

# Clarendon Tomorrow

2018-2028 Comprehensive Plan

## Council Resolution

## Council Resolution

# ACKNOWLEDGMENTS

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With assistance from Clarendon County, the Town of Turbeville, the Town of Summerton, Liberty Hill AME Church, the Manning Senior Center, and the Summerton Resource Center.

Thank to the residents of Clarendon County for your participation.



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A scenic view of a lake with a dock, boats, and houses in the background under a blue sky with clouds.

01

# INTRODUCTION



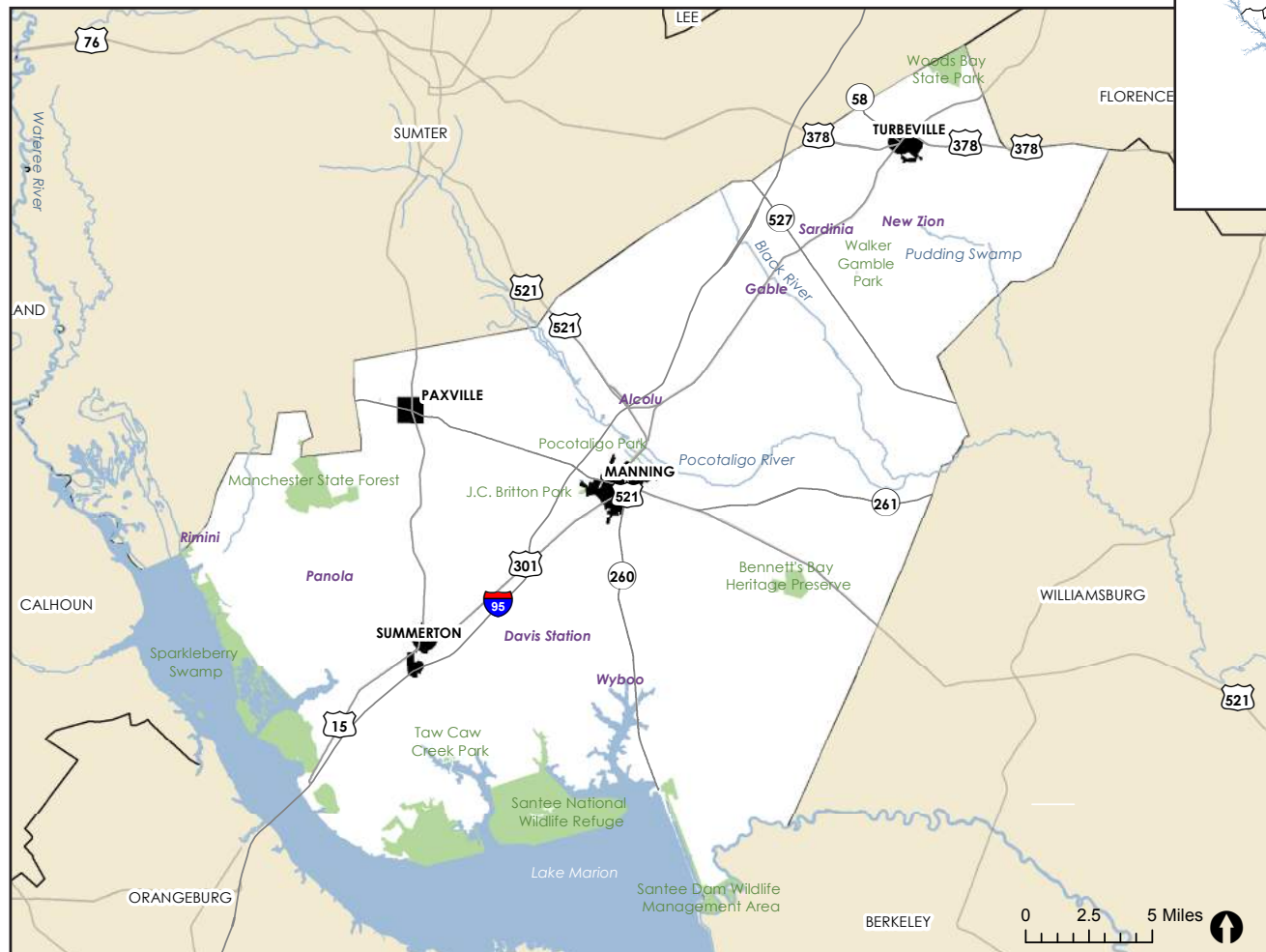
## Regional Context

Clarendon County, with a total area of 695 square miles and a land area of 607 square miles, is located at the southern edge of the Pee Dee region on the Coastal Plain in central South Carolina. Anchored by Lake Marion, the largest lake in SC, Clarendon is home to diverse landscapes including active agricultural lands, wetlands, forests, outdoor recreation spaces,

small towns, rural crossroads, and industrial areas. The county has four municipalities: Manning, Paxville, Summerton, and Turbeville. Manning, located at the center of the county, is the largest and is the County seat.

The County is centrally located along the road network in this region of South Carolina. Crossed by several major highways including I-95, US-301, US-521, US-378, and US-15,

the county is easily connected via highway access to the state capital, Columbia, various locations along the coast including Georgetown and Charleston, and Georgia and North Carolina by way of I-95. Consideration of the county's location and its diverse features and assets are a critical component to planning for Clarendon County's next ten years.



## Regional Planning Influences

### Santee-Lynches Regional Council of Governments

The Santee-Lynches Regional Council of Governments is one of ten (10) regional, sub-state districts authorized in the State. These districts make up the South Carolina Association of Regional Councils (SCARC). Regional Councils are voluntary associations of local governments formed in accordance with State law to provide a structured method of intergovernmental coordination, cooperation, and collaboration on a multi-jurisdictional level. Santee-Lynches, which was established in 1971, serves Clarendon, Kershaw, Lee, and Sumter Counties and their municipalities.

Regional Councils provide a diversity of services requested by their local governments including: grant resource identification and administration; local and regional planning; economic development assistance; workforce training and development; assistance for the aging; affordable housing; community development; water and sewer development; transportation; public safety; and inter-governmental management assistance, to name just a few. Santee-Lynches has developed a number of regional plans that address some of these specific topics. Many of the recommendations or policies from these plans are integrated into the goals and objectives for Clarendon County. The following Santee-Lynches plans impact Clarendon County:

### *Green Infrastructure Inventory + Plan*

The Green Infrastructure Inventory for the Santee-Lynches region provides an overview of the existing green infrastructure network consisting of high-quality habitats, wetlands, agricultural lands, forested lands, recreation resources, and cultural assets in the Santee-Lynches region. The Plan includes an array of strategies that would preserve the intact habitats, improve water quality, enhance outdoor recreational spaces, among various other strategies that align with local stakeholders' interests and concerns. The Green Infrastructure Inventory can be found at <http://www.santeelynchescog.org/environment>.

### *Long Range Transportation Plan*

The Santee-Lynches Long Range Transportation Plan identifies needs for improved transportation and identifies ways to invest resources to enhance the transportation system in the rural parts of Clarendon, Lee, Kershaw, and Sumter Counties. Much of the urbanized areas of the region are addressed in the Sumter Urban Area Transportation Study (SUATS) and the Columbia Area Transportation Study (COATS). The plan focuses on four major components of transportation: (1) Roadways and Automobile Travel, (2) Active Transportation, (3) Transit, and (4) Freight, Emergency Response, and Aviation. Within each component, fiscally constrained projects fall under the following categories: (1) Intersection Improvements and System Preservation, (2) System Improvements (including Freight System Improvements), (3)

Safety, (4) Planning, (5) Active Transportation (Bike and Pedestrian), and (6) Public Transit (Capital Improvements). The Long Range Transportation Plan has a 25-year horizon, updated every five years. The 2040 Long Range Transportation Plan can be found at <http://www.santeelynchescog.org/transportation>. The new 2045 plan will be published in 2019.

### *Comprehensive Economic Development Strategy*

The Comprehensive Economic Development Strategy (CEDS) is an assessment of economic development needs and corresponding goals and objectives to improve the economic prosperity of the Santee-Lynches region. The CEDS contributes to effective economic development in communities and regions through a locally-based economic development planning process. It provides a foundation by which the public sector, working in conjunction with other economic actors (individuals, firms, industries), creates an environment for regional economic prosperity. Updated every five years, the CEDS reviews the strengths and weaknesses of the region, identifies opportunities to advance economic vitality, and encourages the development of new strategies through public and private partnerships. The CEDS can be found at <http://www.santeelynchescog.org/economic-development>.

## **Water Quality Management Plan**

Santee-Lynches maintains a Regional Water Quality Management Plan to facilitate management and implementation of wastewater systems in the region. Authorized under Section 208 of the U.S. Clean Water Act, these requirements are carried out by (1) documenting current and future wastewater infrastructure needs; (2) identifying region policies that guide the wastewater infrastructure permitting process; and (3) tracking plan modifications to allow for transparency and public involvement. An Environmental Planning Advisory Committee meets regularly to review the plan and recommend adjustments and improvements to preserve and enhance the region's water quality. The Water Quality Management Plan can be found at <http://www.santeelynychescog.org/environment>.

## **Hazard Mitigation Plan**

The Santee-Lynches Hazard Mitigation Plan, developed by local mitigation committees and the Santee-Lynches planning staff, details mitigation initiatives and actions that the

area jurisdictions intend to perform to reduce the impacts of future natural disasters. As part of this process, different jurisdictions develop action plans and identify long-term goals and objectives. Clarendon County's goals and objectives center around education, infrastructure, critical facilities, building codes and development, and emergency services. For more specific information about hazards and action plans, refer to the Santee-Lynches Hazard Mitigation Plan. The Hazard Mitigation Plan can be found at <http://www.santeelynychescog.org/environment>.

## **Manning Comprehensive Plan**

The City of Manning Comprehensive Plan, updated in 2017, has four overarching goals: (1) Vibrant downtown, corridors, and neighborhoods, (2) Services, opportunities, and amenities for all, (3) A healthy and safe community, and (4) Job opportunities and economic vitality. The plan focuses on ways to cultivate a more livable community through diverse housing options, public amenities and services, community appearances, and transportation options.

## **Turbeville Comprehensive Plan**

The Turbeville Comprehensive Plan was last updated in 1994. The plan did not identify any major issues, and therefore its goals and objectives are mostly centered around promoting orderly growth and providing for a wide range of land uses.

## **Summerton Comprehensive Plan**

The Town of Summerton is currently undergoing revision of its Comprehensive Plan which was last updated in 2007. Issues identified in the 2007 plan include dilapidated housing, community appearance (litter, junk vehicles), inadequate enforcement of zoning, and unpaved roads. The plan focuses on improving housing condition and options, enhancing commercial development and limiting sprawl and strip development, revitalizing downtown, and providing efficient and affordable community facilities and spaces.

## Santee-Cooper Country Tourism Region

South Carolina is home to eleven distinct tourism regions. The South Carolina Association of Tourism Regions (SCATR) fosters the economic development of these regions through tourism promotion and marketing. Clarendon is part of the Santee-Cooper Country Tourism Region which also includes Sumter, Calhoun, Orangeburg, and Berkeley Counties. Clarendon's natural landscape, especially Lake Marion, is the primary asset marketed by this organization.

## Central SC Alliance

The Central SC Alliance seeks to stimulate economic expansion and facilitate job creation by promoting Central South Carolina as a prime location for business development and expansion. Central SC represents eight counties: Kershaw, Fairfield, Newberry, Lexington, Richland, Calhoun, Orangeburg, and Clarendon. The organization provides marketing, economic development research and consulting, and project management.

## Santee-Cooper

Santee-Cooper, a state-owned utility, manages one of Clarendon's most valued assets, Lake Marion. Lakes Marion and Moultrie were created in the 1930s, as part of the initiative to electrify the rural area of South Carolina through hydroelectric power. The Lakes are now multi-functional as they provide hydroelectric power, clean drinking water, and recreation opportunities, encourage environmental protection, and foster economic development. Santee-Cooper also has a property management division which is responsible for the administration and management of the property along Lake Marion. The lakes also provide for several thousand acres of federally-managed land and water at the Santee National Wildlife Refuge in addition to other protected lands managed by the SC Department of Natural Resources. Santee Cooper's goal is to balance conservation and utilization with the lakes and their coastlines.



## Community Engagement

Community engagement is critical to the development of a long-term plan for any community. It ensures that the government's goals are informed by the wants and needs of their residents and that those goals are aligned. Engagement helps build resident ownership and investment in their community if they feel that

their voice is valued. It provides an opportunity to inform the County administration and officials and the general public about what is occurring in the County from different perspectives. Community engagement is invaluable in developing a practical and meaningful long-term plan that can impact the residents of the County.

During this planning process, staff sought to talk to the public in various forums from festivals, organization meetings, and traditional public meetings.

## Methods of Public Engagement

### Survey

- Online (~ 40 respondents)
- Paper Copies (~104 respondents)

### Festivals

- Striped Bass Festival (~300 participants)
- Summerton Car and Bike Show (~7 participants)

### Public Meetings

- Manning (~15 participants)
- Turbeville (~2 participants)

### Organizations

- Alcolu Preservation Society (~10 participants)
- Turbeville Ruritan Club (~12 participants)
- Liberty Hill Church (~42 participants)
- Manning Senior Center (~22 participants)



## Themes from Community Engagement Results

### *Places/Activities for Community Members*

The overwhelming response from participants and survey respondents was the need for a place for people, particularly youth, to go or things for them to do. Participants mentioned an affordable multi-use facility (basketball, swimming pool, etc), after-school programs, mentorship programs, or activities geared to the arts.

### *Public Transportation*

Access to public transportation both within the county and to destinations beyond the county was another theme in the public input. Residents expressed a need to get to local commercial centers and to regional centers.

### *Road Maintenance*

The other major transportation issue identified was road conditions in terms of pavement quality.

### *Affordable Housing*

Residents also identified the lack of affordable housing throughout the community, for both renters and homeowners.

### *Senior Housing*

Another housing issue identified was the lack of affordable senior-specific housing that would enable seniors to securely age in place.

### *Jobs*

Residents identified a need for more and better-paying jobs.

### *Retail and Dining Options*

Residents discussed the need for more retail and dining options like Lowes, more sit-down restaurants, and more dining options in general especially in the Turbeville area.

A summary of the survey and public engagement results can be found in Appendix A.



# Topics & Trends

Planning for the future is always a challenging task given that the future is full of uncertainty. Economic and labor market shifts, technological advancements, natural disasters, and changes to federal and state policy are all factors that have impacted and will continue to impact Clarendon County. There are yet-to-be-identified trends that will affect Clarendon County's growth and development. Yet, the analysis of these topics and trends is critical to planning as they point us to the most likely future. The following is a survey of the diverse topics and trends in present-day Clarendon County that will ensure the County is planning for the most likely and best future.



## County Finances

Clarendon County has long operated with a tight and inflexible budget that inhibits the county from providing some desired facilities and services. Some of this inflexibility results from the County's inability to increase the property tax millage rate as a result of Act 388 passed by the SC Legislature in 2006.

Act 388 of 2006 fundamentally changed how local governments could raise property taxes. Act 388 did the following items in the state:

- Exempted owner-occupied homes from paying operating taxes for local schools. Commercial and other properties mostly pay for those operating taxes.
- Increased the state sales tax by a penny and sent that money back to school districts with the idea of making up the lost property tax revenue.
- Imposed a cap on how much local governments, including school districts, could raise taxes. The cap is calculated as the Consumer Price Index (CPI) plus the increase in population. It differs from county to county because of the population figure.
- The state reduced taxes on groceries from 5% to 3%. Legislators later exempted groceries from all state sales tax.

- Limited tax hikes on properties to 15 percent of the property's increase in fair-market value. The cap only applies to properties reassessed for tax purposes every five years.<sup>1</sup>

Clarendon County has been significantly impacted by the millage cap limitation as it removed the county's ability to increase its millage and pay for priorities identified by Clarendon residents and council members. The amount by which the county can raise its millage is small. Because there is no population growth in Clarendon, the county can only increase its millage rate by the percent increase in the CPI. For FY 2018-19, that increase was limited to 2.13%. The allowed rate increase is often less than the increase in the County's operating expenses. This can often mean reductions in departments' budgets.

Because Clarendon has not been growing, this millage cap rate is unlikely to be significantly higher. The county budget will continue to be tight. This would change with major new industries or residential developments, but based on historical trends, this seems unlikely to happen on a large scale.

