

HOUSING ELEMENT

Inventory of Existing Conditions

Housing conditions are a major factor in the growth and development of any county. In Clarendon County the availability of housing units has seen a steady increase until 1980 when housing units saw a major increase (see TABLE VI-1). The county again saw a major increase in the decade between 1990 and 2000. In Clarendon County, the quality and quantity of housing units is generally limited to single family residential and mobile home units. There were 15,303 housing units in 2000, of which seventy-seven percent were occupied. Sixty-one percent of these units were owner occupied.

TABLE VI-1: HOUSING UNITS

Housing Units						
COUNTY	1950	1960	1970	1980	1990	2000
Clarendon	7,116	7,119	7,567	11,085	12,101	15,303

Table VI-1A: General Housing Characteristics by County

GENERAL HOUSING CHARACTERISTICS BY COUNTY: 2000							
COUNTY	TOTAL PERSONS	TOTAL HOUSING UNITS	TOTAL VACANT UNITS	HOUSEHOLDS	PERSONS PER HOUSEHOLD	FAMILIES	PERSONS PER FAMILY
Clarendon	32,502	15,303	3,491	11,812	2.6	8,598	3.1
SOUTH CAROLINA	4,012,012	1,753,670	219,816	1,533,854	2.5	1,072,822	3.0
UNITED STATES	248,709,873	102,263,678	10,316,268	91,947,410	2.6	64,517,947	3.2

Table VI-1B: Owner and Renter Occupied Housing Units by Race by County

PERCENT OWNER AND RENTER OCCUPIED HOUSING UNITS BY RACE AND COUNTY: 2000								
COUNTY	OWNER-OCCUPIED				RENTER-OCCUPIED			
	TOTAL	PERCENT			TOTAL	PERCENT		
		WHITE	BLACK	ALL OTHER RACES		WHITE	BLACK	ALL OTHER RACES
Clarendon	9,339	55.0	44.1	0.9	2,473	33.2	64.3	2.5
SOUTH CAROLINA	1,107,619	75.9	22.5	1.6	426,235	58.3	37.4	4.3

Housing Location

The existing land use map (See Figure VII-1 in the Land Use Element) shows the distribution of housing units throughout the County. In general, there is a concentrated pattern of residential land use clustered in and around the municipalities, and around Lake Marion. The remainder of the residential development is scattered through the County, mostly in single tier along the roads.

Housing Types

Housing units in Clarendon County are predominantly single-family in nature. According to the 2000 Census, a total of 11,812 occupied housing units were identified, 55 percent of which were conventionally built single-family units

There were 5,980 mobile homes reported. These units represent 39 percent of the total housing units at the time.

There were 3,491 vacant units, or 22.8 percent of the housing stock. Many of these units are second homes in the resort areas of Lake Marion.

For the last several years, two-thirds of the residential permits issued were for mobile homes. While these units meet a need for low-to-moderate cost housing, they do not increase the ad valorem tax base enough to pay the cost of providing public services to the units. The SC Manufactured Housing Board estimates that manufactured housing will continue to supply 50 to 60 percent of the housing needs for the next several years.

Table VI-2: Number of Units in Housing Structures in S.C. by County

UNITS IN STRUCTURE FOR TOTAL HOUSING UNITS: 2000						
COUNTY	Total Housing Units	Units In Structure				
		1 Unit	2 to 4 Units	5 or More units	Mobile Homes	Boat, RV, Van,etc*
Clarendon	15,303	8,404	303	601	5,980	15
SOUTH CAROLINA	1,753,670	1,118,863	101,588	175,164	355,499	2,556

Analysis of Nonessential Housing Regulation

This is a new requirement of the South Carolina Priority Investment Act of 2007. Under the Act, nonessential housing regulatory requirements are defined as “those development standards and procedures that are determined by the local governing body to be not essential within a specific priority investment zone to protect the public health, safety, or welfare and that may otherwise make a proposed housing development economically infeasible. Nonessential housing regulatory requirements may include, but are not limited to:

- (a) standards or requirements for minimum lot size, building size, building setbacks, spacing between buildings, impervious surfaces, open space, landscaping, buffering, reforestation, road width, pavements, parking, sidewalks, paved paths, culverts and storm water drainage, and sizing of water and sewer lines that are excessive; and
- (b) application and review procedures that require or result in extensive submittals and lengthy review periods.”

