

LAND USE ELEMENT

Inventory of Existing Conditions

Physical Setting

Clarendon County occupies 599 square miles or about 388,612 acres. In addition, Lake Marion occupies 95 square miles, or 60,800 acres. There are four incorporated areas within the County. Manning, the County seat and largest city, is located in the center. Summerton is situated in the southern boundary near Lake Marion. Turbeville lies to the north, and Paxville is near the western border of the County.

The Clarendon County area is hot and generally humid in the summer because of the moist maritime air. Winter is moderately cold, but short. Precipitation is quite evenly distributed throughout the year and is adequate for all crops.

The total annual precipitation is 47 inches, 60 percent of which usually falls in April through September. The growing season for most crops falls within this period. In two years out of ten, the rainfall in April through September is less than 23 inches.

The average relative humidity in mid-afternoon is 50 percent. Humidity is higher at night, and the average humidity at dawn is about 84 percent. The sun shines 65 percent of the time possible in the summer and 60 percent in winter. The prevailing wind is from the southeast.

The topography of Clarendon County is characterized by its flat, slightly sloping terrain, ranging from 38 feet above mean sea level (MSL) in the floodplain of the Santee River near the Williamsburg County line to 188 feet MSL in the Paxville portion of the planning area.

There is very little available information on the subsurface geology of the Clarendon County area. The only in depth analysis is in the *Soil Survey of Clarendon County*, prepared by the Soil Conservation Service of the U. S. Department of Agriculture. A more detailed survey containing a description of the stratigraphy and structure can be found in the *Geology of the Coastal Plain of South Carolina*, by C. Wythe Cook. However, this is a general study, and not extremely helpful when specific data is desired.

Clarendon County is made up of two broad, physiographic areas. They are the Southern Coastal Plain and the Atlantic Coast Flatwoods. The western part of the County, west and south of Black River, is in the Southern Coastal Plain area. It is predominantly level to gently sloping. The steeper slopes are adjacent to the streams and drainage ways. Drainage is generally good. This area has many shallow, oval-shaped depressions, commonly known as Carolina Bays that lack natural surface outlets.

The eastern part of the County, east and north of the Black River, is in the Atlantic Coast Flatwoods area. This area is moderately well drained to poorly drained, but large, flat areas of somewhat poorly drained and poorly drained soils also occur. Broad areas of nearly level flood plains are found along the major streams. Sixty-five percent of the soils in Clarendon County have excess water. Ditches and tiles artificially drain much of the County's acreage. Generally,

the area is dominated by a deep sandy ridge deposited over the area by the numerous rises and falls of the ocean levels over geologic time. Underlying the deep sand wedge are remnants of the deeply eroded original Appalachian Mountain chain.

Existing Conditions

Clarendon County is situated along the northern edge of Lake Marion. For years, recreation related development has occurred along its shores. Much of the area is developed in a unique “fish camp” atmosphere. Ten (10) of the eighteen (18) recreation development sites of the South Carolina Public Service Authority along the lake have lodging to rent and seventeen (17) have eating facilities.

There is a trend that has only recently developed, and that is to rezone the “Fish Camps” so that the unique character of the camps can be removed and replaced with patio home type development. This type of development has specific needs; specifically water and sewer service, that is not generally available in the county at this time. None the less, the demand is there and will intensify as land along the coast of the state is developed, leaving the states lakes as the next major water bodies to receive even more intense development.

Significant commercial development has occurred within the County, mainly related to I-95, the focus of most of the development in Clarendon County in the last two decades. This commercial development is associated with the I-95 tourist trade, i.e., gas stations, restaurants, and hotel/motels. The majority of the interchange development is at the US 301 and SR 261 interchanges with I-95. There are approximately 300 acres in such uses.

