

Bethune Energy

A **Beaufort Rosemary** Project

Frequently Asked Questions

Project Overview

What is Bethune Energy?

Bethune Energy is a natural gas facility proposed for the town of Bethune in Kershaw County, South Carolina. The project is currently planned as 500 megawatts of reliable, resilient, and affordable energy that will contribute to an energy system designed for South Carolina's future.

Who is developing Bethune Energy?

Beaufort Rosemary is a greenfield energy project developer focusing on natural gas, geothermal, wind and large utility scale solar, and storage projects. With over 30 years of experience, we've developed other facilities across the southeastern US.

Where will the project be located?

The project property is adjacent to Timrod and Boise Cascade roads just outside of the Bethune town limits.

Why did Beaufort Rosemary choose Kershaw County?

South Carolina currently has 22 electricity plants powered by natural gas. Many are decades old. This plant will use state-of-the-art technology, increasing efficiency over aging plants. It's no secret that South Carolina is the fastest growing state in the nation. With ease of access to needed infrastructure and a clear demand for reliable energy, Bethune Energy will help Kershaw and South Carolina support future growth with this new electricity generating facility.

Property Impacts

Why was a location near existing homes selected?

Alternative locations for this project were evaluated. This site was ultimately chosen because of its existing infrastructure on the property. Existing natural gas pipelines, existing propane pipelines, and existing electric transmission lines all contributed to this site's selection. This site was selected to limit the buildout of additional infrastructure, a common practice in this business.

How will nearby residents and homes be impacted?

Beaufort Rosemary is committed to mitigating any potential impacts this development could have on nearby property owners. This includes conducting an independent property value impact study prior to construction, designing the facility with enforceable noise limits, completing routine groundwater testing, and creating a system for quickly addressing community complaints.

Environmental, Safety, and Water Concerns

How is Bethune Energy preparing for potential impacts such as air emissions, noise, and traffic?

These are all things that are taken into consideration and are addressed throughout the permitting process. Air emissions are controlled by the EPA, noise is controlled by County ordinances, traffic will be coordinated with SCDOT, and water use is monitored by the South Carolina Department of Environmental Services (SCDES) through the Bureau of Water.

What steps is Bethune Energy taking to protect the environment?

Bethune Energy has conducted wetland studies and endangered species studies to ensure that essential habitats are not being impacted by this project. There are minimal wetlands on the site and no habitat for listed or endangered species have been identified.

Other studies will be conducted including an air permitting analysis, stormwater permitting analysis, erosion and sediment control plans, cultural resources review, noise analysis, traffic and construction impact review (in coordination with DOT) and spill prevention planning.

Where can I find environmental study reports for the project?

Publicly available reports can be accessed through the applicable reporting agencies (SCDES, EPA, FWS, ACOE, etc.).

What pollutants will be emitted once the project is in operation and how will they be monitored?

The primary emissions from the facility are nitrogen oxides (NOx), carbon monoxides (CO), and carbon dioxides (CO₂). Emissions are monitored through Continuous Emissions Monitoring Systems (CEMs) and reported to the EPA on a regular basis. Typically these filings are available through regulatory databases or agency records.

Will this project impact my health if I live nearby?

Bethune Energy is committed to mitigating any potential health risks through thorough testing and careful design. If the project proceeds, the air permitting process will require

technical analysis to demonstrate compliance with applicable standards that are designed to protect those most at risk. Bethune Energy is willing to share that information when the design of the facility is finalized.

Will my drinking water still be safe and clean? What about groundwater?

Bethune Energy is taking a number of steps to mitigate any potential impacts to Kershaw County's water supply.

Before construction on the project ever begins, Bethune Energy will conduct baseline environmental work appropriate for the site. This testing, completed by a qualified, independent environmental consultant, allows us to monitor impact and ensure peace of mind for nearby residents. For groundwater, that can include baseline testing of selected nearby private wells, if private wells are present within a reasonable study area and property owners grant access.

The facility is being designed to prevent sediment or other materials from leaving controlled areas and reaching surface water or groundwater pathways. It will also use air-cooled technology to significantly reduce water usage.

Is there an emergency response plan? Is this facility safe?

The facility will include state-of-the-art safety features. These engineered safety systems can detect abnormal conditions early, isolate the source, shut down safely, and allow trained responders to access the site quickly and safely. The project will be designed around the principles of prevention, detection, containment, notification, and coordinated response.

The local fire department and county emergency response officials will continue to be engaged as the design advances. Their input is being incorporated into site access, fire lanes, hydrant or water supply planning, emergency staging areas, gate access, signage, communication procedures, and training needs.

Economic and Community Impact

What impact will this have on Kershaw County's tax revenue?

This project represents millions in annual tax revenue in Kershaw County for the next 40 years. That's money to fund essential government functions, schools, and community projects. On top of that, the company will donate money to local organizations and entities that uplift the community.

How many jobs will this bring?

During the roughly two-year construction period, the company will employ hundreds of construction workers. Once the plant is in operation, the project expects to employ approximately 15 - 20 highly-skilled workers.

Why did some residents get a letter from the company?

This is what we refer to as our Good Neighbor Agreement, which was extended to residents of adjacent properties and across Timrod Road. It's a common practice for our business and it lays out what neighbors could expect from our company to ensure their interests are protected. In recognition of the fact that new industrial developments have an impact on the communities they operate in, this offer is made with the intention of mitigating any potential impacts that local residents might experience. We're not just making promises, we're keeping them.

Construction, Noise, And Aesthetics

What would construction on the project entail and when would it begin?

During the construction phase, community members can expect to see equipment brought onto the site, ground and civil work being performed, and building foundations being poured. Temporary construction emissions are the typical ones from major construction projects – dust, truck and equipment exhausts, welding, etc

If approved, construction for the project will likely begin in 2028-29 with completion by 2030-31. The two-year process will be rolled out in phases to avoid two years of heavy construction activity at the site.

What are the projected noise levels for nearby homes during construction and operation?

Anticipated noise levels for this project are expected to have little impact on nearby property owners. The projected levels are 35 dB(A) or lower at any residential property line nearby. This is equivalent to a very quiet bedroom or library.

Bethune Energy will comply with all Kershaw County ordinances and noise limits. The facility will also maintain significant landscaping buffers and setbacks above and beyond what is required.

Will noise be monitored after the facility is up and running?

Yes.

What recourse do residents have if noise exceeds permitted levels?

Bethune Energy has pledged to neighbors they will adhere to the County's noise requirements and that, if there are any one-time abnormal noise levels, that nearby residents will be notified and informed of the expected timeframe. Local residents can reach out to company representatives at any time through the contact page on this website.