

EXECUTIVE SUMMARY

The following is a summary of the most important facts and recommendations of the Clarendon County Comprehensive Plan.

- Adoption of the Comprehensive Plan is the beginning of continuous planning program to manage the growth and development of the County
- This years plan is the first under the new South Carolina Priority Investment Act.
- There are two new elements under the Priority Investment Act that are a part of this update of the Comprehensive Plan; Transportation Element & Priority Investment Element
- The overall Goal of the Plan is to maximize the County's location advantages by encouraging high value economic development and job creation, viable agricultural land preservation, compact suburban development and natural resource protection
- The SC Department of Commerce estimates there will be 36,333 residents in the County by the Year 2011, an annual growth rate of 8.7%. There are currently approximately 34,797 residents.
- According to the South Carolina Department of Commerce 36.4% of those employed in Clarendon County are employed in the service sector of the economy, while 19.6% are employed in the manufacturing sector and 12.5% in the retail sector.
- Approximately 14.9% of the County work force commutes more than 45 minutes to places of employment, while 37.9% commuted between 20 to 44 minutes.
- Twenty-one of the 28 industrial employers have less than 50 employees with the overall average being 71 employees.
- Although most of the development outside the four municipalities is on septic tanks, most of the soils are ill suited for septic tank use. Lake Marion is vulnerable to pollution resulting from septic tank leachate.
- The County will begin efforts to provide central sewer service to the Lake Marion resort area as soon as financially feasible.
- The County will investigate methods for provision of green space, curb and gutter, and sidewalks within new subdivisions.
- The priorities for water system improvements are (1) correction of existing health conditions such as poor water quality or low pressure for fire protection; (2) prevention of future water

quality problems in surface water bodies; and (3) facilities to support new development in designated growth areas.

- The priorities for sewer system improvements are (1) prevention of future water quality problems in surface water bodies and (2) facilities to support new development in designated growth areas.
- There is a huge 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.
- Recent developments are using more condominium and multi-family structures as a part of their developments along the lake.
- 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..
- Under the Priority Investment Element you will find a Ten Year Capital Plan..
- The County will ensure that adequate sites are available for manufactured housing.
- The county will explore the implementation of an Agriculture II Zone for intensive animal production facilities.
- The County will periodically update the Plan and revise its development regulations to implement its Goals, Objectives and Policies.
- The County will develop unique land use policies and regulations for the resort areas along Lake Marion.
- The County will explore the use of innovative regulations to create more flexibility in development project design.
- The County will continue a proactive code compliance program with its principal efforts directed toward the most severe violations.