Another financial challenge for the county is the abundance of productive agricultural land. While the agricultural sector is critical to Clarendon's economy and helps sustain the economy, the tax rate on a lot of agricultural property is lower in South Carolina. For Clarendon, this means that ad valorem (real

property tax) revenues in Clarendon County are lower than in counties with more industrial or commercial property.

Like other governments, Clarendon does rely on other sources of revenue including the sales tax, accommodations tax, and charges for services like building permits or recreation registration fees. Clarendon currently has an 8% sales tax which includes a local option sales tax of 1%, a school district tax of 1%, and the statewide 6% sales tax. While neighboring counties have implemented a capital improvements sales tax of 1% like Sumter County's Penny 4 Progress tax, adding such a tax would increase the sales tax rate to 9%, increasing the tax burden for residents, particularly lower-income residents. Sales taxes are often seen as regressive taxes and tend to impact lower-income individuals more than higher-income individuals.

These financial constraints significantly impact the county's operations and plans. While county officials may wish to provide more services and support community organizations, it will be difficult to do so with the current development trends.

## Demographic Shifts

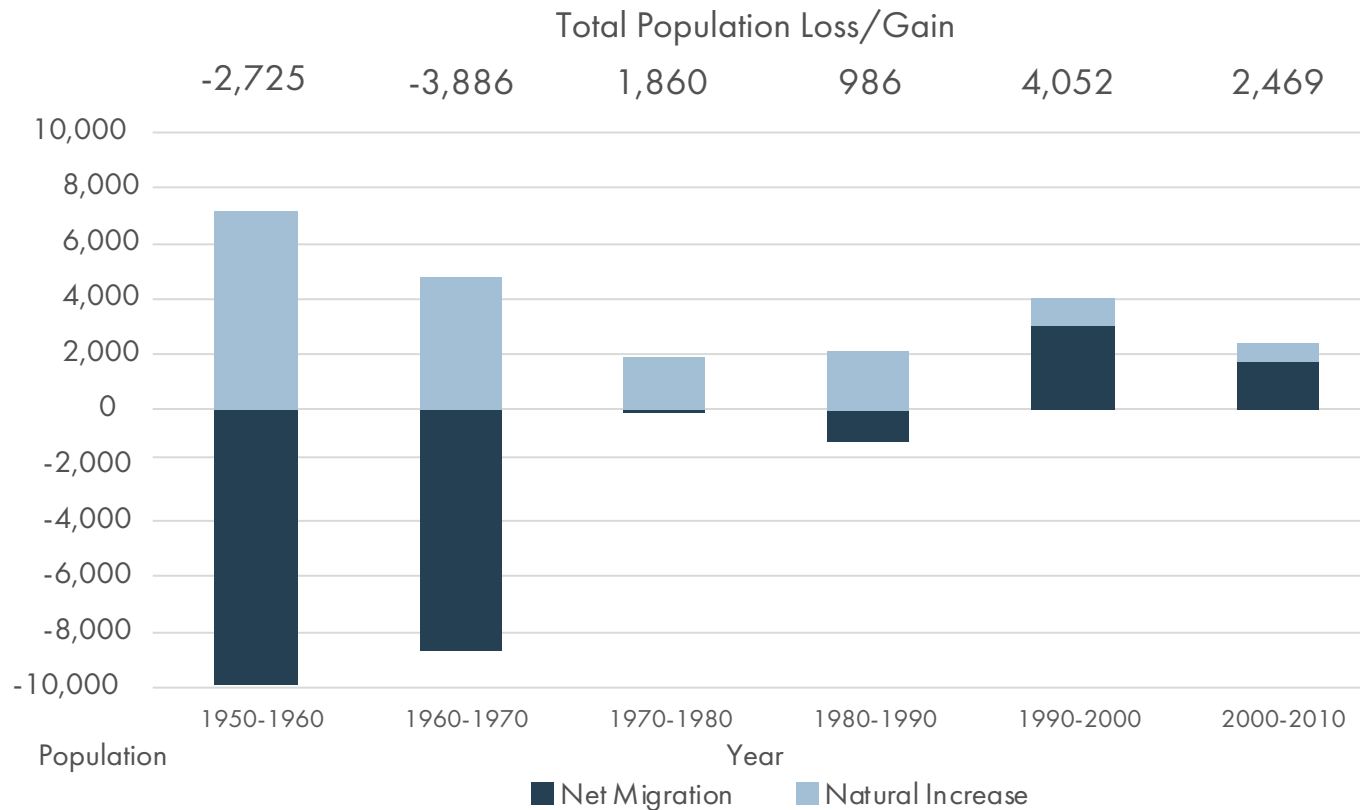
Clarendon County, with nearly 34,000 people, has largely missed out on the significant population increase experienced in other parts of South Carolina. Between 1960 and 2016, the state's population more than doubled growing from 2.4 million to an estimated 4.9 million, a 108% increase, Clarendon's population growth has been minimal, growing by only 15% or 4,400 people during the same period. This modest growth trend is expected to continue over the next 25 years with Clarendon County adding 5,500 people, a 14% increase.<sup>2</sup>

Population grows or declines for two major reasons: natural increase, when there are more births than deaths and migration to and from the county. For much of the latter half of the 20th century, Clarendon County has had a negative net migration growth, with the highest numbers of people leaving the county between 1950 and 1970 as seen in Figure 1. However, between 1990 and 2010, there was positive net migration with more people moving into Clarendon than leaving. Based on population estimates between 2010 and 2017, the county is again experiencing negative net migration with

a total estimated loss of 909 people as shown in Table 1.<sup>3</sup>

While the net migration trend has fluctuated, the natural increase trend has moved consistently downward. Between 1950 and 1960, there was an estimated natural increase of 7,162 persons while between 2000 and 2010, there was only a natural increase of 730 persons. Between 2010 and 2017, there was a negative natural increase with 247 more deaths than births. If the natural increase trends continue, migration to the county will be essential in getting the population to grow.

Figure 1: Population Growth 1950-2010



In general, Clarendon County has an aging population. Over 19% of the population is 65 or older, compared to 14.8% of South Carolina's population. Even within the economically-active group, ages 25 to 64, the majority of that population is at the older end of that range as seen in Figure 2. In 2010, the 45 to 64 group had 10,177 people while the 24 to 44 age group has 7,517 people, a difference of 2,660 people.

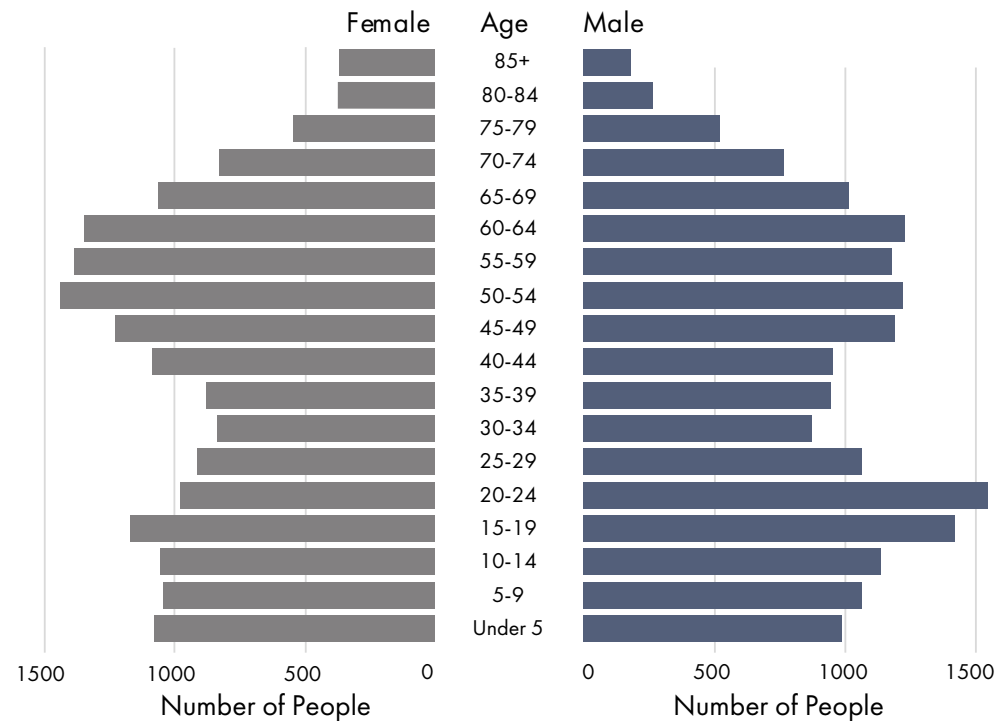
Figure 2 shows the population distribution in Clarendon County in 2010. Population pyramids can provide information about population growth rates, life expectancy, and birth rates. Clarendon County's population pyramid falls between two models of population pyramids. Population pyramids with a relatively equal distribution of population among age groups indicate that there is low infant mortality, slow or steady population growth, and long life expectancy. Pyramids that are top heavy with large numbers of older people and few younger people indicate where there is a low birth rate, a shrinking population, and long life expectancy.

Clarendon County falls between these two models. There is consistent distribution of population, however, that population skews older. These trends are important to track when thinking about the long-term workforce in the county, needed community services and facilities, housing needs, and economic development prospects.

**Table 1: July 2010 - July 2017 Population Change**

	Total Pop. Change	Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
Clarendon County	-909	-247	2,477	2,724	-653	-1	-652

**Figure 2: 2010 Population Pyramid**



## Rural Character & History

Clarendon County largely remains a rural county with nearly 86% of the county's population living in rural areas or areas with less than 2,500 people.<sup>3</sup> Moreover, the county has long been characterized by agriculture. When the area was first settled in the early 1700s, agriculture was the dominant economic opportunity in the area with a variety of crops including corn, cotton, wheat, and some tobacco in production. Trees also provided economic opportunity for residents as they were used for supporting the shipbuilding along the coast. The area was also home to diverse wildlife including buffalo, bears, panthers, wolves, deer, alligators, and a variety of birds.

The county remained dependent upon agriculture, specifically farming, throughout the 18th and the first half of the 19th century, an economy made feasible by the presence of slave labor. In the late 1800s, agricultural pursuits expanded with grist mills, lumber mills, turpentine stills, and cotton gins. The towns in the county continued to grow and prosper as business centers particularly with the railroad's presence. At the beginning of the 20th century,

agriculture continued to be the county's major economic force with cotton, lumber, and turpentine as the primary commodities.

While the role of agriculture has lessened in the last 50 years, family farms remain prosperous by growing soybeans and corn throughout the county, tobacco in eastern Clarendon, and cotton near Summerton. Some farms also grow various summer crops including tomatoes, cucumbers, squash, and greens sold locally and across the county. Many farms now host chicken houses, hog farms, and cattle herds, adding to the agricultural diversity in the region.

As of the 2012 Agriculture Census, over 170,000 acres of Clarendon's land is used as farmland, accounting for 45% of Clarendon's total land area. These 170,000 acres are divided into 422 individual farms in the County with a median size of 117 acres.

The agriculture industry in Clarendon is critical to Clarendon's economy as it contributes more than \$24 million to the county's annual GDP and employs nearly 500 people.

However, the expansive agricultural lands of the county have implications for the county's

finances. Property that is used for agricultural purposes is assessed at 4% rate unless the agricultural property is owned by a larger corporation. The lands that qualify for a lower rate are taxed at 4% of fair market value, a lower rate than other property (e.g. manufacturers or commercial property). Given that most of the County's revenue comes from real property taxes, the fact that the County has thousands of acres that pay lower property tax rates hinders the ability to raise revenues and expand services.

Even though agriculture is not the largest employment sector or one of the largest contributors to the county's GDP, agriculture still defines much of the county as its footprint and economic impact is visible in all parts of the county and influences decisions about land use, transportation, economic development, and the environment.





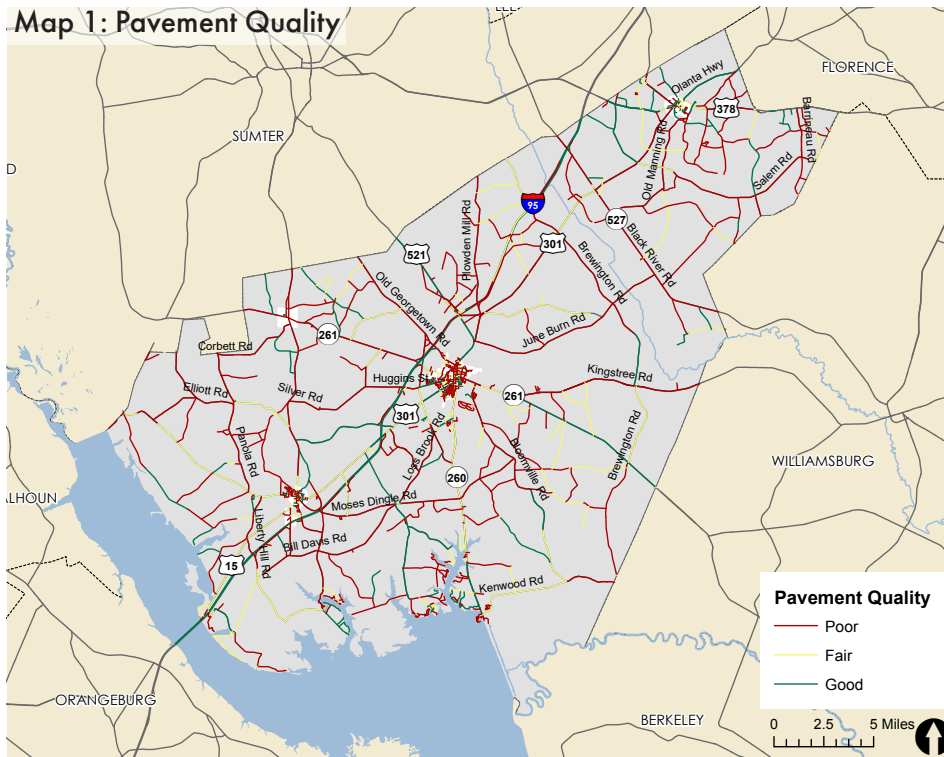
## Transportation

Similar to most counties in South Carolina, Clarendon County faces diverse transportation challenges including road maintenance, safety, and transportation access. Some of these challenges will be addressed over the next decade as state transportation funding increases; however, effective long-term transportation planning will require local planning to ensure that the various transportation needs are addressed.

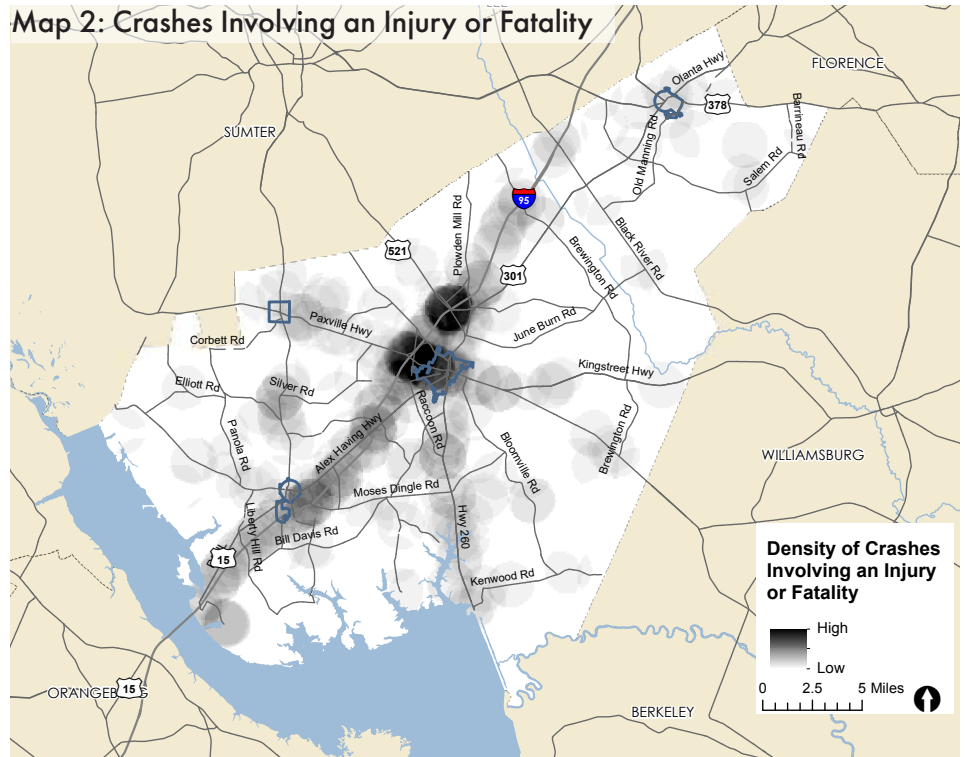
The county has a total of 1,367 miles of roadways, 63% of which are owned by the state. As with most roads in the state, there are significant road quality problems in Clarendon County as seen in Map 1. Based on a 2016 Pavement Quality Index study of SC roads, 56.7% of Clarendon's roads were rated poor and 20.3 % of the roads were rated fair. Conditions for bridges in Clarendon County are better than that of the roads. Of the 169 bridges surveyed in 2016, only 10 were identified as being in poor condition while over 70% were determined to be in good condition.