In addition, the county has seen renewed interest in industrial development. At present there are eleven (11) industrial sites. They are:

1. Clarendon Holding Site	24 Acres
2. Land Industrial Site	32 Acres
3. Bozard (I-95 Manning) Site	35 Acres
4. Dubose Industrial Site	45 Acres
5. Summerton Commerce Village	83 Acres
6. Sallie Alderman Industrial Site	103 Acres
7. Bear Creek Industrial Site	105 Acres
8. Clarendon County Industrial Park	250 Acres
9. Odom Industrial Site	307 Acres
10. Brogdon Industrial Site	580 Acres
11. I-95 Mega Industrial Site	<u>1,295 Acres</u>
TOTAL	2,859 Acres

NOTE: Exhibit A contains a listing of all of the existing Industries within the county as of 2006.

Within Clarendon County, there are extensive areas of active agriculture. Actively farmed fields and forestlands are intermixed with isolated residential development, usually in one tier of lots along the road. There are also numerous poultry farms that often include 1000 or more birds in a very small area.

The overall development pattern for the state of South Carolina, and until recently for Clarendon County, is very detrimental to agricultural land values and creates extreme difficulty in supplying public services such as fire protection, EMS services and law enforcement. However, as noted in the table below, this trend has abated somewhat since 1997 in Clarendon County possibly as a result of planning efforts to protect agricultural properties. A statistically backed explanation, however, for this trend is a change in the types of farms in Clarendon County. A review of the U. S. Department of Agriculture data shows that there has been a decrease in the number of farms in the county dedicated to crop production (9.2% or 327 in 1997 to 300 in 2002), and the number of acres in cropland production (7.9% or 115,710 acres in 1997 to 91,881 acres in 2002). This coupled with the permits for other types of farm development, particularly poultry production, tells us that the agricultural community in the county has seen this trend change mainly due to the increases in non-cropland production facilities in the county. The trend for the state, and until recently in Clarendon County has been that allowing urban land use in viable agricultural areas drove up the land prices because an owner can make more money selling off pieces of land than farming. Higher land prices made it even more difficult for the farmer, particularly the marginal operations.

What is really intriguing is the growth in land that is under Conservation Reservation. Such land under protection has increased 302% in just 5 years. This is most likely the result of efforts by the South Carolina Conservation Trust Bank. This is reflected in the following tables:

TABLE VII-1

NUMBER OF FARMS AND PERCENT OF LAND IN FARMS: 1974 – 2002

COUNTY	1974		1997		2002	
	Number of Farms	Percent of Land in Farms	Number of Farms	Percent of Land in Farms	Number of Farms	Percent of Land in Farms
Clarendon	777	43.5	365	38.2	390	38.1
SOUTH CAROLINA	29,275	31.9	25,807	25.8	24,541	25.1

Source: U. S. Department of Agriculture, Census of Agriculture, 1974 – 2002

TABLE VII-2
Farms, Land in Farms, Value of Land and Buildings, and Land Use: 1997 and 2002

<i>All Farms</i>	<i>Clarendon</i>
LAND IN FARMS ACCORDING TO USE	
Total cropland.....farms, 2002	300
1997	327
acres, 2002	91,881
1997	115 710
Harvested cropland.....farms, 2002	177
1997	259
acres, 2002	71,439
1997	101,040
Cropland used only for pasture or grazing..... farms, 2002	79
1997	111
acres, 2002	3 038
1997	3,670
Other Cropland.....farms, 2002	179
1997	134
acres, 2002	17,404
1997	11,000
Cropland idle or in cover crops, legumes, and soil-improvement grasses, not harvested and not pastured.....farms, 2002	121
1997	NA
acres, 2002	8,333
1997	NA
Cropland on which all crops failed.....farms, 2002	74
1997	43
acres, 2002	7,652
1997	(D)
Cropland in cultivated summer fallow.....farms, 2002	13
1997	7
acres, 2002	1,419
1997	
Total woodland.....farms, 2002	272
1997	219
acres, 2002	48,405
1997	25,742
Woodland pastured.....farms, 2002	64
1997	47
acres, 2002	4,278
1997	(D)
Woodland not pastured.....farms, 2002	237
1997	206
acres, 2002	44,127
1997	(D)
Pastureland and rangeland other than cropland and woodland pastured.....farms, 2002	71
1997	37
acres, 2002	2,338
1997	(D)
Land in house lots, ponds, roads, wasteland, etc.....farms, 2002	209
1997	214
acres, 2002	5,266
1997	(D)
Pastureland, all types.....farms, 2002	142
1997	139
acres, 2002	9,654
1997	6,760
Land under Conservation Reserve or Wetlands Reserve Programs.....farms, 2002	149
1997	66
acres, 2002	10,080
1997	3 262

