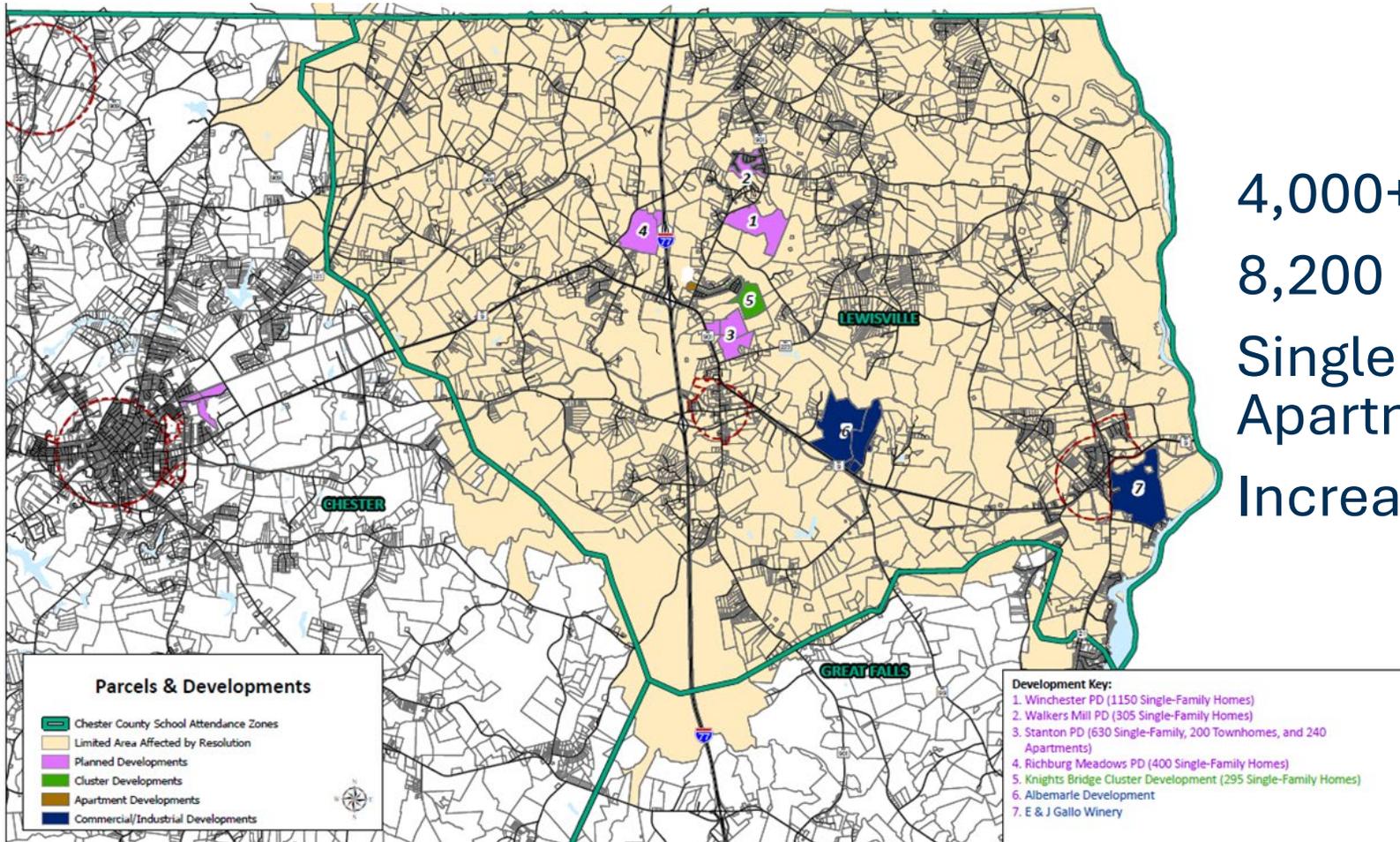
# POPULATION CHANGE: 1900-2024



# POPULATION CHANGE: 1900-2024



# RESIDENTIAL GROWTH



4,000+ New Units  
8,200 New residents  
Single Family, Townhomes,  
Apartments  
Increase in Retail Options

# MAJOR WATER USERS IN ECONOMIC DEVELOPMENT

## Examples of water-intensive sectors:

- Manufacturing
- Data centers
- Food & beverage
- Pharmaceuticals
- Power generation