Road safety is becoming a higher priority in South Carolina, especially given SC's status of having one of the highest fatality rates for rural roads in the US.<sup>5</sup> Fortunately, for Clarendon County, there are relatively few collisions in the county compared to the other 45 counties. In 2015, Clarendon ranked 34th in total collisions, 18th in fatal collisions, and 35th in injury collisions. Map 2 shows collisions involving an injury or fatality in 2015 and 2016. The majority of collisions occurred along I-95 particularly at the Manning Exit (Exit 119) and the Alcolu Exit (Exit 122)

Map 1: Pavement Quality



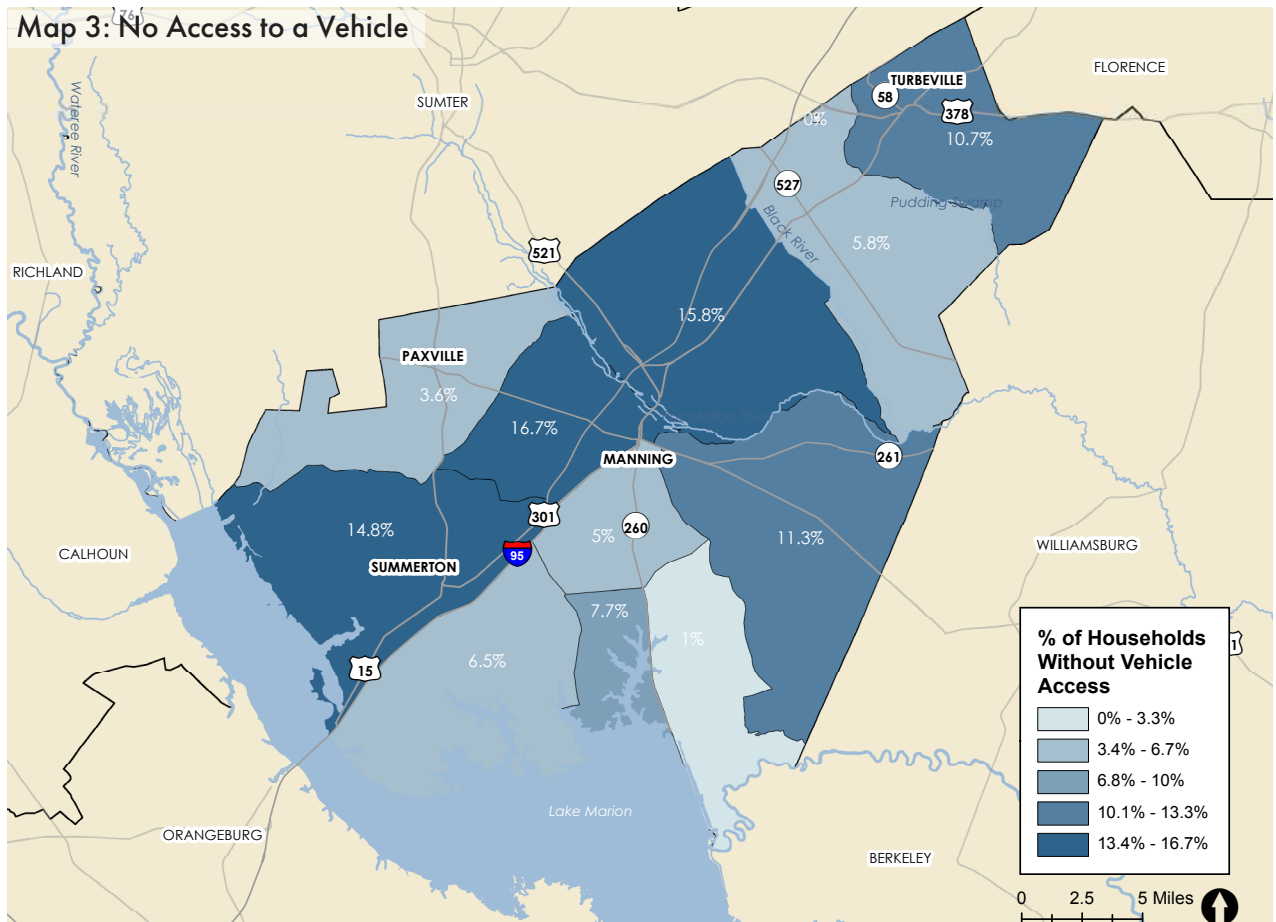
Map 2: Crashes Involving an Injury or Fatality



Another transportation issue in Clarendon is the lack of access to transportation. While most residents in Clarendon County drive and thus have access to job opportunities and basic needs and services, approximately 10% of the households in the county do not have a vehicle available. This is concentrated in the areas west of I-95 as shown in Map 3. Therefore, there are few options for getting those residents to jobs, the doctor, the grocery store, or government offices.

Many of these residents rely on friend or family to go places, but this form of transportation has limited utility, as reliability is not a guarantee. For others, the cost of paying someone to take them to the grocery store or doctor can be very costly. For the elderly and teenagers who cannot drive or do not have a car, the lack of public transit inhibits their ability to access services, recreation, and various amenities. This challenge will only become more pressing as the county's population age and can no longer safely drive.

Compounding this problem is the rural nature of the county. With an overall population density of 57.6 persons or 28.8 housing units per square mile, operating an efficient public transportation service is particularly challenging in this type of environment. While there is no defined standard for the population density required to support a bus stop, sustainable public transportation usually requires a population density in the thousands of persons per square mile. None of the census tracts in the County, even in the more urbanized areas, are even close to that density metric. Therefore, a traditional bus service may not be effective.



An alternative option that is already used by different organizations in the county is para-transit. This type of transit is usually used by specific groups such as seniors or employees of a particular company. However, it does not usually provide service for the general population.

Clarendon will need to be creative in exploring public transportation options based both on the data and in expressed need for improved in the community.

## Health

Community health is increasingly factored into long-term land use and community planning. Communities are recognizing the need to develop spaces that encourage physical activity, provide access to healthy foods, and mitigate the effects of pollution. Poor health practices can negatively impact worker productivity, student performance, emergency medical costs, and health insurance costs, which have an overall effect on the community and its prosperity. While personal choices shape individual health, communities can take steps to provide opportunities for healthy lifestyles such as building sidewalks in all neighborhoods, implementing mixed-use policies that allow

for homes to be constructed near services and amenities, or planting trees to mitigate air pollution.

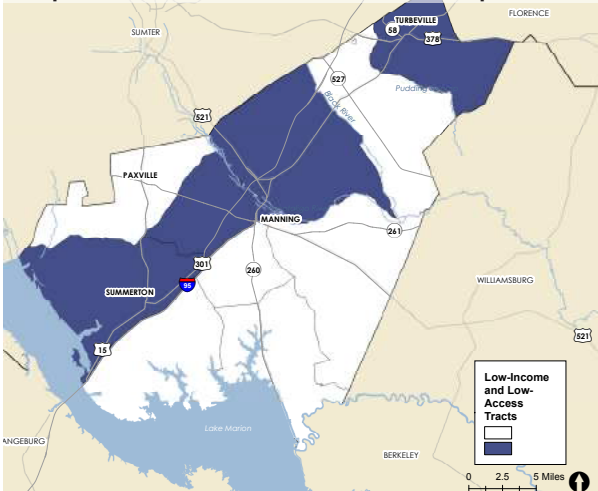
## Fresh Food Access

The rural context of Clarendon County makes health planning challenging. Many small, rural communities cannot support a full-service grocery store, often leaving thousands of people without easy access to fresh food as seen with the closure of the Summerton Piggly Wiggly in 2015. This is particularly difficult for residents without vehicle access. Parts of Clarendon County have been identified as “food deserts” by the US Department of Agriculture, meaning that there is limited food access for individuals

living in those locations. Maps 4 and 5 show those areas within the county according to different metrics.<sup>6</sup>

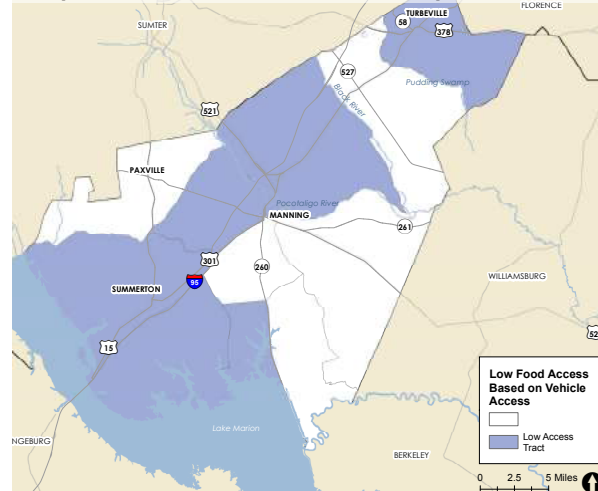
Food access challenges were also a topic in the 2016 Clarendon County Health Assessment conducted by McLeod Health. Focus groups note that healthy food supplies are limited outside of Manning because of the absence of grocery stores. As seen on Map 6, the three grocery stores in the county are located in Manning and one store in Turbeville. There are plans for a grocery store to open in Summerton soon. Other concerns noted in the Health Assessment included that healthy foods are perceived to be more expensive than fast food and food banks are only open on a limited basis.

Map 4: Low-Income & Low-Access to Supermarkets



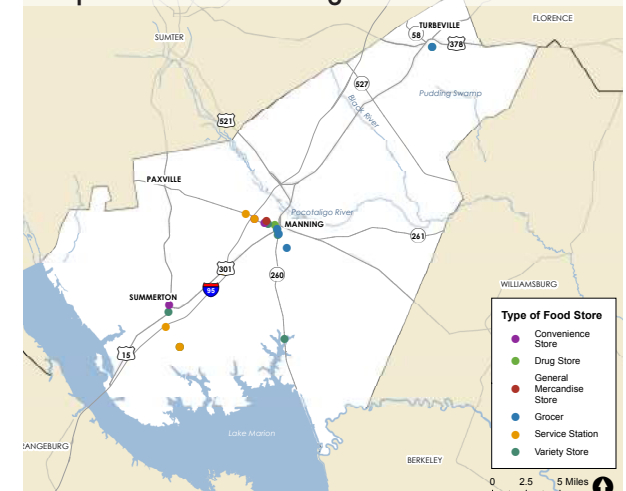
This map shows low-income census tract where more than 100 housing units do not have a vehicle and are more than ½ mile from the nearest supermarket, or a significant number or share of residents are more than 20 miles from the nearest supermarket.

Map 5: Low Vehicle Access to Supermarkets



This map shows tracts in which more than 100 households have no access to a vehicle and are more than 1/2 mile from the nearest supermarket.

Map 6: Food Purchasing Locations





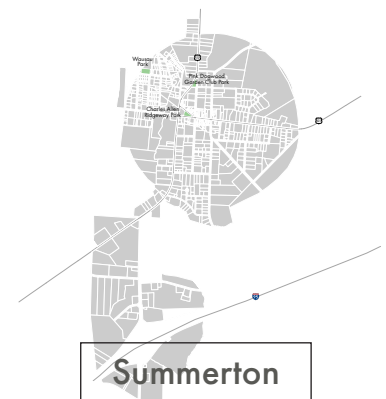
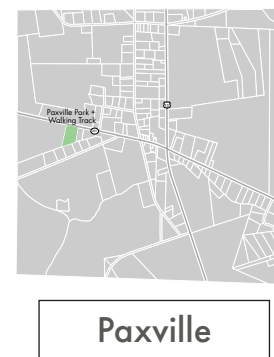
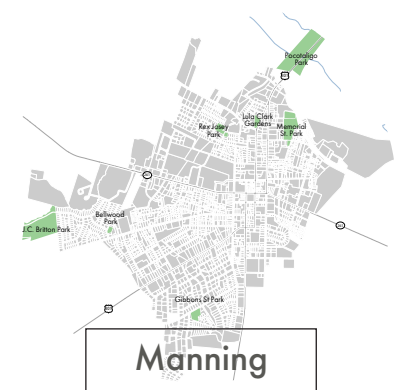
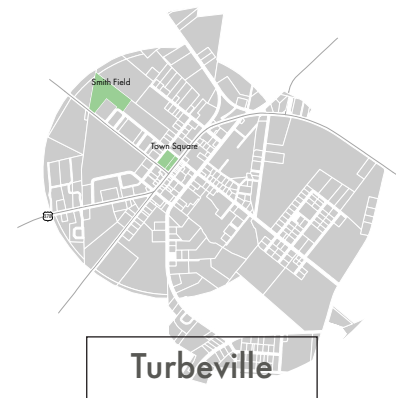
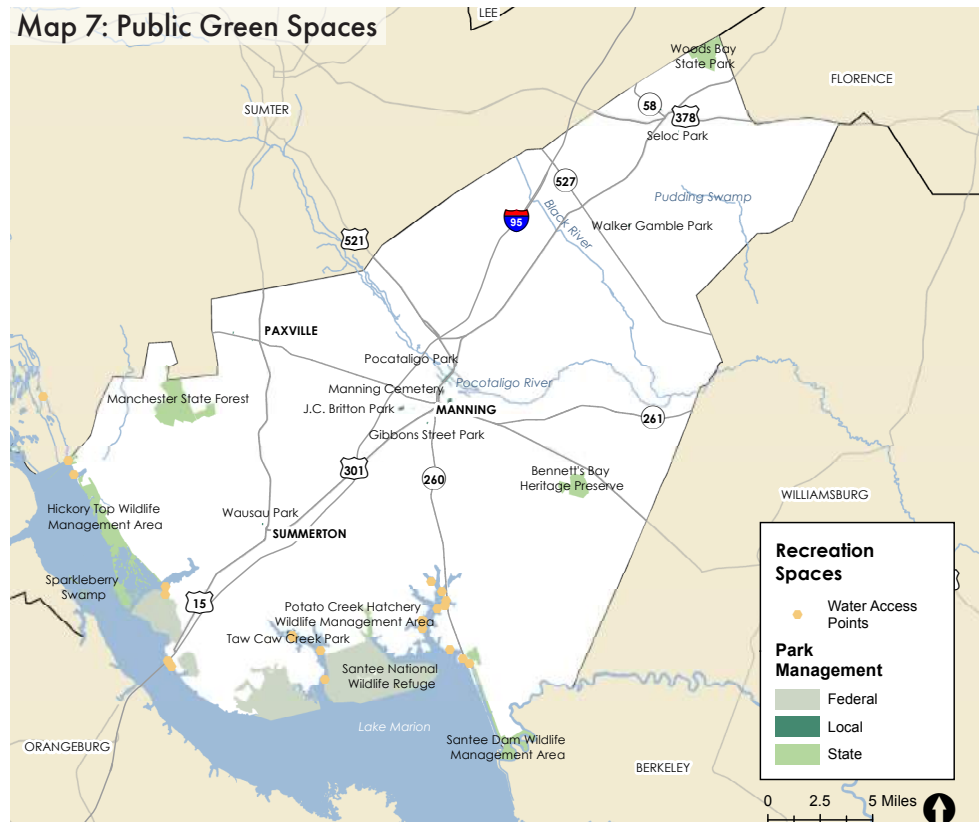
## Active Spaces

Another component of health is access to parks, recreation spaces, or other green spaces. Green spaces consist of agricultural lands, wetlands, forests, wildlife refuges, and landscaped spaces such as yards or parks. Each of these landscapes plays a role in the ecological health of the county and contributes to the quality of life for each resident providing wide-ranging physical health, social, and ecological benefits.