The shoreline of Lake Marion has developed largely for recreation and residential purposes. The majority of the property surrounding Lake Marion is owned and controlled by the South Carolina Public Service Authority, which leases property for residential and commercial development. Of the 138 miles of shoreline in Clarendon County, four miles are commercial; four miles are public; 38 miles are residential; 48 miles are reserved for fish and wildlife; and 26 miles are reserved for forestry and natural resources.

Currently, the Public Service Authority owned property consists of 18 subdivisions consuming 930 acres of land. These areas include approximately 1,150 residential lots, 691 marginal leases, and 26 commercial leases. Many residential units have become deteriorated, or dilapidated, because of inadequate maintenance requirements in the original leases. Manufactured housing occupies a number of the lots.

Since the original leases were issued, the South Carolina Public Service Authority has adopted a number of more stringent restrictions designed to upgrade improvements on leased property. Rental rates have been increased and regulations adopted which will eventually alleviate the substandard development that has occurred. In addition, the current policy is to sell all of its Lake Marion holdings to the lessors.

One of the predominant land uses in Clarendon County is residential. Residential development in the County generally consists of single-family conventional homes and manufactured homes. There are only a few subsidized apartment complexes within the unincorporated County. There is one high-density residential development in the County near the Lake Marion dam, although there are plans for others.

The commercial areas are generally confined to the urban area and to major traffic routes such as U. S. 301, 378 (recently improved to 4 lanes), and 521; S. C. 58, 260, 261, and 527 and the I-95 interchanges. Although there are numerous isolated commercial ventures scattered throughout the County, there are no new commercial projects away from I-95 and the urban areas.

Lot sizes in most areas of the County are adequate for customary residential activities. There are many instances of sub-standard lot sizes scattered throughout the County, especially around the lake. No housing condition survey was conducted as a part of this Plan.

Large areas of single-family housing exist without intrusion from other types of land uses. The predominant type of housing is single family residential. There are very few multi family, duplex or four-plex projects in the planning area. Manufactured housing is present, scattered on lots throughout the County. The majority of the manufactured home units are single-wide units; however, there are more and more double-wide units being placed in the County.

However, it should be noted that recent developments are using more condominium and multi-family structures as a part of their developments along the lake.

Existing Land Use Calculations

Prior to 1992, much of the residential development in the County occurred outside municipal limits, without benefit of building codes, zoning, or other development management tools. Mobile homes have been very prominent in the County and are expected to continue to provide a significant portion of the housing for many area residents. Since 1992, regulations have changed the pattern to some extent.

Residential uses occupy about 6,000 acres, approximately one percent of the total land area, and 36 percent of all developed land. The greatest concentration of residential land use is in the City of Manning and the towns of Turbeville, Summerton, and Paxville.

Historically, the County's residential areas have been almost entirely restricted to single family residential projects. The County has issued an average of 468 residential building permits per year from 1999 - 2006, with the mobile home average being 319. For the last several years, however, the manufactured home numbers have been decreasing from a high in 2001. This data is represented below in Table VII-3.

Table VII-3
CLARENDON COUNTY
BUILDING PERMIT DATA

Type of Permit Issued	TIME PERIOD								
	1999	2000	2001	2002	2003	2004	2005	2006	2007
New Single Family Dwelling	59	106	116	117	103	122	196	146	
New Multi-Family Dwelling	0	1	0	0	0	2	1	1	
Manufactured Homes	266	471	341	315	306	313	282	257	
Residential Totals	325	578	457	432	409	437	479	404	
New Commercial/Industrial	12	46	39	26	23	17	26	32	
TOTAL AVERAGE	337	624	496	458	432	454	505	436	468

**Notes:

1. Information was only available from July to December for 1999.
2. Information for 2006 only up to October 31.
3. Permits issued for the City of Manning are included in totals. (Since 1999)
4. Starting June 2002, permits issued for the Town of Summerton are included in totals.