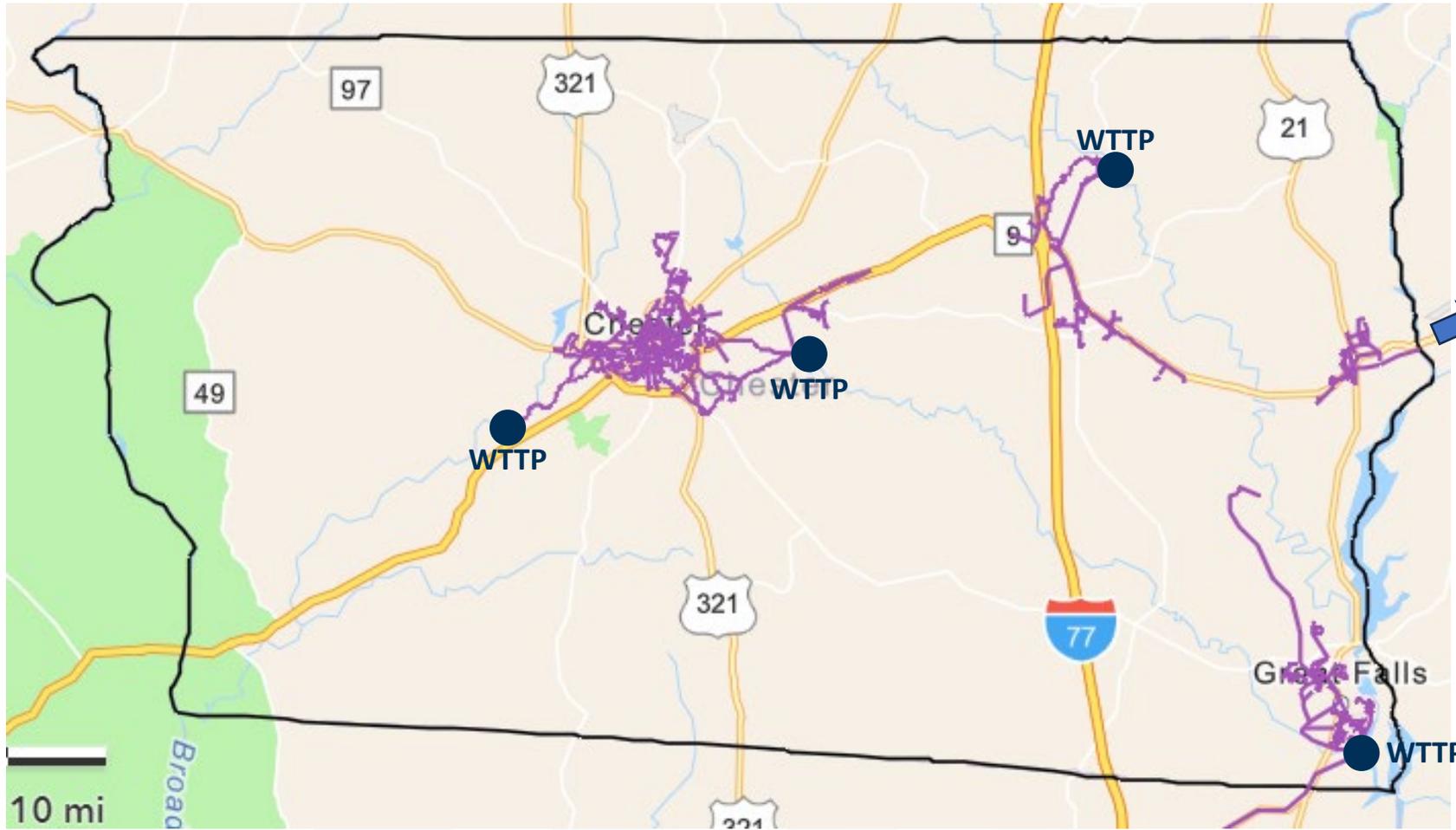


# WASTEWATER: THE OFTEN OVERLOOKED CONSTRAINT

- Many projects fail due to **wastewater capacity limits**
- Treatment plant capacity
- Collection system limitations
- Pretreatment requirements for industry