Clarendon County residents exhibit some concerning health outcomes. A study by the Robert Wood Johnson Foundation highlights some of the health challenges found among

County residents. The study found that only 22% of County residents have adequate access to locations for physical activity. Nearly 40% of adults in the County are considered obese compared to 32% statewide. Moreover, 29% of adults report no leisure-time physical activity. Adults also report that they have 4.5 poor physical health days and 4.5 poor mental health days per month. This is similar to the state average.<sup>8</sup> Each of these factors has an impact on the individual, but cumulatively, individual health impacts the community and its long-term prospects and success. Therefore, it is important to plan for spaces that encourage healthy lifestyles.

Green spaces that the public interacts with the most are parks or recreation spaces. Because of the low-density nature of the County, it is difficult to provide recreation spaces and services throughout the County. While there are five county parks near Manning, New Zion, Lake Marion, Turbeville, and Davis Station, various City and Town parks, Woods Bay State Park, and the Santee National Wildlife Refuge, many residents perceive that there are no parks or gyms outside of Manning that would support physical activity. Map 7 shows current parks and recreation spaces.



## Economy

A diverse economy driven by a trained and educated workforce is essential to the county's long-term economic competitiveness and resilience and for providing Clarendon residents with pathways to economic prosperity.

Clarendon's economic base has dramatically changed since 2000. In 2000, there were an estimated 8,500 jobs in the county, however, that figure dropped to approximately 6,300 jobs in 2017, a total loss of nearly 2,200 jobs. While some of the surrounding counties including Sumter and Orangeburg also experienced job losses in the thousands, other surrounding counties such as Calhoun, Florence, and Williamsburg had mostly static job numbers. Berkeley County experienced explosive growth adding over 17,000 jobs to the county's economy between 2000 and 2017.

Regardless of growth or decline, all of these local economies experienced a change in the types of jobs, characterized by a decline in manufacturing and growth in the health care and the services sectors.

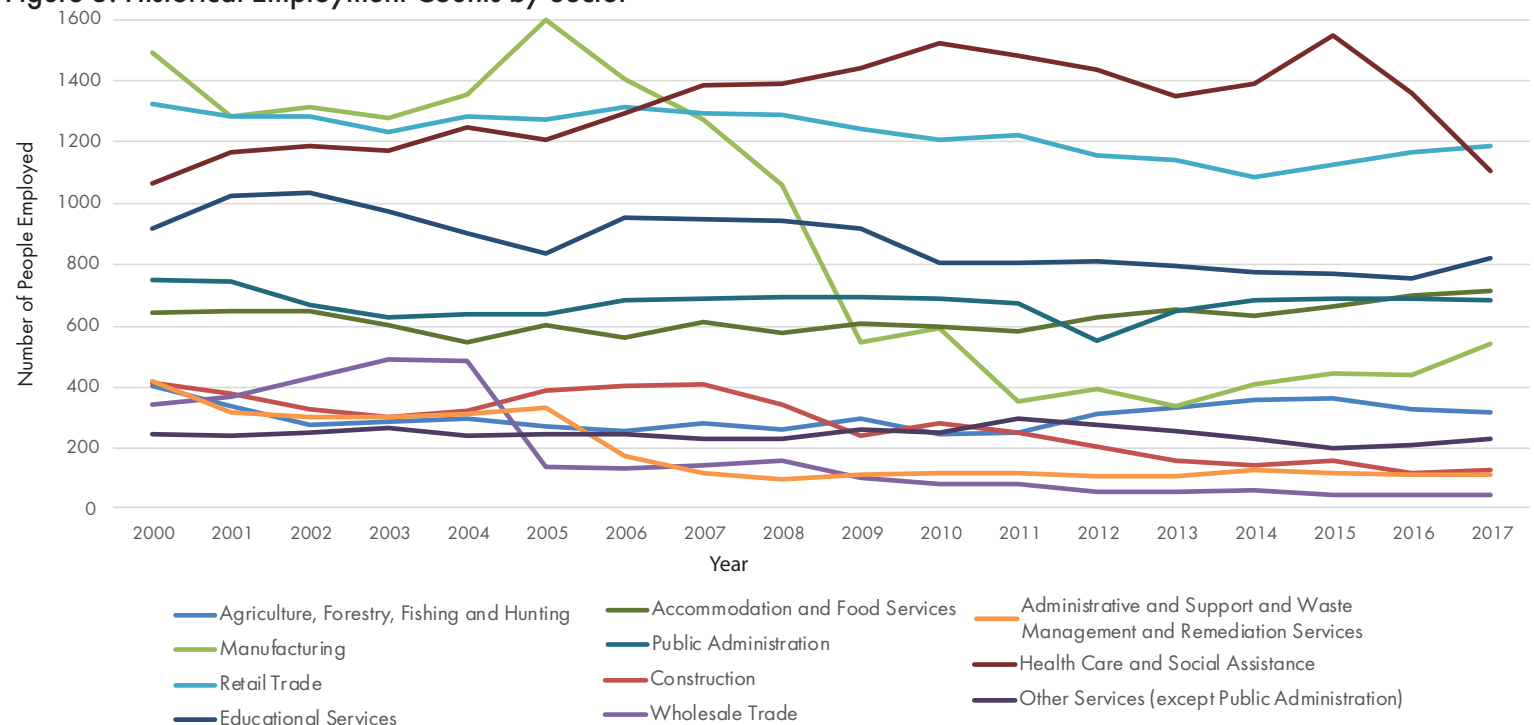
At the beginning of the 21st century, manufacturers were the largest employers in the Clarendon employing nearly 1,600 people in 2005. That

number has precipitously dropped since 2005 with fewer than 500 people employed in the manufacturing sector in 2017. Figure 3 is an overview of employment by sector since 2000.<sup>9</sup>

While there has been a total decline of nearly 1,500 jobs over the past decade, a few industry sectors have grown: (1) Professional, Scientific, and Technical Services, (2) Accommodation and Food Service, and (3) Finance and Insurance. These three industry sectors have added 243 jobs in the county. The Health and Social Services sector was growing but has shrunk in recent years.

In spite of gains in these sectors, Clarendon County is expected to lose over 300 jobs in the coming decade with growth occurring only in the Health Care and Social Assistance and Construction sectors.<sup>10</sup> These figures are based on historical and current conditions and do not account for any potential private or public investment or external factors like development in adjacent counties.

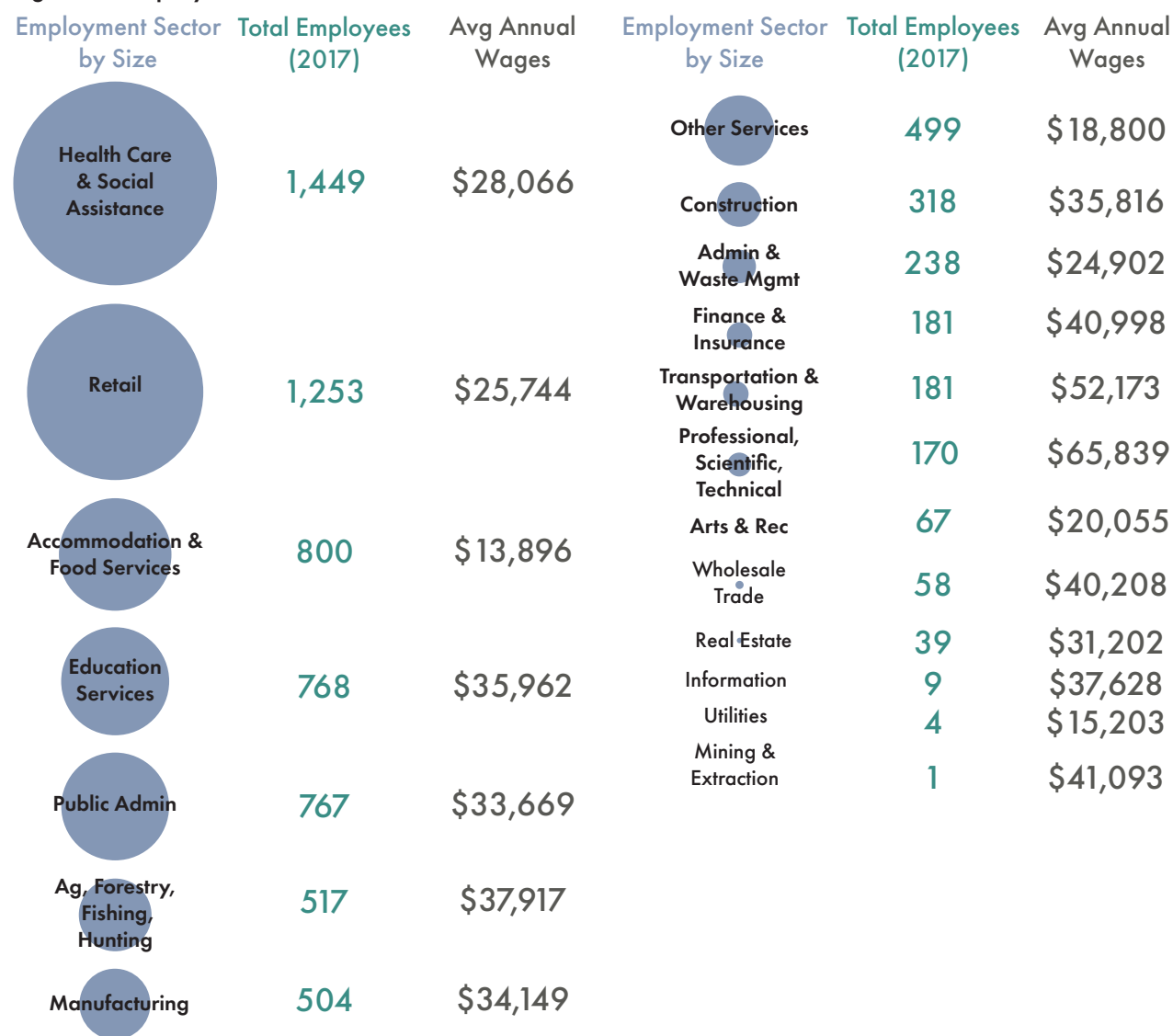
**Figure 3: Historical Employment Counts by Sector**



Currently, the largest industry sectors in Clarendon County are Health Care and Social Assistance, Retail Trade, Public Administration, and Accommodation and Food Services. These four sectors account for over 54% of jobs in the region. However, jobs in these fields are among the lower paying industry sectors in the county. Figure 4 illustrates the County's industry sector size and associated average wages.

There are various unknown factors that will influence Clarendon's growth and development over the coming decades. For example, as the Lowcountry continues to grow rapidly, Clarendon may become home to suppliers related to industrial development or other development in neighboring counties. The county may also become an ideal place for people who want to be close to the Lowcountry, but want a quieter, less expensive, and less congested place to live. While some of the economic impact factors are difficult to predict, the county can take steps to create both a business-friendly climate while also developing a desirable place to live.

**Figure 4: Employment Sectors, 2017**



## Education

### Educational Attainment

An educated population is critical to the prosperity of society. Not only do well-educated workers earn higher incomes, have greater access to job opportunities, participate in the labor force at higher rates, and contribute more taxes to localities, they are likely to be healthier, participate more actively in civic society, and use fewer social safety net programs (e.g., unemployment compensation, food programs, Medicaid). Encouraging and creating the conditions to improve the educational outcomes for Clarendon County residents is critical to the county's future.

Over the past fifteen years, the educational outcomes in Clarendon County have gradually improved. As of the 2016 American Community Survey (ACS), 79.5 % of Clarendon residents over the age of 25 had at least a high school diploma compared to 75.4% of residents in 2010 and 65.3% of residents in 2000. This has been accompanied by moderate increases in residents with higher education with nearly 43% of residents 25 and over having some higher education coursework in 2016, compared to 30.8% of residents in 2000. However, only 15% of those individuals age 25 and over have Bachelor's degrees.

While there are positive signs regarding educational attainment, there are some disparities along socio-economic and racial lines in the county. First, similar to the rest of the state, there is an educational gap along racial lines in Clarendon County. 73.2% of those

identifying as Black or African American are a high school graduate or higher, while 85.8% of those identifying as White are high school graduates or higher. For the state, 89.6% of individuals identifying as White have a high school diploma or higher compared to 80.5% of Black or African-American residents.

In terms of higher education in the county, 9.8% of Black or African-American residents have a Bachelor's degree or higher, compared to 19.9% of White residents. At the state level, this difference is more striking with 31.1% of White residents having at least a Bachelor's degree compared to 15.2% of Black or African-American residents. Given that approximately half of Clarendon County's population identifies as Black or African-American, acknowledging and addressing these inequities will be critical to ensure all Clarendon residents have access to opportunity.

### School System

The school systems in Clarendon County will have a lasting impact on the children in the county. Schools provide children with critical education and training and give them the opportunity to build their social skills and the skills necessary for 21st-century jobs including collaboration, critical thinking, and communication. While the county government does not manage the school systems or curricula, the county can support the goal of providing quality education to all Clarendon County children through plans and decisions regarding housing, jobs, recreation, community facilities, safety, and transportation.

Clarendon County currently has three school districts. Clarendon 1 serves the southern portion of the county and is centered in Summerton. Clarendon 2 serves central Clarendon County and is centered in Manning. Clarendon 3 serves the northern part of the county and is centered in Turbeville.

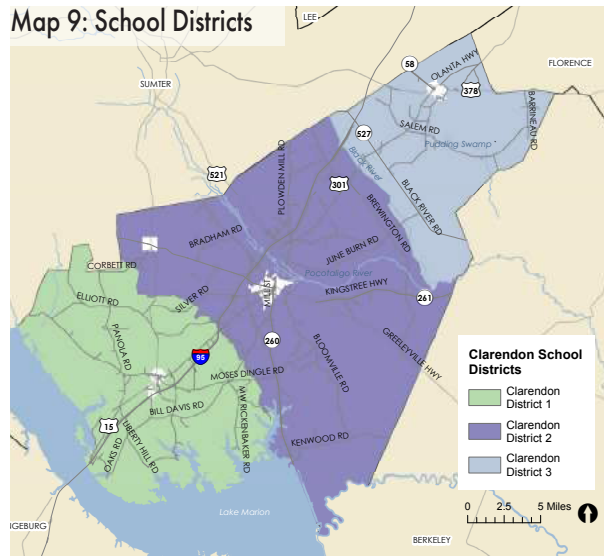
Despite being in the same county, the three school districts have very different conditions and outcomes. For example, the percentage of students in poverty ranges from 91.1% of students in District 1 to 61.3% in District 3. Teacher experience also differs dramatically from district to district with 71.0% of teachers in District 1 returning between 2016 and 2017 and 90.6% of teachers returning in District 3. Table 2 provides an overview of some of the different outcomes and opportunities students have in each district.<sup>1</sup>

A clear disparity in annual spending per pupil exists in the County. District 1 spends just over \$14,500 per pupil whereas District 2 spends over \$9,500 and District 3 spends over \$8,000 per pupil. This disparity is often due in part to the way schools are funded in South Carolina. School districts rely primarily on property tax revenue to support education spending.

Funding for local schools became even more challenging beginning in the 2007-2008 fiscal year because of Act 388 passed by the State Legislature in 2006. This Act was intended to provide property tax relief for homeowners in SC and prevented school districts from imposing a millage for school operations on



Map 9: School Districts



owner-occupied residential property, shifting the tax burden to commercial and other properties. The revenue lost from property taxes was meant to be replaced by an additional penny sales tax at the state level and distributed back to the districts. The Act also limited how much local governments, including school districts, could raise taxes. School districts operate under the same formula as the County government for raising millage rates. Such requirements limit a school district's ability to increase their spending given the restrictions.<sup>12</sup> There is local option school sales tax for capital projects that must be approved by voters. However, that revenue is not meant for operations.

One challenge in the county is related to school funding. Because property tax revenues are critical to school operating funds, the property tax base is critical. There are significant differences between the three school districts in the county. District 3, which has the lower



per pupil spending, is mostly characterized by agricultural property. Districts 1 and 2 have more commercial and industrial development. This types of development is taxed at a higher rate which results in more funding for those school districts.