There was a 26.5 percent increase in the number of housing units from 1990 to 2000. The actual number increased from 12,101 to 15,303. Since 2000, there have been 3,521 housing units permitted, representing a 23% increase from 15,303 to 18,824. This trend is greater than the 1990 – 2000 decade when the growth was 26.5%, as this 26% represents only 7 years, not a full decade. It is also greater than the decade between 1980 and 1990 when the number of housing units rose from 11,085 to 12101 or 9.2%. However, this percentage is lower than the decade of 1970 to 1980 when the number of housing units rose from 7,576 in 1970 to 11,085 in 1980, a 46.3 percent increase.

In November and December of 1998 and 2007, a windshield land use survey was conducted by Burkhold Planning and Management using a base map developed by the County’s 911 system consultants. This inventory was updated in the spring of 2007 using the new county aerial photography with spot check verification of several development trends. The purpose of the inventory and the 2007 update was to describe the existing land use patterns, to provide and a general location of the housing within the County. This survey is not accurate enough for facility programming purposes and is intended only to provide a general estimate of land uses. Figure VII- 1 depicts the general location of existing land uses in the County. Table VII-4 summarizes the estimated amount of various land use categories based on the windshield survey done in November and December 1998 and aerial photography update in 2007.

**TABLE VII-4
Existing Land Use**

Land Use	Acres
Residential	7000
Commercial/Industrial	3500
Public/Semi-Public	9850
Water & Wetlands	75,098
Agriculture & Undeveloped	293,164
TOTAL	388,612

Source: Burkhold Mgmt. Inc. Estimates, June, 2007

Approximately 9,850 acres are devoted to public uses, an estimated 800 acres of which is devoted to streets and highways. Together, these two categories represent approximately 2.0 percent of the County’s land area.

Industrial development occupies approximately 2895 acres, or 0.007 percent of the land area. By far the largest land use is agricultural, underdeveloped/undeveloped occupying approximately 293,164 acres, or 75.4 percent of the land area of the County.

Clarendon County is characterized by the presence of strong north-south and east-west highways, which divide the County into distinct commercial zones. The land use pattern that has developed

over the years is the development of commercial land uses along major highways and especially at the major interstate interchanges.

Projected Land Use Needs

Table VII-2 estimates the amounts of land uses needed to accommodate various amounts of projected population. The estimated land use needs were based on generally accepted ratios provided by the SC Budget & Control Board, Department of Statistics and Research.

The data provided in Tables VII-1 and VII-2 shows the County currently has far more land zoned for residential development than is necessary to support the projected year 2010 population. For example, there is currently enough land **used** for residential use to accommodate a population of more than 50,000 people. The Department staff estimated that, as of November 1999, there was enough land **zoned** for residential development to accommodate a population of 250,000 people. The projected Land Use is depicted on Figure VII-2

Table VII – 4 from Excel goes here

A Statement of Needs

The County recognizes the need to prepare and maintain a comprehensive planning program that will accommodate future development in a more realistic manner. The land development regulations need to be revised to more accurately reflect current conditions and a reasonable expansion thereof. A Capital Improvement Program is necessary to program scarce County financial resources to accommodate future public facility needs.

Large agri-business livestock production facilities bear little resemblance to the traditional farming operations commonly found in Clarendon County. In production operations, the land use of buildings and accessory facilities is much more intense than those found on general farms. The concentration of animals can create exceptional volumes of waste material, objectionable odor, and proliferation of insects. Each of these side effects has the potential to seriously degrade our environment; the quality of life in residential area; and the County's attractiveness as a premier destination point for tourists.

The County recognizes the need to improve the general appearance of the community to improve its ability to be competitive in economic development activities and to improve the quality of life for its citizens. The County further recognizes the need to become more active in the provision of central water and sewer facilities to improve the health and safety conditions of its residents.

Goals, Objectives and Policies (Implementation Actions)

Goal - Develop and maintain a growth management program that achieves a balance between natural resource and agricultural protection and economic development

Objective A - The County will identify viable agricultural land and develop programs for its protection.