**Wastewater is often the real bottleneck.**

# WASTEWATER CONSTRAINTS

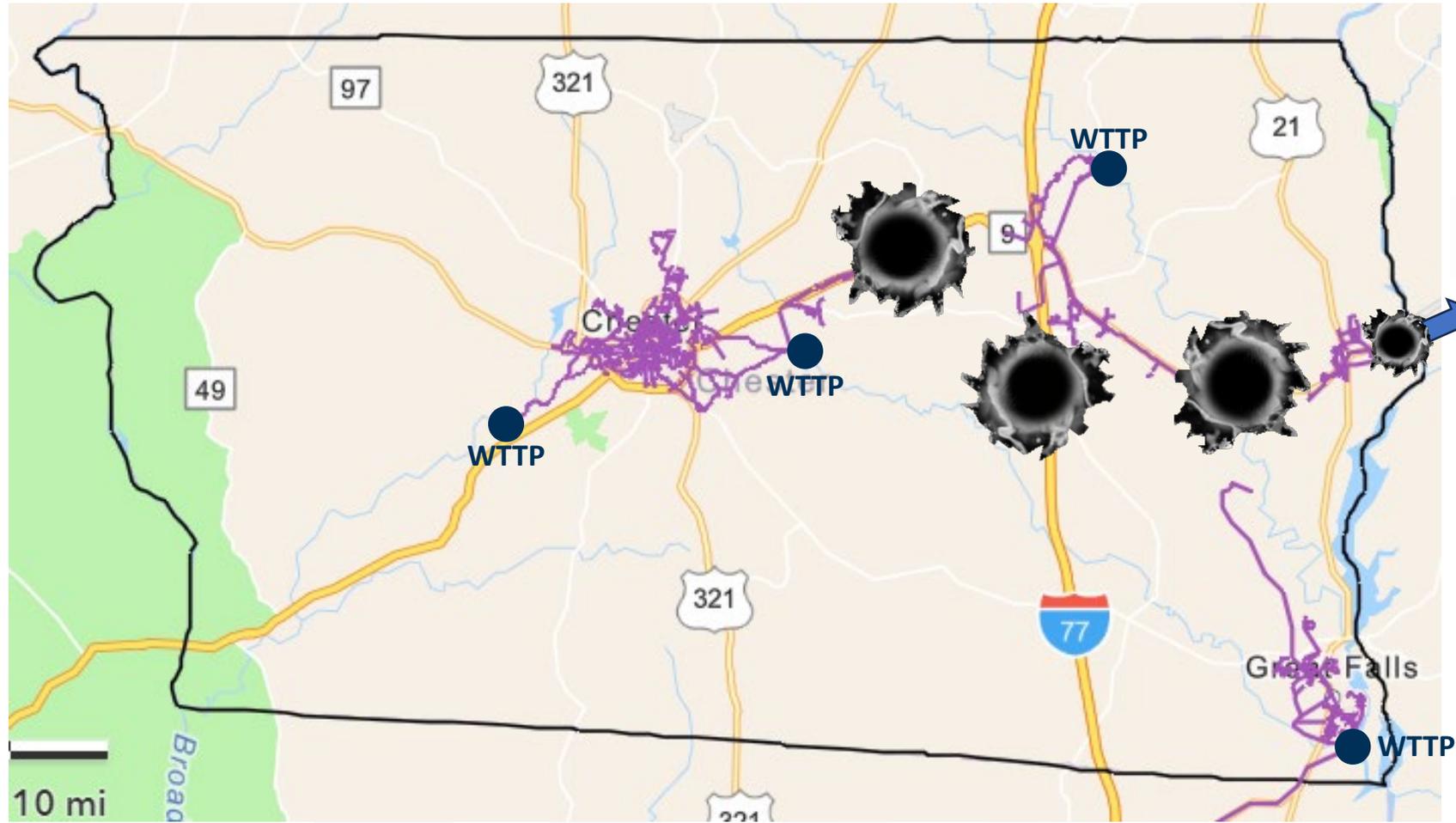


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Lancaster County  
Water & Sewer District