**Table 2: Clarendon School District Comparison**

	<b>Clarendon 1</b>	<b>Clarendon 2</b>	<b>Clarendon 3</b>
# of students	788	2,924	1,252
% of students in poverty (TANF, Medicaid, SNAP, foster child or homeless)	89.4%	85.4%	61.3%
Attendance rate	93.6	95.5	94.0
With disabilities	12.4%	18.5%	12.6%
% of students served by gifted and talented program	6.2%	7.5%	17.8%
Enrollment in career/technology courses	148	481	245
Number of students enrolled in dual enrollment courses	12	50	37
Enrolled in Adult Ed GED or diploma program	21	170	16
Percentage of teachers with advanced degrees	55.9%	57.8%	59.2%
Teachers returning from previous year	74.8%	83.4%	92.3%
Average teacher salary	\$45,032	\$48,837	48,336
% of teacher vacancies for more than 9 weeks	5.8%	0.6%	1.7%
Dollars spent per pupil	\$14,516	\$9,656	\$8,735
Student-teacher ratio in core subjects	24.1 to 1	20.8 to 1	22.4 to 1
Number of dual enrollment courses offered	4	22	18
% Meets or Exceeds ELA expectations*	20.4%	24.4%	44.0%
% Meets or Exceeds Math expectations*	19.5%	31.3%	45.3%
4 year Graduation rate	82.4	84.6	84.6
Percent eligible for LIFE/Palmetto Fellows scholarship	31.0%	27.5%	30.2%

\*On SC College- and Career Ready Assessments (SC READY)

## Changing Lifestyles

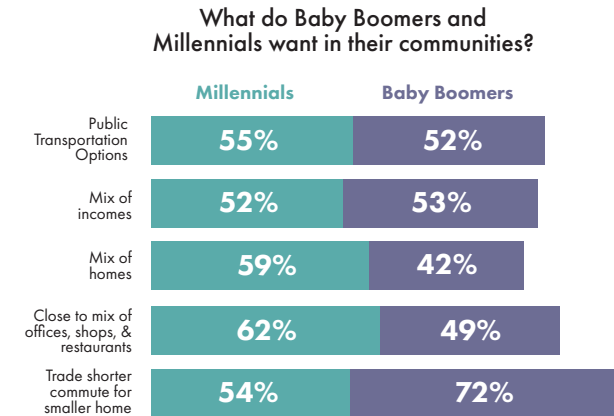
There has been a growing nationwide trend that focuses on developing livable communities. This trend has become more popular given the changing lifestyle preferences and needs of America's two largest generations: the baby boomers and the millennials.

As the baby boomer population ages, their community, transportation, and housing needs are changing. As their mobility becomes more limited, the built environment will have to adapt to meet the needs of this large demographic. The American Association for Retired Persons (AARP) has published a number of reports about the livability of different neighborhoods and how suitable those neighborhoods are to live, work, play.

However, the AARP does not just link livability to retired persons but rather aims to develop communities that are suitable for people in all stages of life and improve the economic prospects of businesses and local governments. The AARP details four livability outcomes that can enhance communities:

1. Compactness - a compact, walkable community will decrease automobile dependence and support vibrant public spaces
  2. Integration of Land Uses - locating diverse land uses close to or within walking distance of residential areas will enhance access to workplaces, community activities, and various services
  3. Housing Diversity - a diverse housing stock will ensure that there are housing options for each stage of life from a young professional to a retiree
  4. Transportation Options - walkable neighborhoods and public transit will help older adults remain independent and mobile in the community.<sup>13</sup>
- These livability outcomes also apply to millennial lifestyle preferences. Key elements of livability for millennials include walkability, good schools, parks, open spaces, recreation facilities, and multiple transportation options.<sup>14</sup> Figure 5 shows the neighborhood preferences of both millennials and baby boomers. While

Figure 5: Community Preferences



Source: Urban Land Institute, America in 2013

these preferences vary between urban and rural environments, acknowledgment of these changing preferences and needs must be acknowledged by the county as it will need to cultivate a desirable location for people to stay in and move to.



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All 2000 data comes from the 2000 U.S. Census

All 2010 data comes from the 2010 U.S. Census

All data referenced as 2016 comes from 2012-2016 ACS Estimates



02

POPULATION





## Introduction

The Population element of the Comprehensive Plan underlies all the other elements of the Plan. Changes in population growth rates and demographic characteristics directly impact housing, education, healthcare, community facilities, recreation, and other community services. Therefore, planning for a better future requires analyzing historical and projected trends and diverse demographic data. This chapter provides an overview of current demographic data and trends regarding population change, age, race and ethnicity, households, education, and income. This information, in turn, provides the context for the county to identify its existing and future needs making the county a better place to live and work.

## Population

Clarendon County, at 607 square miles of land area, had an estimated population of 34,057 in 2017 with a population density of 56.1 persons per square mile (Map 1). There are four incorporated localities in the county: Manning, Paxville, Summerton, and Turbeville. The overwhelming majority of the population, almost 28,000 people, live in the unincorporated parts of the county. Of the four municipalities, Manning, located in central Clarendon County, is the largest with a population around 4,100. It serves as the county seat. Summerton, in the southern part of the county and Turbeville in the northern part of the county, anchor their respective areas. Each

has a population of about 1,000 people. The Town of Paxville lies on the western edge of the county on the border of Sumter County. It is the smallest municipality with approximately 230 people.

The 2017 population estimate was 34,057, which is nearly 900 fewer people than the full population count in 2010 when 34,971 people were counted in Clarendon. In spite of this drop, Clarendon County is still experiencing overall positive population growth over the last half-century. After experiencing two decades

of population decline between 1950 and 1970 as shown in Figure 1, Clarendon's population began rebounding in 1980, resulting in an 8.6% population growth between 1950 and 2010. For the same period, South Carolina's population increased by 118.5%. The counties surrounding Clarendon experienced different growth patterns. Williamsburg had a -21.4% decline in growth between 1950 and 2010 while Berkeley County grew by 488%. Figure 2 shows the 1950-2010 population trends in Clarendon County and surrounding counties.<sup>1</sup>

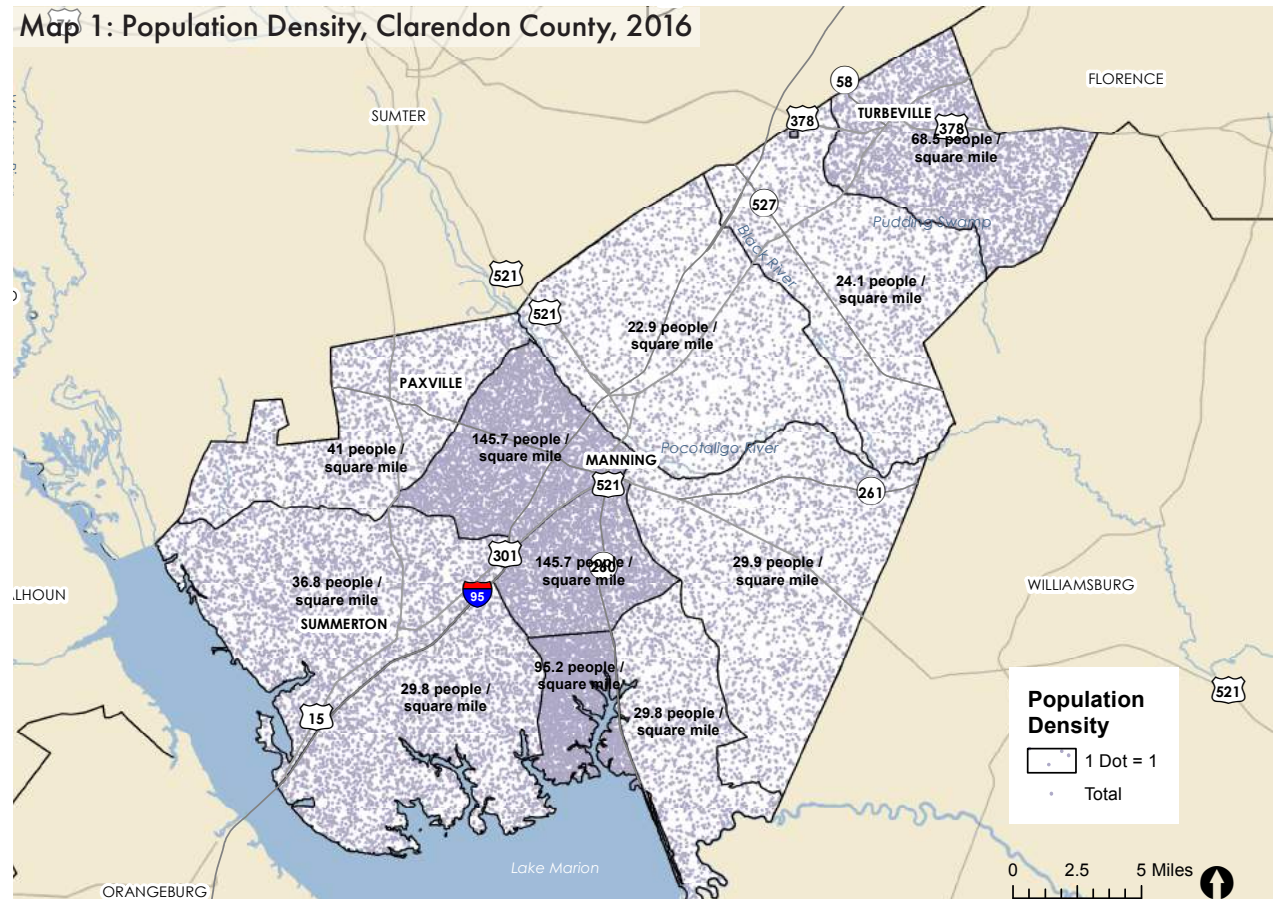
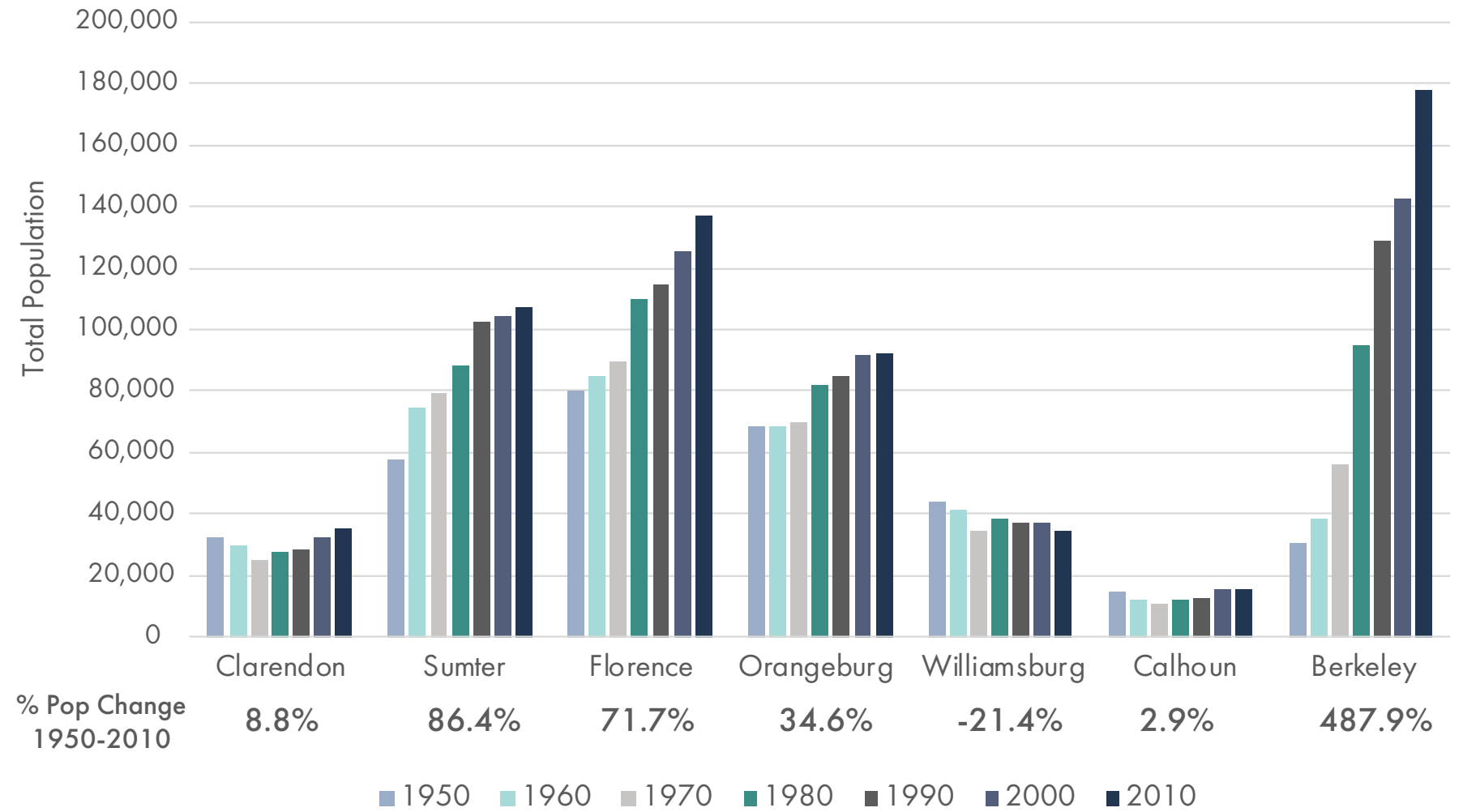


Figure 1: Population Change, 1950-2010



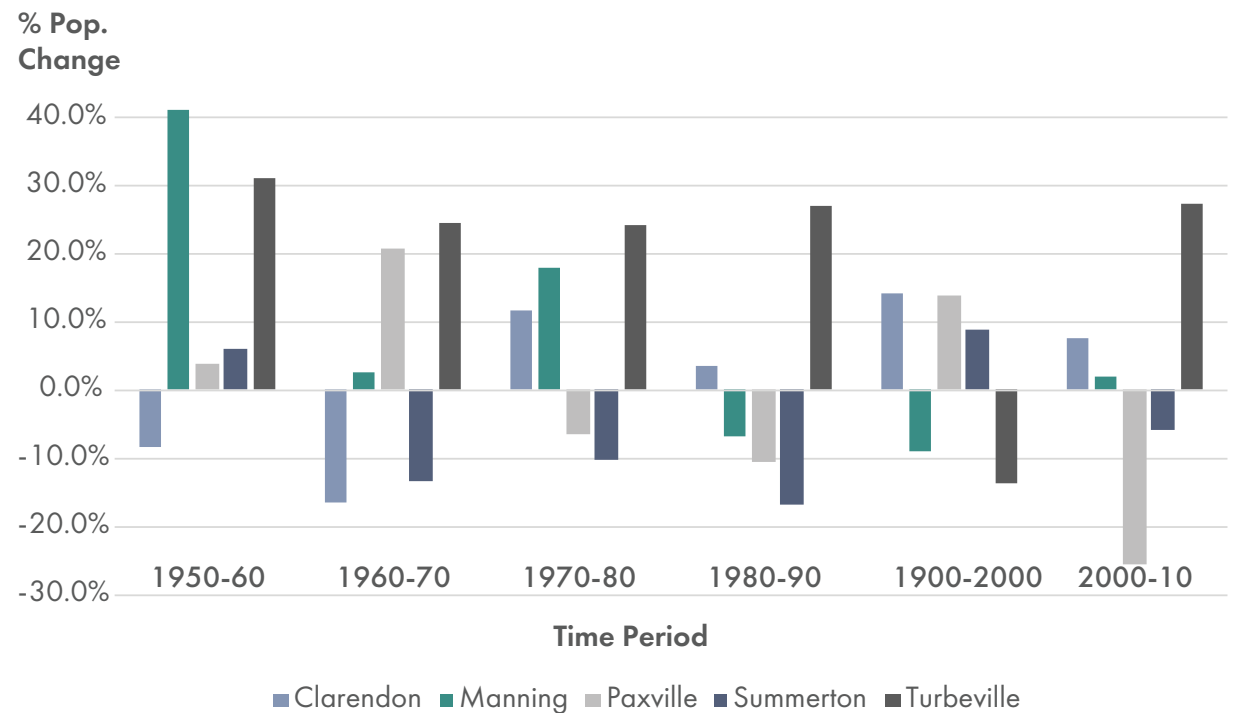


Like the larger county, the individual municipalities have had fluctuating populations since 1950. However, the municipal population trends have not always been in accordance with the county population trends. There may be multiple reasons for this difference including annexations by municipalities or people choosing to move within the county. Figure 2 shows the population trend of the County municipalities between 1950 and 2010.