Policy A-1 The County will re-evaluate established development regulations that preserve agricultural areas as a reserve area, and allow very limited family operated businesses to operate, until it can be demonstrated that market place conditions have changed enough that a more intensive land use is justified.

Policy A-2 The County will revise the Unified Development Code to include the use of innovative land regulation techniques such as performance zoning, tax incentives, conservation easements, transfer of development rights, etc.

Policy A-3 New large-scale livestock production facilities shall be located only in remote areas of the County and shall be protected from encroachment by incompatible land uses. This may be accomplished by establishing a agricultural zone for this type of usage.

Policy A-4 The Official Zoning Map shall be revised to more accurately reflect current agriculture land uses.

Policy A-5 The Unified Development Code shall include provisions to complete a public service demand and fiscal analysis to demonstrate the existing public service system can accommodate the proposed development.

Objective B – By January 1, 2008, the County will establish, and maintain, a planning and development regulation system that is consistent with the requirements of the Local Government Comprehensive Planning Enabling Act [Sec. 6-29 et. seq., SC Code of Laws] as amended from time to time.

Policy B-1 The County has adopted a land development regulation system that combines all regulations concerning land development into a single Unified Development Code. This code will be re-evaluated in 2007-2008 to assure that it meets the goals of the county.

Policy B-2 The County will periodically update the Comprehensive Plan and revise its development regulations to implement the goals, objectives and policies of the Plan, including small area studies and a more definitive land use survey as may be necessary.

Policy B-3 The County will specifically identify areas for commercial, residential and industrial development that either are currently in place or are expected to be in place on a two year cycle.

Policy B-4 The County will identify sensitive environmental areas, including but not limited to, wetlands, floodplains and Carolina Bays and develop regulations for their protection.

Policy B-5 The County will cooperate with the municipalities to ensure that compatible land use planning, regulation and capital improvement planning occur in areas adjacent to their boundaries

Policy B-6 All development projects, including subdivisions, but excluding single family structures and duplex structures, shall be reviewed to ensure the Objectives and Policies of this Plan are implemented.

Objective C - The County will periodically amend its development regulations to ensure adequate areas are available for commercial, industrial and residential land uses to accommodate the projected population's needs.

Policy C-1 The Unified Development Code will continue to include provisions to protect industrial, commercial and residential lands from encroachment by incompatible land uses, including but not limited to, landscape buffers, separation requirements, etc.

Policy C-2 Multifamily residential development shall generally be located adjacent to arterial or collector roads and shall be connected to central water and sewer systems.

Policy C-3 Industrial parks shall be located on arterial roadways and be served by central water, sewer systems and/or natural gas lines.

Policy C-4 With the exception of boat landing and marinas, high intensity commercial facilities should, whenever possible, be located on arterial roadways and be served by central water and sewer systems.

Policy C-5 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.

Policy C-6 The Unified Development Code shall include provisions to ensure that adequate flood protection measures are maintained to remain eligible for the Federal Flood Insurance Program.

Policy C-7 Review possible revisions to the UDC to include a possible new zoning designation for the lake area that would enhance the mixed use development of the area with appropriate P&PSC input into how that development will occur such as a possible "Priority Investment Zone" designation.

Objective D - Upon adoption of this Plan, the County shall establish a proactive program for improving the community's appearance.

Policy D-1 The County will continue implementing programs and plans to improve the appearance of the entrances at the Interstate interchange areas.

Policy D-2 The County will continue and periodically update a proactive code compliance program with priority attention given to the major road corridors.

Policy D-3 The County will review the Unified Development Code to possibly include the revision of sign controls by June 1, 2009.

Policy D-4 The Unified Development Code shall include provisions for landscaping development sites in such a manner as to mitigate the off-site impacts of the development.

Policy D-5 Review possible revisions to the UDC that would require construction of sidewalks, and curb and gutter when appropriate, such as near schools and commercial development.

Policy d-6 Review a possible revision to the UDC to provide for the preservation of trees or the replacement of trees during development.