  
**LANCASTER**  
SOUTH CAROLINA  
THE RED ROSE CITY

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# WASTEWATER CONSTRAINTS

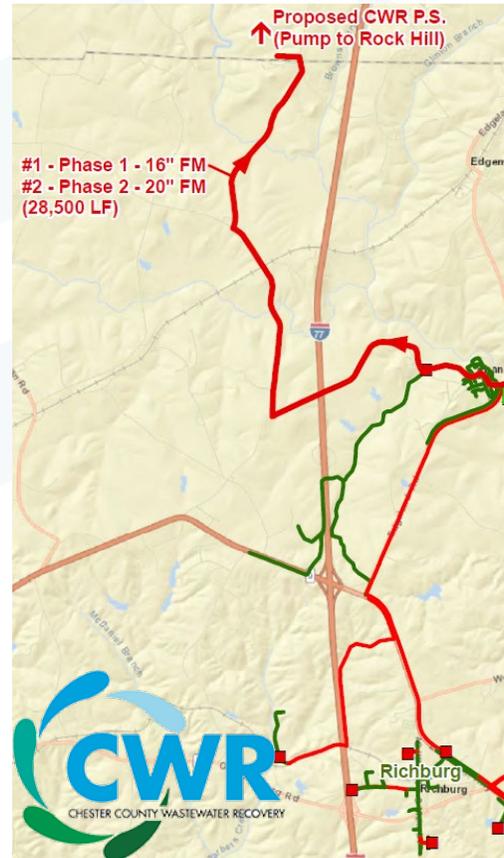


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# WASTEWATER CONSTRAINTS



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WWTP

# INFRASTRUCTURE READINESS

Economic development site readiness requires:

- Water availability
- Wastewater capacity
- Adequate pressure/flow
- Fire protection
- Existing infrastructure nearby

Utilities and SC Commerce are critical partners in **site certification programs.**

# COST OF EXPANDING INFRASTRUCTURE

- Treatment plant expansion
- New transmission lines
- Pump stations
- Sewer interceptors

## Challenges:

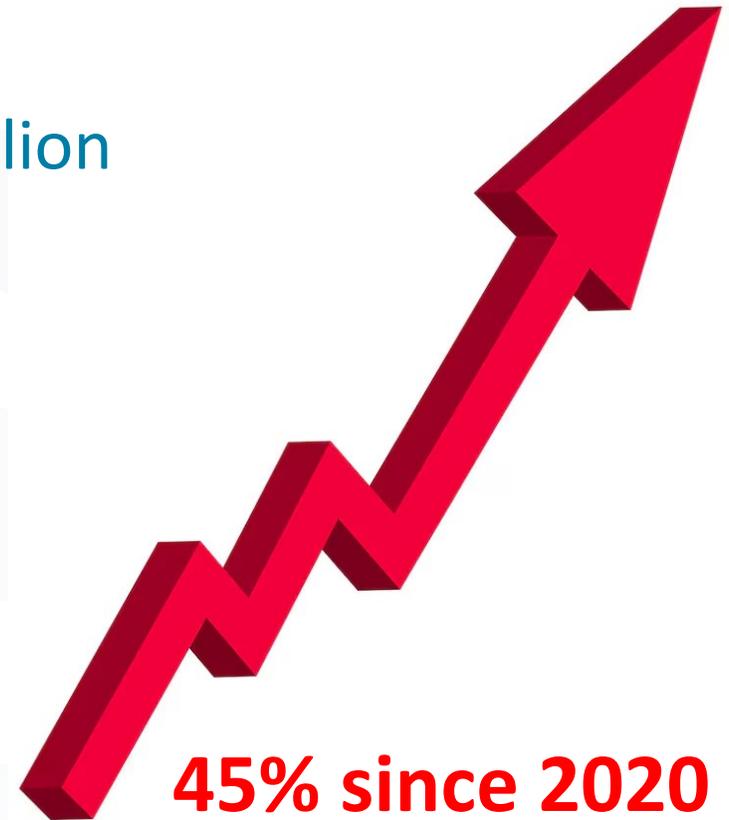
- Funding
- Timing
- Who pays?

# COST OF EXPANDING INFRASTRUCTURE

- Water Line = \$100 to \$250 per LF
  - 1MG Elevated Water Tank = \$3.5 to \$5+ million
- Sewer Line = \$100 to \$500 per LF
  - Sewer Lift Station = \$50,000+
  - Sewer Pump Station = \$50,000+
- Bore vs Trench = Time & \$\$
- Hit Rock? = Time & \$\$
- Easement Acquisition = Time & \$\$

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# THE TIMING CHALLENGE

Economic developers vs utilities:

Economic developers:

- Want **speed**

Utilities:

- Require **long planning horizons**

Infrastructure projects can take **5–10+ years.**

# BALANCING GROWTH AND SUSTAINABILITY

Utilities must balance:

- Economic growth
- Environmental protection
- Long-term water supply
- Regulatory compliance
- Ratepayer affordability

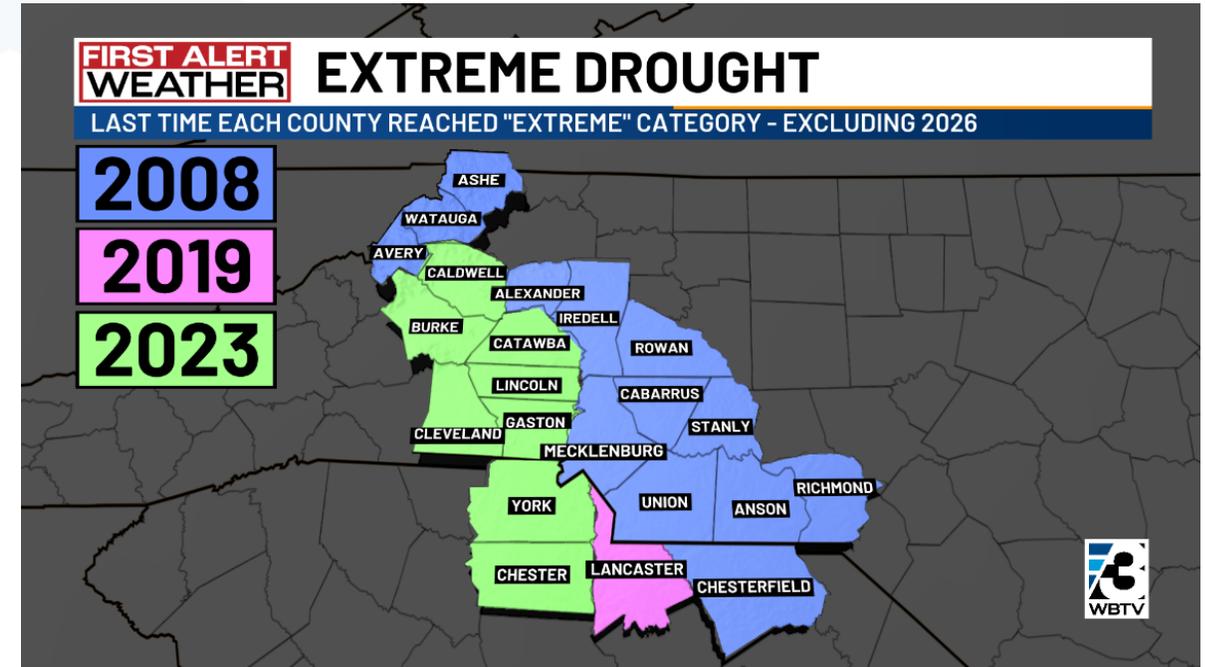
# REGIONAL WATER SUPPLY CONSIDERATIONS

- Catawba-Wateree River Basin importance
- Shared regional resource
- Competing demands:
  - Municipal
  - Industrial
  - Power generation
  - Environmental flows

# DROUGHT AND RESILIENCE

- Drought planning
- Demand management
- Redundancy and interconnections
- Long-term water supply planning

Resilience is now a **key economic development factor.**



# SMART GROWTH & WATER PLANNING

Communities can align growth with infrastructure by:

- Targeting growth areas
- Coordinating land use and utilities
- Infrastructure master planning
- Utility capacity mapping

# COLLABORATION IS ESSENTIAL

Successful growth requires coordination between:

- Utilities
- Economic developers
- Local governments
- Regional planning groups
- State regulators

No single entity can solve these challenges alone.

# FUTURE CHALLENGES VERSUS OPPORTUNITIES

## Looking ahead:

- Population growth
- Aging infrastructure
- Climate variability
- Rising construction costs
- Increasing regulatory complexity

vs.

# FUTURE CHALLENGES VERSUS OPPORTUNITIES

## Looking ahead:

- Population growth
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vs.

## The region can succeed by:

- Regional cooperation
- Long-term water planning
- Strategic infrastructure investment
- Water-efficient industries
- Data-driven decision making

# KEY TAKEAWAYS

- Water and wastewater are **economic development enablers**
- Wastewater capacity often limits growth
- Infrastructure planning must be **proactive**
- Collaboration across agencies is essential
- Sustainable water management supports long-term prosperity



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