## Urban and Rural Population

The majority of Clarendon County's population is classified as Rural according to the 2010 Census. Eighty-six percent of the population lives in rural areas which are areas outside of urban areas or urban clusters. Urban areas are densely developed territories that contain 50,000 or more people. There are no urban areas in Clarendon County. However, there are urban clusters which are defined as densely developed territory that has at least 2,500 people but fewer than 50,000 people. Nearly 5,000 people are classified as living in urban clusters. The majority of the urban population is in the City of Manning and accounts for 4,098 people. The remaining urban population is in the area just outside Manning's limits approaching I-95. The urban-rural population proportion of Clarendon's population has remained consistent since the 2000 Census, showing that there is not a trend towards urbanization in the County, at least by the Census's definition.

**Figure 2: Population Change in Clarendon County, 1950-2010**



# Demographics

## Age

With an aging baby boomer generation and longer life expectancies, the overall population of the United States is getting older. In 2016, seniors (65 and over). The national median age rose from 35.3 in 2000 to 37.2 in 2010 to 37.9 in 2016, according to 2012-2016 ACS Estimates.

South Carolina and Clarendon County are both following this nationwide trend with SC's median age rising from 35.4 in 2000 to 37.9 in 2010 to 38.8 in 2016. Clarendon County's median age increasing from 37.0 to 41.4 between 2000 and 2010. The median age continued to rise to 43.1 according to 2012-2016 estimates.

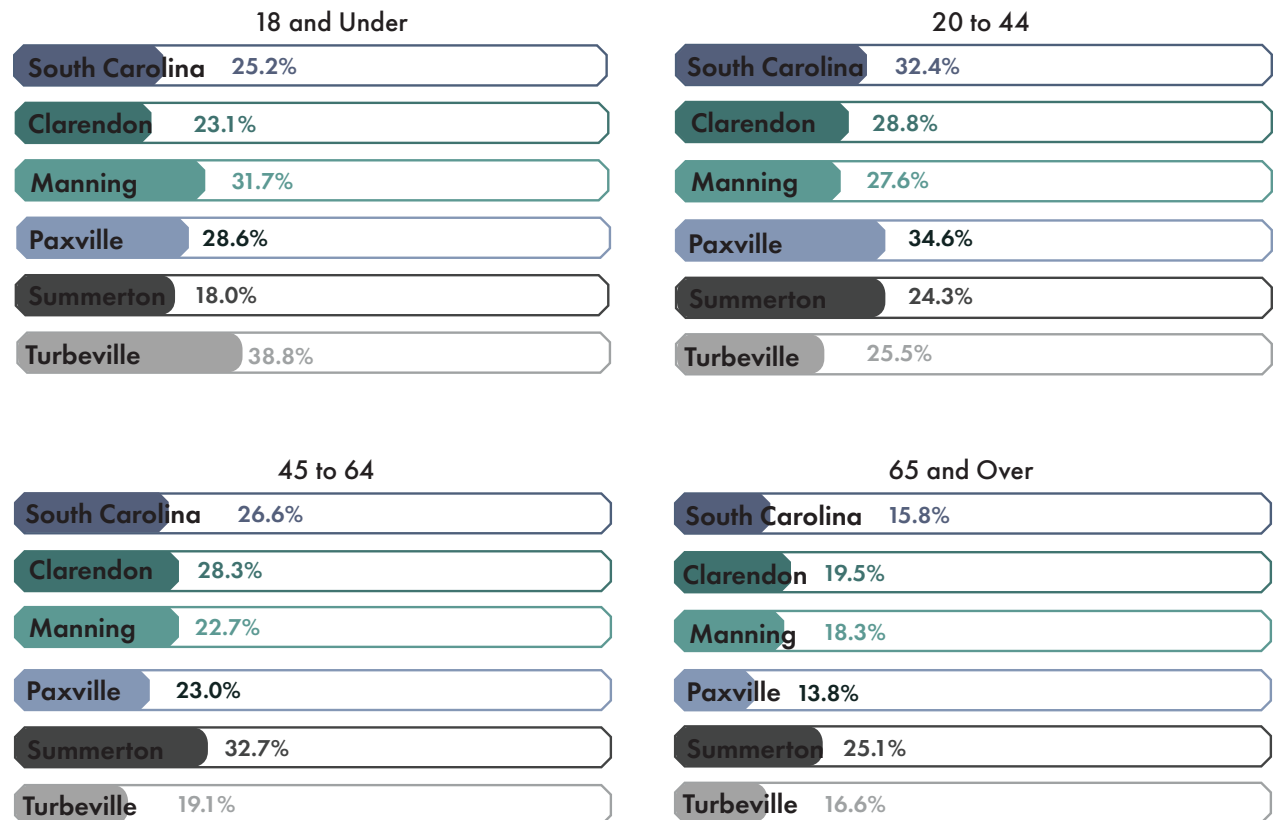
Both the state and the county have seen increases in their senior population since 2000. The county's senior population grew by over 1,300 people between 2000 and 2010. The senior age group accounted for 16.8% of the county's total population in 2010. That number has increased to 19.8% of the population based on 2012-2016 estimates. The state's senior population has also increased from 12.1% of the total population in 2000 to 13.6% in 2010 and to 15.8% in 2016.

At the same time, the under 18 age group has fallen as a proportion of the population in SC as a whole and in the county. In 2000, the under 18 group accounted for approximately 25% of the population for both the state and

the county. In 2010, the percentage of the population under 18 fell to 22.3% for the county and 23.3% for the state. Based on the 2012-2016 estimates, the under 18 group has continued to fall and now accounts for 20.6% of Clarendon County's population and 22.5% of SC's population. Since 2000, the proportion of the population under the age of 18 in Clarendon has fallen nearly 4.0% and is one of the factors contributing to the rising median age.

The municipalities in Clarendon are similar to the whole county's age breakdown data. There are three municipalities with lower median ages compared to the County: Manning, Paxville, and Turbeville. Summerton has a median age of 50.4, considerably higher than that of the county. Figure 3 shows a comparison of age cohorts between

Figure 3: Age Cohorts

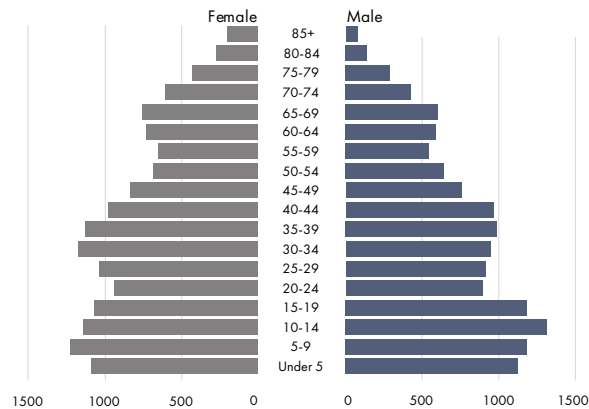


Clarendon County's age distribution reflects the story of an aging population. Figures 4, 5, and 6 show the population pyramids for 1990, 2000, and 2010 based on U.S. Census counts. A population pyramid graphically represents the age-sex distribution of a given population. The shape of a population pyramid reveals past, current, and potential population trends.

Typically, a pyramid-shaped population trend indicates that there is a large young population and that there is a high growth rate. A rectangular pyramid in which the age groups are approximately the same size indicates that population growth is slowing which older generations being replaced by younger generations of approximately the same size. A pyramid that has a larger top than bottom indicates that population growth is negative and that younger age groups are not large enough to replace the older age groups.

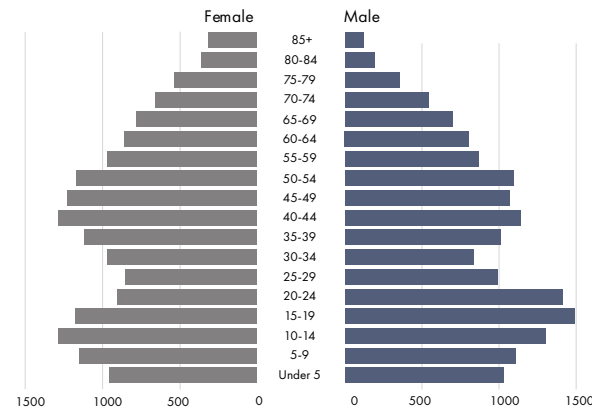
These pyramids also indicate the gender breakdown of the county's population. In 1990, there were 1,332 more women than men in the county meaning there were 91.1 males per 100 females. The distribution became more equal over the following two decades when in 2000, there were 96.4 males per 100 females and 97.6 males per 100 females in 2010.

**Figure 4: 1990 Population Pyramid**



This population pyramid has younger age groups that are larger than the older age groups which would indicate a moderate population growth.

**Figure 5: 2000 Population Pyramid**



This distribution conveys that the older age groups are getting larger than the younger age groups which implies that population growth is slowing.

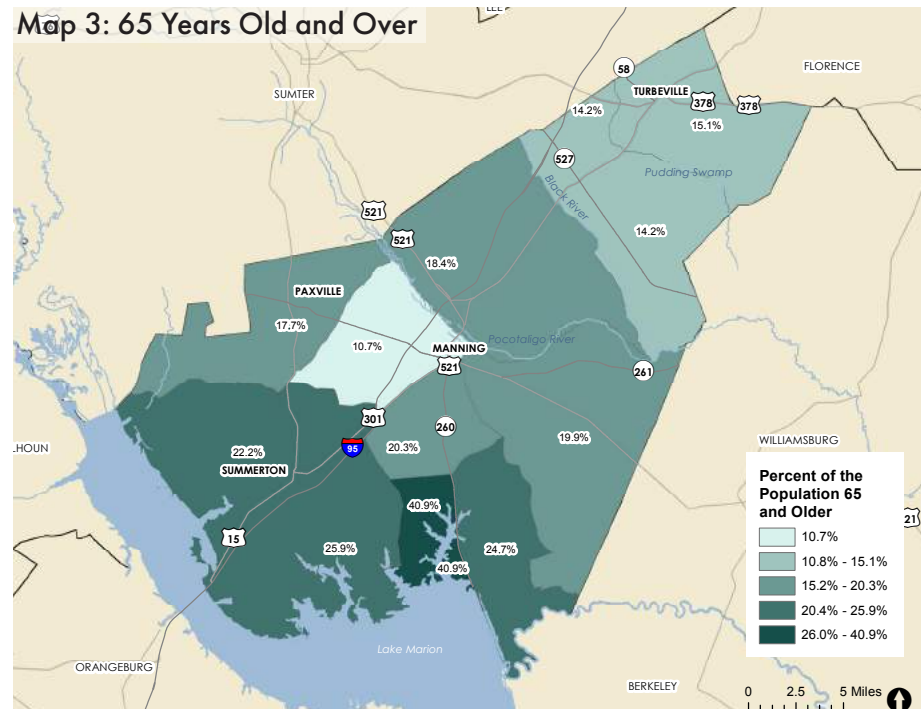
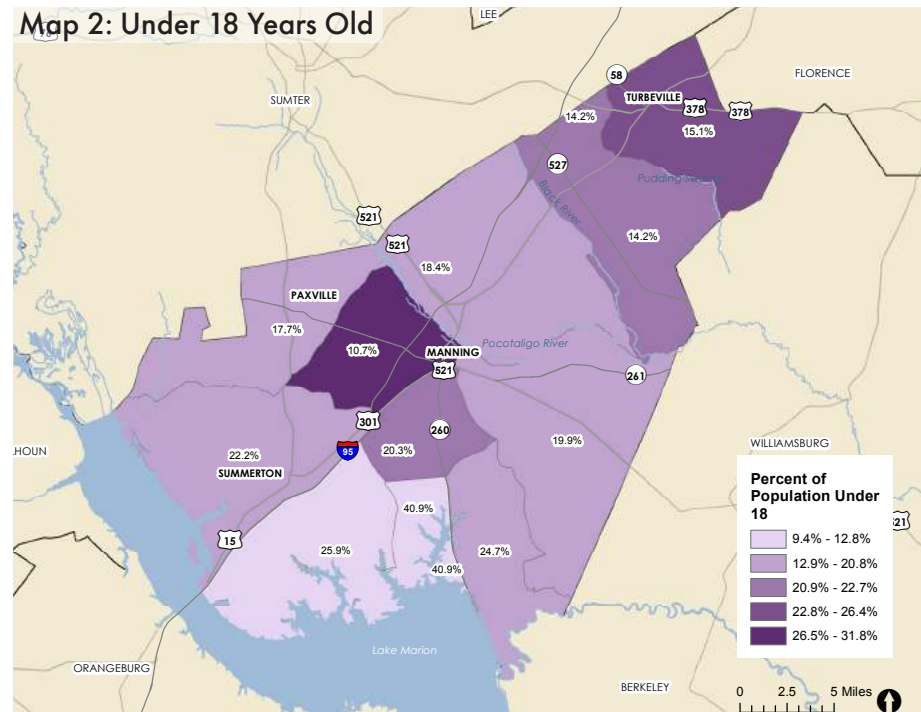
**Figure 6: 2010 Population Pyramid**



Similar to the 2000 pyramid, the older age groups are expanding while the younger ones are shrinking. This is usually indicative of a declining population.

Clarendon County also has a unique geographic age distribution as seen in Maps 2 and 3. There is a clear concentration of senior population around Lake Marion and a concentration of younger people around the City of Manning and in the Turbeville census tract.

Clarendon's aging population is important to consider in the planning of future services such as transportation, healthcare, emergency services, and housing. An aging population has different needs than younger populations and may require a form of public transportation, emergency services in close proximity to concentrated areas of seniors, or specialized housing. Given the aging of Clarendon's population, this factor must play a role in Clarendon's long-term planning.





## Race & Ethnicity

The racial composition of Clarendon County is considerably different from the state's. In 2010, 66.2% of SC's population identified as White and 27.9% of the population identified as Black or African-American whereas 47.0% and 50.1% of Clarendon's population identified as White and Black or African-American, respectively. The remaining 5.9% of SC's population consists of individuals that identify as Asian, another race, or multi-racial. The other 2.9% of Clarendon's population identifies as Asian (0.6%), some other race (1.2%), or multi-racial (0.8%).

Two and a half percent of Clarendon's population identifies as Hispanic or Latino. Of these people, 1.8% identify as Mexican, 0.3% identify as Puerto Rican, and the remaining 0.5% identify with another ethnic background. The Hispanic/Latino population in the county has increased since 2000 when only 1.7% of the county's population identified that way. However, this is much lower than the state's proportion where 5.1% of SC residents identify as Hispanic/Latino. Table 1 shows shifts in the racial demographics of the county and its municipalities between 2000 and 2010.

Table 1: Racial Demographics, 2000-2010

	Clarendon		Manning		Paxville		Summerton		Turbeville	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
% White	44.9	47.0	35.8	33.1	64.9	54.1	39.8	34.9	63.3	60.7
% Black or African-American	53.1	50.1	62.4	62.7	33.9	45.9	57.2	62.0	34.9	36.2
Asian	0.3	0.6	0.6	2.4	0.0	0.0	0.8	1.4	0.0	0.5
Some Other Race or Multi-racial	1.4	2.0	0.9	1.7	1.2	0.0	2.1	1.5	1.3	2.2
Hispanic/Latino	1.7	2.6	1.0	1.9	0.0	1.6	2.1	1.6	1.5	2.9



While Clarendon County is nearly split evenly between White and Black/African-American populations, there are some areas in the county where there are heavy concentrations of one racial group. This is most evident in Census Tract 9605 where 79.1% of the population identifies as Black or African-American and in Census Tract 9607.03 where 83.6% of the population identifies as White. Map 3 illustrates the racial composition of Clarendon County's census tracts based on 2012-2016 ACS estimates.

Clarendon has a very small foreign-born population with 98.5% of the population having been born in the United States. The majority of the residents are native South Carolinians with 77.3% of Clarendon residents having been born in the state. Of the nearly 7,500 residents who were born outside South Carolina, almost half came from other states in the South, 36% came from the Northeast, 13% came from the Midwest, and 4% came from the West.

Of the approximately 500 Clarendon residents who are foreign-born,

- 16.3% were born in Europe,
- 1.9% were born in Asia,
- 4.2% were born in Africa,
- 75.2% were born in Latin America, and
- 2.3% were born in Northern America (Canada).