Figure VII - 1 existing land use map goes here

Figure VII - 2 future land use map goes here

EXHIBIT A
CLARENDON COUNTY
INDUSTRIAL DIRECTORY

Prepared by: Clarendon County Development Board
Post Office Box 670
Manning, South Carolina 29102
(803) 435-8813
(803) 435-4925 FAX
clarendondevelopment@sc.rr.com

Revised September 2006

American Wood Moulding, L.L.C.

www.americanwoodmoulding.com

1665 Joe Rogers Jr., Blvd.

Manning, SC 29102

Angie Todd – Site Manager

Distribution of wood moulding

Telephone: 803-473-4028

Employees: 10

Parent Company: American Wood Moulding, L.L.C.

7458 New Ridge Rd.

Hanover, Maryland 21076

Matthew Hagen, President

Clayton Waskiewicz, V.P. for Logistics

Bernadette Thoman, Human Resources Manager

Bernadette.Thomas@awmlc.com

Telephone: (800) 638-4200 (410) 850-5430 Fax: (410) 691-9608

A&K Mulch

P.O. Box 405

3467 Highway 301

Alcolu, SC 29001

Owner: Jimmy Witherspoon

Employees: 25

Telephone: (803) 473-4868 Cell: 473-0975 Shop: 473-4885

Fax: (803) 473-4869

Year Established: 2004

Arvin/Meritor Automotive, Inc.

www.arvinmeritor.com

2398 Ram Bay Road

Manning, South Carolina 29102

Bruce Raniszewski, Site Manager, Ext. 4528

Beverly J. Moberg, Human Resources Manager Ext. 4502

Beverly.moberg@arvinmeritor.com

Chris Cummings, HR Assistant

Telephone: (803) 505-4500 Fax: (803) 505-4518

Employees: 285

Heavy Vehicle Braking Systems: Brakes, Drivelines, Automotive Slack Adjusters

Year Established: 1998

Parent Company: Meritor Automotive, Inc.

2135 West Maple Road

Troy, Michigan 48084-1000

Larry D. Yost, Chairman and Chief Executive Officer

(248) 435-8703 FAX: (248) 435-8205

Black River Tools, Inc.

www.driftmaster.com

6509 Hwy 260
Manning, South Carolina 29102
Calvin Baynard, President
David Baynard, Vice President
Claude Iler, Sales
Telephone: (803) 473-4927 Fax: (803) 473-4953
Fishing Accessories
Employees: 12
Year Established: 1982

Carolina Modular Inc.

www.carolinamodular.com

1050 Gamble Street
Post Office Box 303
Turbeville, South Carolina 29162
James "Jay" A. Ham, Jr., President
James A. Ham, Sr., Vice President
Telephone: (843) 659-8558 & (888) 715-8702 Fax: (843) 659-8005
Custom Modular Buildings – commercial and residential
Employees: 28
Year Established: 1995

East Coast Industrial Services, Inc.

Post Office Box 319
Alcolu, South Carolina 29001
Stan Brown, President williamsbrown@ecisi.biz
Ashley Taylor, CFO ashleytaylor@ecisi.biz
Telephone: (803) 473-7400, (888) 565-3170 Fax: (803) 473-7431 ECIS@ftc-.i.net
Tire Recycling/Alternative Fuel
Employees: 25
Year Established: 2001

Evergeen Turf

1512 Bob White Road
Turbeville, South Carolina 29162
Nevin Goff, Plant Manager
Telephone: (843) 659-3760 Fax: (843) 659-3761 Charles Frick - Salesman
Employees: 20
Year Established: 1997
Parent Company: Woerner Holdings, Inc.
 Phillips Point East Tower, Suite 1100
 777 South Flagler Drive
 West Palm Beach, FL 33401
Mr. Larry Woerner

Federal-Mogul

www.federal-mogul.com

9104 Alex Harvin Highway
Summerton, South Carolina 29148

Robby Day, Plant Manager- extension 546

Alana Rogers, Human Resource Manager 478-9537 Alana_majors@fmo.com

Mark Lenz, Company Training Specialist 478-9579

Telephone: (803) 478-2382 Fax: (803) 478-2023

Oil Seals, Gaskets, Sealing Systems

Employees: 650

Year Established: 1974

Parent Company: Federal Mogul Corporation

Post Office Box 1966

Southfield, Michigan 48235 Telephone: (810) 354-7700

Robert S. Miller, Jr., Interim CEO

Filtration Services, Inc.