As noted in Chapter 7, Land Use Element, Clarendon County will be exploring the possibility of establishing a performance zone or priority investment zone. The purpose of these would be to allow for “traditional neighborhood designs” as defined in the South Carolina Priority Investment

Act of 2007. This type of development has been identified in the comprehensive planning process as desirable in certain areas along the lake. We have through this analysis identified areas of regulation such as set backs, spacing between buildings, buffering, and minimum lot size as potential areas which could be relaxed or eliminated in order to facilitate development of traditional neighborhood design in performance or priority investment zones.

Analysis of Market-based Incentives

This is a new requirement of the South Carolina Priority Investment Act of 2007. Under the Act, Market-based Incentives means “incentives that encourage private developers to meet the governing authority's goals as developed in this chapter. Incentives may include, but are not limited to:

- (a) density bonuses, allowing developers to build at a density higher than residential zones typically permit, and greater density bonuses, allowing developers to build at a density higher than residential affordable units in development, or allowing developers to purchase density by paying into a local housing trust fund;
- (b) relaxed zoning regulations including, but not limited to, minimum lot area requirements, limitations of multi-family dwellings, minimum setbacks, yard requirements, variances, reduced parking requirements, and modified street standards.”

As noted above, and in Chapter 7, Landuse Element, the Planning Commission has identified the areas around Lake Marion as those which may be suitable for development in performance or priority investment zoning using “traditional neighborhood design:”. In order to facilitate such development we have identified such regulations that would provide market-based incentives as set backs, spacing between buildings, buffering, and minimum lot size. Other measures such as design flexibility and streamlined permitting processes are available currently through Planned Urban Development zoning and may be means that can be applied to performance or priority investment zoning. These will be further studied by the Planning Commission as they proceed with the development of the Unified Development Code.

A Statement of Needs

Since manufactured homes represent about 80 percent of the residential permits issued annually, there is a need to ensure adequate sites are available for this resource. The County recognizes the need for a statewide manufactured home disposal program. There is also a need for more housing opportunities for single and elderly persons.

Goals, Objectives and Policies (Implementing Actions)

Goal - Provide adequate mix of housing types for all residents of the County

Objective A The County will ensure that housing opportunities are provided for the economically disadvantaged citizens

Policy A-1 The County will ensure various types of affordable non-subsidized housing is available in various formats.

Policy A-2 The County will ensure that adequate sites are available for manufactured housing in the Unified Development Regulations.

Policy A-3 The County will continue to use housing rehabilitation programs that upgrade the existing housing stock.

Policy A-4 New subdivision development will be directed toward areas adjacent to existing residential development in general and particularly toward areas with central water and sewer service capacity.

Policy A-5 The County will ensure that housing opportunities are provided for the single and elderly populations.

Policy A-6 Residential areas shall not be penetrated by collector or arterial roads nor have direct access to collector or arterial roads.

Objective B The County will continue its program to improve the appearance of the County.

Policy B-1 The County will use the provisions of the Standard Unsafe Building Abatement Code to eliminate unsafe buildings in the County.

Policy B-2 The County will encourage the General Assembly to develop a statewide manufactured home disposal program.

Policy B-3 The Unified Development Code will include provisions to encourage better design of residential areas.

Policy B-4 The County will continue its efforts to encourage screening of impoundment yards and junkyards.

Objective C The County will look closely at nonessential regulatory requirements as part of the development of the Unified Development Code in order to encourage development of “treaditional neighborhood designs” in performance or priority investment zones.

Policy B-1 The County will develop new land use policies and regulations for the resort areas along Lake Marion. This will be done by the development of performance zoning or priority investment zoning regulations for the lake area.