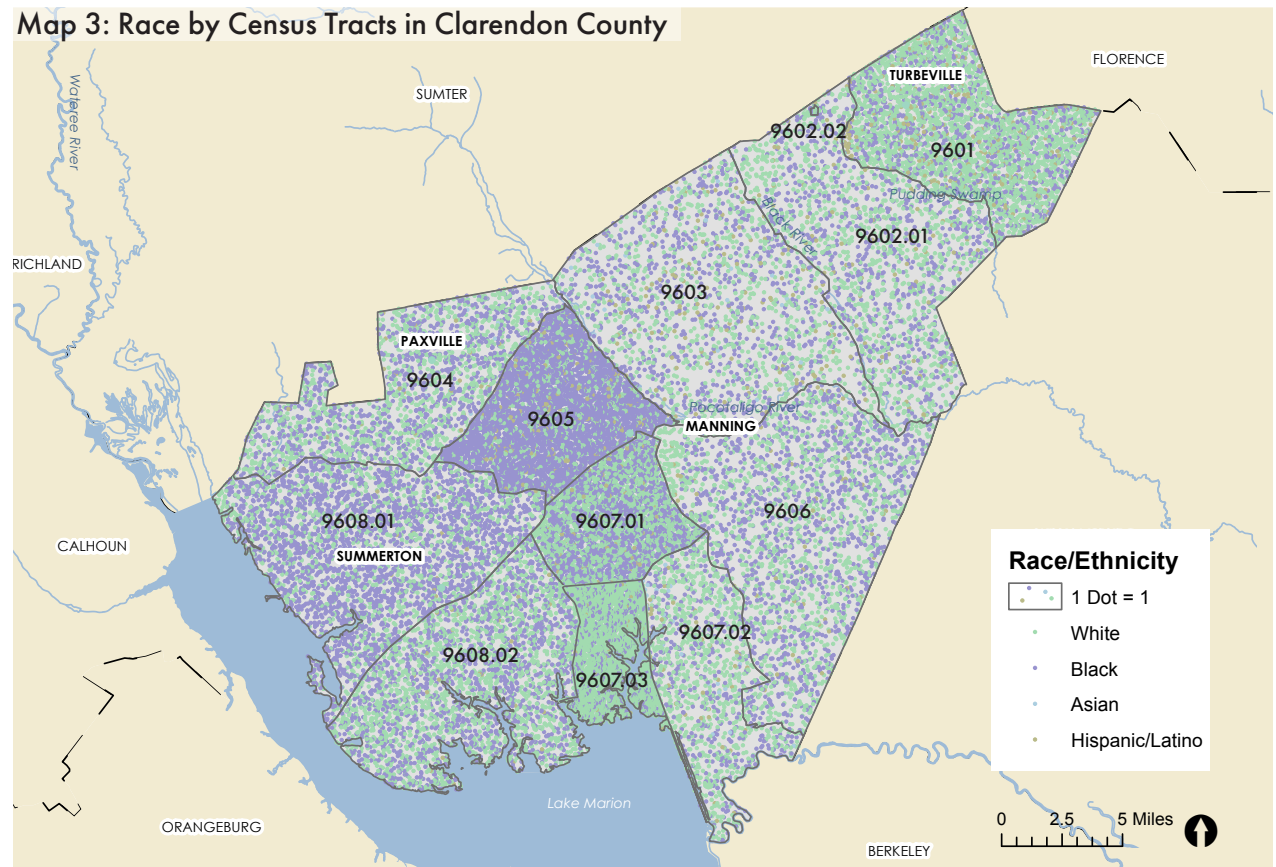
While Clarendon does have a small foreign-born population, over 3% of residents age five years and over speak a language other than English

at home. Of the approximately 1,000 residents who speak a language other than English, the majority of them are Spanish speakers, accounting for 80% of these residents. The other languages spoken include Indo-European and Asian and Pacific Island languages.

At a household scale, there are 515 households that speak languages other than English, accounting for approximately 4% of all households in the county. Of these households, only 9.5% are considered Limited English-speaking households. A Limited English Speaking household is one in which all

members 14 years and older have at least some difficulty with English. All of these households are Spanish-speaking households. While this number is relatively small, as the Latino/Hispanic population of Clarendon County continues to increase as it did between 2000 and 2010, it will be important to consider how to ensure that the needs of linguistically-isolated populations are being met.

**Map 3: Race by Census Tracts in Clarendon County**



## Households

In addition to measuring population attributes, the U.S Census also gathers information about households and families as they can be important social and economic indicators. Households include all related and unrelated persons who occupy a housing unit while families are defined as two or more persons living in the same household who are related by birth, marriage, or adoption. The following are highlights from the data about households between 2000 and 2016.

- The number of households grew by 11.2% between 2000 and 2010, but only by 1.1% between 2010 and 2016.
- In 2010, Clarendon had 13,132 households, 70.3% (9,238) of which were family households. Based on 2012-2016 ACS Estimates, the number of households has increased in Clarendon County to 13,282 since 2010; however, the proportion of family households has fallen to 67.1%.
- The percentage of households with a person age 60 and over has almost doubled since 2000 from 28.5% to 50.1%
- The percentage of households with children under 18 has fallen almost 10% since 2000 from 37.7% of households in 2000 to 28.3% of households in 2016
- Single-person households have increased by 4.9% since 2000.

**Table 2: Household Characteristics**

Household (HH) Characteristics	Clarendon		
	2000	2010	2016
Total Households	11,812	13,132	13,282
Avg. HH Size	2.61	2.54	2.44
% of HHs with children under 18	37.7%	32.2%	28.3%
% of HHs with person 60 and over	28.5%	45.4%	50.1%
% of householders living alone	24.6%	25.0%	29.5%
% of householders over 65 and living alone	10.4%	10.0%	12.0%
% of HHs living in single-family homes	54.9%	53.8%	56.1%
% of HHs living in multi-family homes	5.9%	6.0%	6.0%
% of HHs living in mobile homes / other	39.2%	40.1%	37.9%
Total Family Households	8,598	9,238	8,918
% of HHs that are families	72.8%	70.3%	67.1%

## Group Quarters

A small portion of Clarendon County's population lives in group quarters. Group quarters are classified into institutional and non-institutional quarters. Institutional quarters include correctional facilities, nursing homes, and psychiatric facilities. Non-institutional quarters include college and university housing, homeless shelters, residential treatment centers, or military quarters.

Nearly 5% of the population or 1,600 people in the county lived in group quarters in 2010. Approximately 1,550 people were housed in institutional quarters. Of this institutionalized population, 92.2% lived in correctional facilities for adults – state prisons and local jails, while 3% lived in juvenile facilities and 5% lived in a nursing home. The remaining 3% of the group quarters population live in facilities such as emergency or transitional shelters, group homes, or residential treatment centers.

Males account for the majority of the institutionalized population in the county, with most of them housed at the Turbeville Correctional Institution. Some of the male institutionalized population live in nursing homes, juvenile group homes, or residential treatment centers. Of the females in group quarters, 13.0% of them are part of the institutionalized population; however, the majority of females in group quarters live in nursing facilities.

## Disabled Population

Of the non-institutionalized population in Clarendon County, 23.4% of individuals have a disability. A disability is a physical or mental condition that limits an individual's movements, senses, or abilities. Disabilities range from hearing loss to brain injury to attention deficit disorder.

The "Over 75" age cohort accounts for over 56% of the disabled population. The "65 to 74" cohort comprises 33% of the disabled population, while the "35 to 64" age group

makes up almost 13% of the disabled population. The following are the different types of disabilities county residents have and the percentage of the population with that disability.\*

- Hearing Difficulty - 7.2%
- Vision Difficulty - 7.5%
- Cognitive Difficulty - 9.2%
- Ambulatory Difficulty - 12.8%
- Self-Care Difficulty - 5.1%
- Independent Living Difficulty - 10.3%

These populations may be particularly relevant in considering emergency service access, public transit, and available workforce.

Clarendon County has a higher percentage of residents with a disability than the state does with 14.4% of South Carolina residents having at least one disability. Moreover, Clarendon County has a higher percentage of disabled than all the other surrounding counties. Williamsburg County is the next highest proportion of disabled residents with 19.9% of residents having at least one disability.

\*This percent is a proportion of the total non-institutionalized population in the county.

Ambulatory: having serious difficulty walking or climbing stairs

Self-Care: having difficulty bathing or dressing

Independent Living: having difficulty doing errands alone such as shopping because of physical, mental, or emotional problem



## Educational Attainment

Educational outcomes in Clarendon County have improved dramatically since 2000. Individuals over age 25 with at least a high school diploma or its equivalent have increased since 2000. In 2000, only 65.3% of the population over 25 had a high school education compared with 79.5% in 2016. The percent of individuals with some college coursework also increased from 30.8% of the adult population in 2000 to 43.0% in 2016. In spite of these gains, Clarendon County residents' education levels remain behind South Carolina's overall population. In 2016, 83.0% of the state's population had a high school education or higher and 26.5% has a bachelor's degree or higher. Table 3 shows a comparison between the state, the county, and its municipalities in Clarendon in 2016.

While the municipalities do not have populations with significantly different educational outcomes than the overall county's educational outcomes, there are some points to highlight.

- Turbeville's proportion of the population with a bachelor's degree or higher is considerably greater than the County or other municipalities.
- There are very few Paxville residents with a bachelor's degree or higher - 8.2% of adults over 25.

There is a clear difference in educational outcomes along racial lines.

- At the county-level, 87.1% of White residents were high school graduates or higher while 19.2% of White residents had

a bachelor's degree or higher. At the state level, 89.2% of White residents had high school diplomas or higher and 30.4% had at least a bachelor's degree.

- For Black residents, only 71.7% had a high school diploma or higher and only 9.2% had a bachelor's degree or higher. Statewide, 79.8% of Black residents were high school graduates or higher and 14.9% had a bachelor's degree or higher.
- For Hispanic or Latino students, only 50.8% were high school graduates or higher and 9.4% had a bachelor's degree or higher. At the state level, 62.9% of Hispanic or Latino residents had a high school diploma or higher while 14.3% had a bachelor's degree or higher. Given the small numbers of Hispanic/Latino students in Clarendon, these figures may not be accurate because of the small sample size.

Table 3: Educational Attainment

	South Carolina	Clarendon	Manning	Paxville	Turbeville	Summerton
% Less than High School Graduate	14.0	20.5	26.5	16.4	20.0	20.9
% High School Graduate or Equivalent	29.5	36.5	32.3	30.1	34.5	36.8
% Some College or Associate's Degree	30.1	28.0	24.3	45.2	25.7	28.4
% Bachelor's Degree or Higher	26.5	15.0	16.9	8.2	20.0	14.0

## Income

Income is one indicator that measures the financial prosperity of a community. The most common statistic used by analysts is median household income which captures all households across the United States, regardless of household size or relationship. A less common metric is median family income which only captures households in which there are two or more occupants that are related.

In 2016, Clarendon County had an estimated household median income of \$34,106, nearly \$14,000 less than the statewide median income of \$46,898. The median family income of \$42,715 is much higher; however, it is still significantly lower than the statewide median family income of \$58,158. Both the county's median household income and median family income were the second lowest among the group of surrounding counties. Williamsburg had the lowest median household income in that group at \$28,494 and the lowest median family income at \$40,588.

There multiple ways to gather a more nuanced understanding of income and income discrepancies in the county including analyzing income through the lenses of race/ethnicity, age, and geography.

## Race/Ethnicity and Income

When studying income through the lens of race/ethnicity, there is a significant income gap between minority and non-minority communities as seen in Table 4. Even with margins of error, there is a clear income

gap between minority and non-minority communities in the county. In the county as a whole, there is over a \$25,000 difference between White and Black/African-American household median incomes and family median incomes.

## Age and Income

Age also impacts this metric. Typically, younger households have lower median incomes as individuals are often just starting their careers. Middle-aged households have among the highest median incomes as they have entered a more mature phase of their careers and are likely earning more. Older households, where the householder is over 65, likely have lower median incomes as many of these individuals are in retirement and not necessarily earning a regular income.

In Clarendon County, based on 2012-2016 estimates, households that are headed by a person between 25 and 44 have median incomes around \$33,500. Households with a householder between 45 and 64 have median incomes of \$34,263. Households with a householder 65 or over have median household incomes of \$32,133. At the county level, this is not a significant gap, but the statewide data exhibits a much more dramatic gap. Statewide, householders between 25 and 44 make \$50,671 in household income. Those between ages 45 and 65 make \$54,421. At 65 and over, that income level drops to approximately \$37,795.

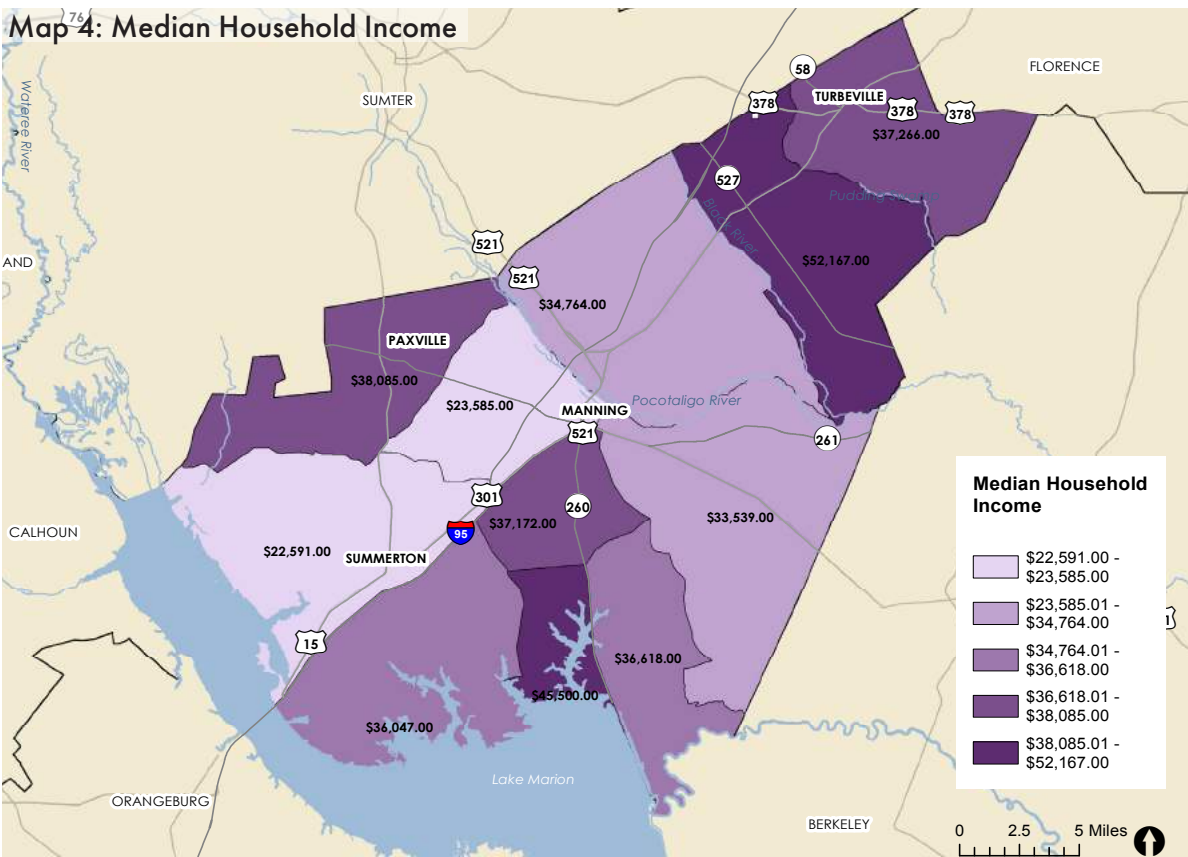
**Table 4: Household, Family, and Per Capita Income**

	Group	SC	Clarendon
<b>Median Household Income</b>	All	\$46,898 (+/- \$307)	\$34,106 (+/- \$2,053)
	White	\$54,000 (+/- \$380)	\$48,626 (+/- \$3,569)
	Black/ African-American	\$31,030 (+/- \$323)	\$21,921 (+/- \$1,686)
	Hispanic/ Latino	\$38,057 (+/- \$1,451)	\$30,750 (+/- \$12,352)
<b>Median Family Income</b>	All	\$58,158 (+/- \$436)	\$42,715 (+/- \$2,743)
	White	\$66,835 (+/- \$478)	\$58,547 (+/- \$2,980)
	Black/ African-American	\$37,474 (+/- 602)	\$27,704 (+/- \$5,078)
	Hispanic/ Latino	\$39,219 (+/- \$1,741)	\$24,213 (+/- \$12,145)
<b>Per Capita Income</b>	All	\$25,521 (+/- \$134)	\$18,765 (+/- \$909)
	White	\$29,767 (+/- \$174)	\$25,189 (+/- \$1,699)
	Black/ African-American	\$16,844 (+/- \$178)	\$12,700 (+/- \$1,063)
	Hispanic/ Latino	\$15,236 (+/- \$454)	\$9,225 (+/- \$1,854)

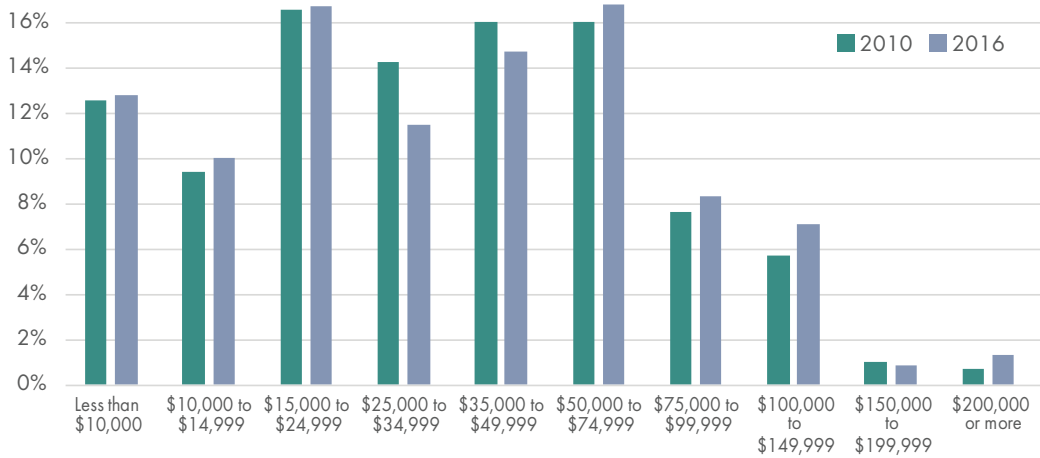
As Clarendon County's 65 and over population continues to grow, this reduction in household income could have an impact on personal spending which may hamper retail business development and sales tax revenue for the county, particularly if other age and income groups do not grow.