Post Office Box 93

Manning, South Carolina 29102

Cecil Hodge, President

Don Fraley, Vice President

Telephone: (803) 473-4560 & (803) 473-4568 Fax: (803) 473-4570 tcif@ftc-i.net

Manufacture Stainless Steel Felt Media for the Film & Fiber Industry

Employees: 3

Year Established: 1990

Freeman Millwork Company, Inc.

Post Office Box 517

Manning, South Carolina 29102

Arthur M. "Art" Felder, Jr., President

Charlie Gavin, Vice President

Telephone: (803) 505-4888 Fax: (803) 505-4898

Wooden Doors, Entrances & Window Units, Wholesale Millwork Distributors

Employees: 33

Year Established: 1947

Gintek, Inc.

9532 Hwy 260

Manning, South Carolina 29102

Virginia Ryan, Owner, President

Victor Berner, Vice President

Telephone: (803) 478-5397 Fax: (803) 478-5385 gintekco@aol.com

Specialized Detectors Used in Scientific Applications

Employees: 6

Year Established: 1994

Grant Clarendon, Inc.

8250 Sumter Highway
Alcolu, SC 29001

Toby Elgin, Mill Manager

Susan Rogers, Office Manager

Telephone: (803) 473-3633

Manufacturer of OSB (Oriented Strand Board)

Employees:

Year Established 2006

Parent Company: Grant Forest Products

BCE Place, 181 Bay St., Suite 1520

Toronto, Ontario Canada M5J3T3

Kaycee Manufacturing

625 Spencer St.

Manning, SC 29102

Telephone: (803) 435-4335

Mike Ardis, Manager

Lois Ann Hardee, Manager

Ken Rast, Manager

Phil Kirlis, Owner, Camden, SC (803) 713-9326

Home fashions & children's clothing

Employees: 100

Year Established: 2001

L.A. Enterprise

1457 Olanta Hwy

Turbeville, SC 29162

Fibers

Steven L. Barrineau, Owner

Telephone: (843) 659-3805

Employees: 5

Year Established:

L & B Fabrication

5552 June Burn Rd.

Manning, South Carolina 29102

Ron Beihl, President

Telephone: (803) 473-4999 (803) 505-6044

Fabrication and Welding

Employees: 3

Year Established: 1992

LBT Stainless, Inc.

1799 Ram Bay Road
Manning, South Carolina 29102

Neil Green, General Manager, Ext. 16 neilgreen@lbtstainless.com
Robin Purvis, Office Manager, Ext. 21 robinpurvis@lbtstainless.com

Telephone: (803) 473-5283 Fax: (803) 473-5284 LBTS@ftc-i.net

Stainless Steel, Aluminum and Carbon Steel Tanker Trailers

Employees: 29

Year Established: 1997

Parent Company: Remcor
933 Boulevard Simard
Chambly, Quebec J3L 4B7, CANADA
Peter Roberts, President

Manning Times

www.clarendontoday.com

Post Office Box 576
Manning, South Carolina 29102

Cleve Dowell, Publisher

Telephone: (803) 435-8422 Fax: (803) 435-435-4189

Manningtimes@ftc-i.net

Newspaper

Employees: 11

Year Established: 1882

Mid Eastern, Inc.

