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Turning Lane into an Eco-village

BY MICHAELE DUKE news@kingstreenews.com
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If all goes as planned, within a few years, the town of Lane will be transformed into a thriving city complete with new homes, a manufacturing plant, trade centers while achieving net-zero waste disposal and generating its own power.

The idea has been on the table since 2016, when CETS Waste-to-Energy CEO Vincent White introduced the proposal to several stakeholders. Since then, the process has been in motion and on January 15, the Lane Community Development Corporation hosted an update focusing on Lane as the pilot program.

The eco-village will take place in two phases with construction and development occurring in 2020-21, followed by business development beginning in 2022. Total project cost of phase one is estimated to be \$300 million. Total cost of the project over 10 years is \$1.5 billion.

One of the most impressive features of the village will be its waste-to-energy system. White said the mobile gasification system connected to a cogeneration system could convert up to 50 tons of organic waste per day and could create green power for the village as well as produce product to sell.



The goal is to create a circular economy of production and trade to support governments in cutting their carbon emissions through its waste. White said he presented the plan to Williamsburg County Council in June 2019 to help them stabilize the waste management budget.

Businesses outside of Lane will also benefit. A study completed by Chmura Economics and Analytics indicates the total economic impact of phase one of two is estimated to be \$455 million while supporting 1,424 jobs per year within the Williamsburg region. The region consists of Williamsburg, Clarendon, Florence, Berkeley, Charleston, Georgetown, Horry, Sumter, Marion, and Lee counties.

“This is not an overnight thing. This is a serious transition in cutting the carbon footprint as well as stabilizing and creating a more sustainable lifestyle for the citizens of this county,” said White. “That will allow us to stabilize the region for the next 25 years.”

White said funding would come in the way of a \$300 million green bond. He said his company is contracted with the town of Lane for \$50 million per year over 25 years. “That \$50 million for 25 years becomes the collateral backing the bond, because the project becomes the collateral.” He will present his proposal of Lane as the pilot program to the UN during the Global Compact Leaders Summit in June 2020.



MIXED-USE Income-Producing 'Carbon Neutral - Zero Waste' Real Estate PROJECTS
 Production | Farming | Laboratories | Showrooms | Offices | Residential | Healthcare | Hospitality | Entertainment

CETS Design Studio is a unique international design organization linked to certified consultants from a broad range of academic and professional backgrounds. These consultants specialize in the areas of sustainable urban planning, architecture, landscape architecture, interior design, industrial design, engineering, smart technology, graphic design, and project management. Our team of consultants bring several decades of solid experience in every aspect required to **Research, Design, Engineer, Build, Finance, Manage and Grow** sustainable **Net-Zero Smart Mixed-use Eco-Village Communities**.

Our goal is to strategically design/build 5 pilot hubs by 2021
Total Project Investment of \$1.5 Billion | Potential Completed Valuation of \$12.5+ Billion

Current Pilot Project Sites, 24-month Timeline to Complete Total 8,678,020sf for Phase-1 Operations:

1. **Georgia Corporate Campus, Smart Eco Village, Production and Trade Hub Site:** 527-Acre Site at 4935 Highway 166, Douglasville, GA 30135.

- One of the last big parcels of land in Douglas County! One mile of the property borders the Chattahoochee River on back side. Four wells on property; irrigation system w/ pump that yields 500 gallons/minute. The seller has a permit to pump water from the Chattahoochee that stays with the land. Produces 1500 round or 1000 square bales per year. Three barns and 3 houses on property. Six catfish ponds plus 10-acre lake. Less than 35 miles from ATL. Near Chattahoochee Hills, Foxhall Resort, and Serenbe.



2. **South Carolina Corporate Campus, Smart Eco-Village, Production and Trade Hub Site:** Township of Lane on 182-Acre Site at N. Lane Street, SC 29564.

- Lane, a farming community between the Santee and Black River Basins, was established in 1856. The town is bisected by the main north-south CSX Transportation line. Located in a rural setting, Lane is situated a short distance southeast of the intersection of US Highways 52 and 521. Lane is located at 33°31'31"N 79°52'46"W (33.525346, -79.879560). According to the United States Census Bureau, the town has a total area of 4.0 square miles (10 km²), all of it land. Lane is located about an hour's drive from Charleston and the Atlantic Ocean. The goal is to transform the small rural Township of Lane into a Smart Eco-City status.



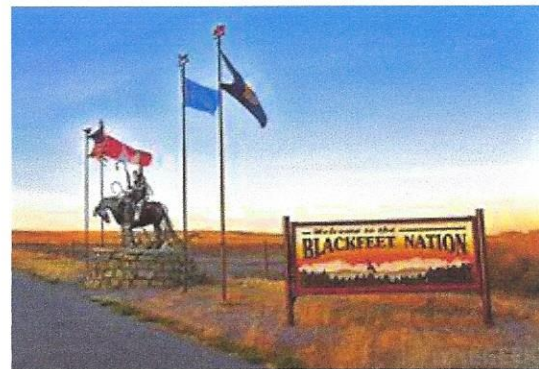
3. **CETS North American HQ's/Maryland Corporate Campus, Smart Eco-Village, Production and Trade Hub Site:** 100-acre at Old Stagecoach Road, LA PLATA, Charles County, Southern MD 20646.

- Property is zoned MUD-2 (Town of La Plata) which is a mixed use residential/commercial zone that allows a variety of residential housing, plus allows commercial development. Gross density is 6.5 units/acre with net of about 4.5 units/acre. The property has an agricultural assessment, so real estate taxes are low. Level to gently rolling topography and the property is 40% cleared, balance wooded.



4. **Montana Corporate Campus, Smart Eco-Village, Production and Trade Hub Site:** 200-acres on Blackfeet Nation Reservation at Township 32, Range 10W, Section 10.

- The Blackfeet Nation also known as the Blackfeet Tribe of the Blackfeet Indian Reservation is an Indian reservation and headquarters for the Siksikaitstapi people in the United States. Located in Montana, its members are composed primarily of the Piegan Blackfeet band of the larger ethnic group historically described as the Blackfoot Confederacy. It is located east of Glacier National Park and borders the Canadian province of Alberta. Cut Bank Creek and Birch Creek form part of its eastern and southern borders. The reservation contains 3,000 square miles, twice the size of the national park and larger than the state of Delaware. It is located in parts of Glacier and Pondera counties.



5. **Belize Corporate Campus, Smart Eco-Village, Banking Center, Production and Trade Hub Site:** 2,200-acre property consists of 2,800 ft of direct beach frontage, 7,000 ft of lagoon frontage, 5,000 ft of river frontage and 5,200 ft of highway frontage.

- This waterfront property is situated in the fast-developing southern Stann Creek District, 20 miles south of Dangriga town and just a few miles north of Placencia Peninsula, strategically between Sanctuary Belize Marina Development and Kanantik Eco Beach Resort. This development comes complete with permits and environmental assessment which includes an airport, a marina, casino, golf course, resort, hotels, farms, and residential subdivisions. This is one of the few remaining large development parcels. 2 of the adjacent development parcels south sold in 2012.