www.mideastertruckwash.com

Post Office Box 777
Manning, South Carolina 29102

Joe Witt, Owner (803) 473-4245

joewhitt@palmettoairplantation.com

Teresa Snowden, Office Manager

Telephone: (803) 473-4245 Fax: (803) 473-4407

Custom Graphic Arts, Embroidery, Truck Parts

Employees: 24

Year Established: 1985

Mid-State Tooling

www.midstatetooling.com

1494 Gunter Road
Manning, South Carolina 29102

David Guthrie, Owner

Telephone: (803) 473-5875 Fax: (803) 473-5874 Midstatetooling@ftc-i.net

Tool Repair, Die Repair, Machining-Welding

Employees: 6

Year Established: 1998

Palmetto Sales and Equipment

www.palmettosales.com

3536 Alex Harvin Hwy

Manning, South Carolina 29102

Phil Schoonover, Operations Manager

Telephone: (803) 473-3110 Fax: (803) 473-3109

Manufacturing & Installation of Agricultural Equipment

Employees: 17

Year Established: 1989

Pocotaligo Products

1575 Pleasant Grove Road

Alcolu, South Carolina 29001-9726

Gary Lee, Owner

Telephone: (803) 473-3518 Fax: (803) 473-3516

Wood Pallets and Skids

Employees: 20

Year Established: 1984

Quality Printer, Inc.

Post Office Box 239

Manning, South Carolina 29102

JoAnn Corbett, Owner

Telephone: (803) 435-2737 Fax: (803) 435-8872

Printing

Employees: 8

Year Established: 1971

Southwoods-Arauco Lumber & Millwork, LLC
arauco.com

www.southwoods-

1830 Greeleyville Hwy

Manning, South Carolina 29102

Diego De la Maza, General Manager

Telephone: (803) 435-2215 Fax: (803) 435-8277 tellis@slmproducts.com

Lumber - Custom Kiln Dry & Moulding Manufacturing

Employees: 120

Year Established: 1994

The Starflo Corporation

www.powellvalves.com

1568 Joe Rogers Jr. Blvd.
Manning, South Carolina 29102

Frank A. Parker, Vice President Ext. 103

Greg Wilson, Plant Manager Ext. 8009

Telephone: (803) 473-4046 Fax: (803) 473-4050 Starfloman@ftc-i.net

Cast Steel Valves, Check Valves

Stainless Steel Gate, Globe

Employees: 39

Year Established: 1983

Parent Company: William Powell Company
2503 Spring Grove Ave.
Cincinnati, Ohio 45214

Randy Cowart, President

Other Locations: Starflo Corporation/Division of William Powell Company
940 Crosscreek Road, Orangeburg, SC 29115

Superior Manufacturing Company

Post Office Box 669

Manning, South Carolina 29102

William "Bill" Brewer, CEO

Telephone: (803) 473-3135 Fax: (803) 473-3884

Wooden Pallets

Employees: 21

Year Established: 1969

Technical Cleaning Inc.

Post Office Box 93

Manning, South Carolina 29102

Don Fraley, President

Cecil Hodge, Vice President

Telephone: (803) 473-4560 & (803) 473-4568 Fax: (803) 473-4570

Cleaning of Processed Filters for the Fiber, Film and Chemical Industries.

Employees: 12

Year Established: 1990

Trimaco Industries of South Carolina

www.trimaco.com

2814 Ram Bay Road
Manning, South Carolina 29102
Gary Dymond, Plant Manager GaryD@trimaco.com
Kay Finley, Human Resources Manager
Telephone: (803) 473-5370 Fax: (803) 473-5377
Canvas Dropcloths, Paint Strainers, Spray Hoods and Painters' Mitts
Employees: 210
Year Established: 1983
Parent Company: Trimaco, LLC
3333 Washington Ave.
St. Louis, MO 63102
Charlie Cobaugh, Managing Principal
Other Offices: Phoenix, AZ
Durham, NC

Yanagawa of South Carolina
1878 Joe Rogers Jr. Blvd.
Manning, South Carolina 29102
Masayuki Harunari, President
, Vice President, Ext. 52 505-2704 (cell)
Dorothy Levi, Human Resource Manager, Ext. 36
Telephone: (803) 505-9100 Fax: (803) 505-9102
Components for Honda ATVs
Employees: 198
Year Established: 1999
Parent Company: Kyshu Yanagawa Seiki
869-1205 1106-1 Kawabe
Kyokushi-Mura Kikuchi-Gun
Kumamoto-Ken JAPAN

www.ysci.net