There are also geographic disparities in median household income in Clarendon County. Map 4 shows the 2016 median household income of Clarendon County census tracts with the poorest areas west of I-95 and the wealthiest areas along Lake Marion and at the northern end of the county.

Another metric of analyzing financial prosperity of a community is to look at the household income distribution. Overall household income distribution in the county has remained steady across the income groups between 2010 and 2016. There were slight increases in the percentage of households with incomes under \$25,000 and decreases in the middle-income brackets between \$25,000 and \$50,000. Figure 7 shows the percentage of the county's population in each income bracket for 2010 and 2016.



**Figure 7: Household Income Distribution**



## Poverty

To determine the poverty status of a population, the US Census Bureau establishes poverty thresholds which vary by family size and the age of members. Poverty thresholds are adjusted annually for inflation using the Consumer Price Index for All Urban Consumers (CPI-U). The CPI-U measures the price for a basket of consumer goods and services like transportation, food, and medical care for urban consumers. These poverty thresholds are not meant to completely account for what people and families need but are used for statistical measurements.

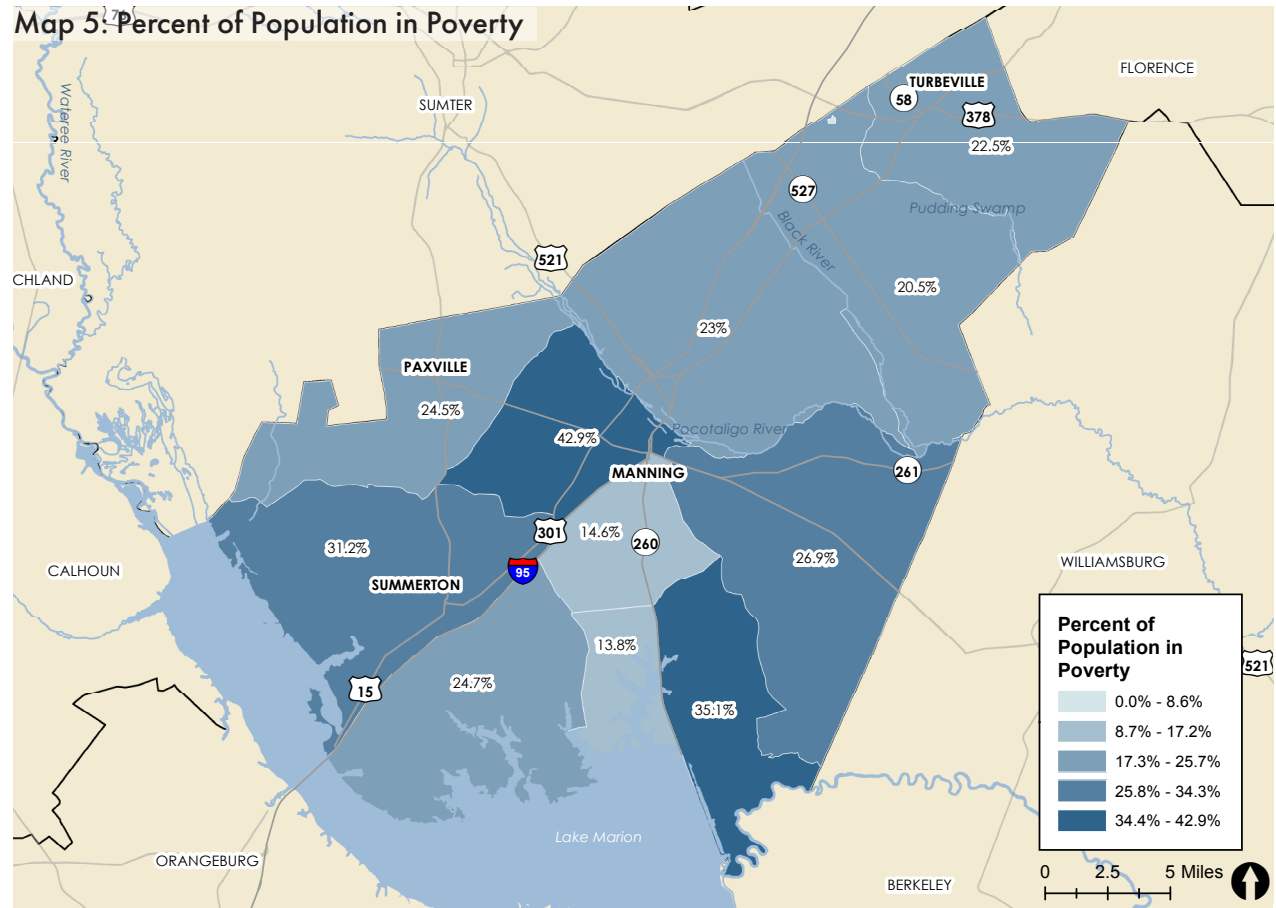
According to 2012-2016 estimates, 26.0% of all Clarendon residents had incomes below the poverty level, which is nearly 10% higher than the poverty rate for the state. More than 39% of all children under 18 and 14% of all seniors over 65 in Clarendon live in poverty, compared to 25% of children and 9% of seniors statewide.

As with household median income, there is a geographic disparity of impoverished populations. The census tracts with the highest poverty levels are in southwestern Clarendon County where the median incomes are lowest. Map 5 shows the percent of the population in poverty by census tract. There is also a racial disparity in regards to poverty. While Clarendon's population is nearly split evenly between White and Black/African-American population, Clarendon's Black/African-American population accounts for 70% of the total population below the poverty line. Of the more than 15,000 Black/African-American

residents in the county, 37.7% of live below the poverty line compared to 18.8% of the county's 16,000 White residents.

Another indicator of the financial health of households is the number of Supplemental Nutrition Assistance Program (SNAP) recipients. SNAP is a federal nutrition assistance program that helps lower-income individuals and families purchase healthy foods and ensure that people have enough food. In Clarendon,

- more than one in four (27.6%) households receive SNAP benefits,
- nearly half of SNAP recipient households have children under 18
- approximately 60% of the recipients are below the poverty level,
- slightly more than half of the households have one or more persons with a disability, and
- Two-thirds of families receiving SNAP benefits had at least one person employed in the past year.





## Sources

<sup>1</sup> SC Revenue and Fiscal Affairs Office – Total Population of SC Counties 1950-2010.

All 2000 data comes from the 2000 U.S. Census

All 2010 data comes from the 2010 U.S. Census

All data referenced as 2016 comes from 2012-2016 ACS Estimates

03

# HOUSING



## Introduction

A safe, affordable, balanced, and diverse housing supply is critical to the success of any community. Housing variety can ensure people at all stages of life have a place to live. Additionally, stable and decent housing can promote community and economic development as housing availability can be a factor in an employer's decision-making process. When a community has safe, decent, and affordable housing, residents are able to go to work or school, take care of their families, and participate in their community, all of which lend to a strong, stable community.

While housing is relatively inexpensive in the county compared to other parts of the state, availability of affordable units is a challenge for many residents. Because the population is not growing significantly, there is not an overwhelming demand for new housing, yet there are housing issues for current residents of the county.

This chapter is an overview of housing data and trends including occupancy, conditions, and affordability. This will provide key information as the county works to improve housing options for all residents.

## Housing Development

As shown in Table 1, based on the 2010 Census, Clarendon County had an estimated 17,671 housing units. This was an increase of more than 2,300 units since the 2000 Census when there were 15,303 total units.

This amounts to a 15% increase in total housing units between 2000 and 2010. For the same period, the population grew by 2,469 people, an 8% increase. These figures amount to almost 1:1 ratio of new housing units to new people. For every one person added to the population, there was one housing unit added to the market.

While more housing was being added to the market, more homes were also becoming

vacant. The number of vacant homes increased by almost 1,000 from 3,491 to 4,335 units, a 24.2% increase between 2000 and 2010.

The trends shifted between 2010 and 2016. During that period, 2012-2016 ACS estimates indicate that the number of total housing units in the county declined by almost 2% or 280 units, and the county's population fell by approximately 1,000 people.

Yet, the overall increase in housing units from 2000 to 2016 was 13.6% or 2,100 units. The population increase for the 2000-2016 period was 1,449 people meaning that there are nearly 600 more housing units than new Clarendon residents. It should be noted that all 2016 data estimates are based on a sample and that the actual figure may align more closely with the 2010 Census counts.

Table 1: Housing Units

	Housing Units (2000)	Housing Units (2010)	2000-2010 % Change in Units	Housing Units (2016)	2010-2016 % Change	2000-2016 % Change
Clarendon	15,303	17,671	15.5%	17,388	-1.6%	13.6%
Manning	1,727	1,902	10.1%	1,812	-4.7%	4.9%
Paxville	110	85	-22.7%	104	22.3%	-5.5%
Summerton	516	531	2.9%	567	6.8%	9.9%
Turbeville	272	343	26.1%	395	15.2%	45.2%
Unincorporated County	12,678	14,810	16.8%	14,510	-2.0%	14.5%



The municipalities also experienced increases in the number of housing units between 2000 and 2010. Manning, Summerton, Turbeville, and unincorporated Clarendon County all saw increases in the numbers of housing units. Paxville experienced a decline of 25 units during this period while Turbeville saw housing growth. The town added 71 housing units between 2000 and 2010, a 26.1% increase. Unincorporated areas also experienced modest housing growth, adding 2,132 units to the housing supply, a 16.8% increase.

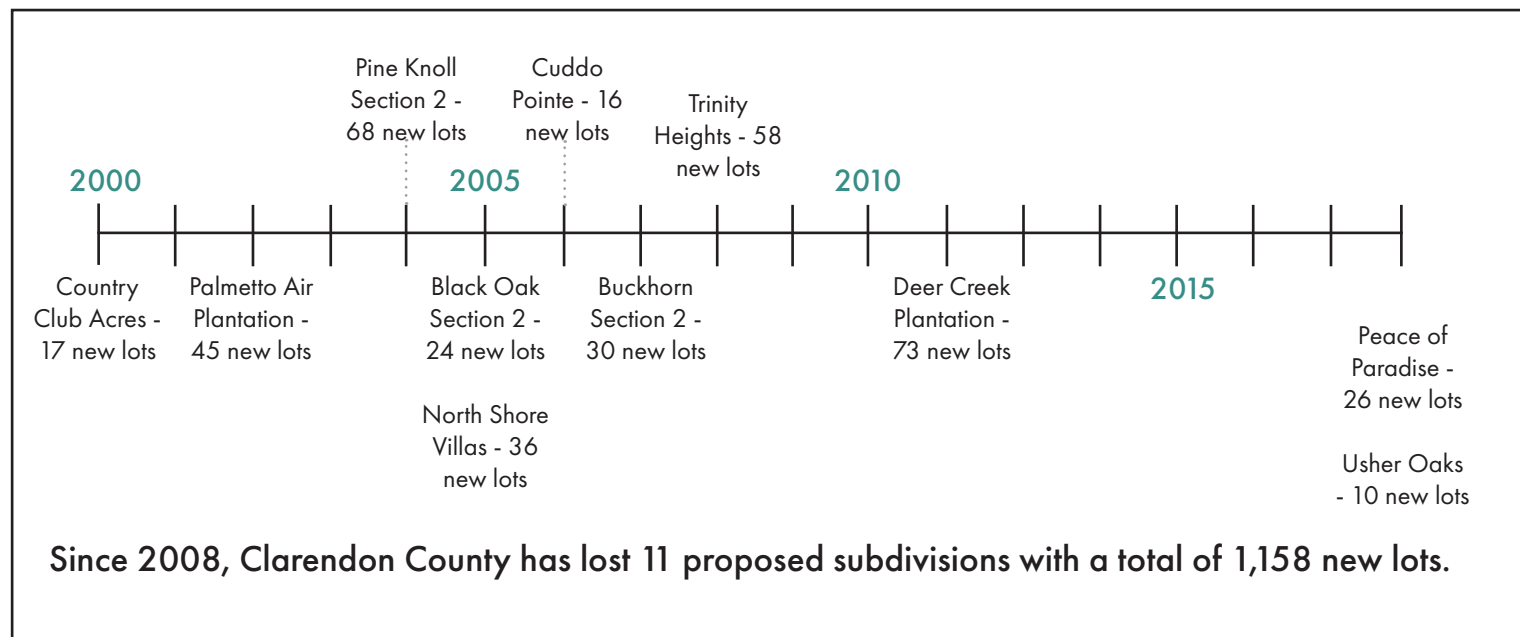
The trends shifted between 2010 and 2016. The county, as a whole, experienced a 1.6%

decline in the number of housing units between 2010 and 2016; however, only one of the municipalities, Manning, also experienced that decline. The majority of housing unit loss occurred in the unincorporated parts of the county. Turbeville, Paxville, and Summerton continued to grow with Turbeville adding approximately 100 more units since 2010.

Clarendon, like much of the state, was experiencing steady growth between 2000 and 2010, but since 2010, housing unit estimates indicate little additional residential construction, somewhat attributed to the recession and slow recovery. Figure 1 shows the

subdivision development since 2000. As seen in the timeline, there is a significant drop-off after 2008. Moreover, at the time of the recession, Clarendon County had received applications for 11 proposed subdivisions with a total of 1,158 new lots. None of those developments came to fruition. This development data along with the ACS data indicates that Clarendon is struggling to grow in population and housing development.

**Figure 1: Subdivision Development, 2000-2017**





## Occupancy

Of the 17,671 housing units in 2010, only 75.2% of them were occupied, leaving over 4,500 vacant units throughout the County. By 2016, there were only 4,100 vacant units as there was a decrease in the total number of housing units and a slight increase in the number of occupied housing units.

However, that vacancy data indicates that the majority of the homes are not abandoned, but are vacant for different reasons. Over half of the 4,100 units are classified as vacant because they are for seasonal, recreational, or occasional use. Many of the homes, particularly around Lake Marion, are vacation homes or second homes. Slightly over 11% of vacant homes were for sale or for rent leaving 33.2% of the vacant housing units with an unknown vacancy status. The reasons for vacancy could include abandonment, foreclosure, long-term repair, or another reason.

The incorporated areas of the county have consistently had much higher occupancy rates as exhibited in Table 2. These cities and towns are more likely to have more permanent populations; therefore, housing occupancy is not affected by the vacancy factors that impact the unincorporated areas of Clarendon County particularly around Lake Marion. Map 1 on the following page illustrates vacancy rates as well as the vacancy status by census tract.

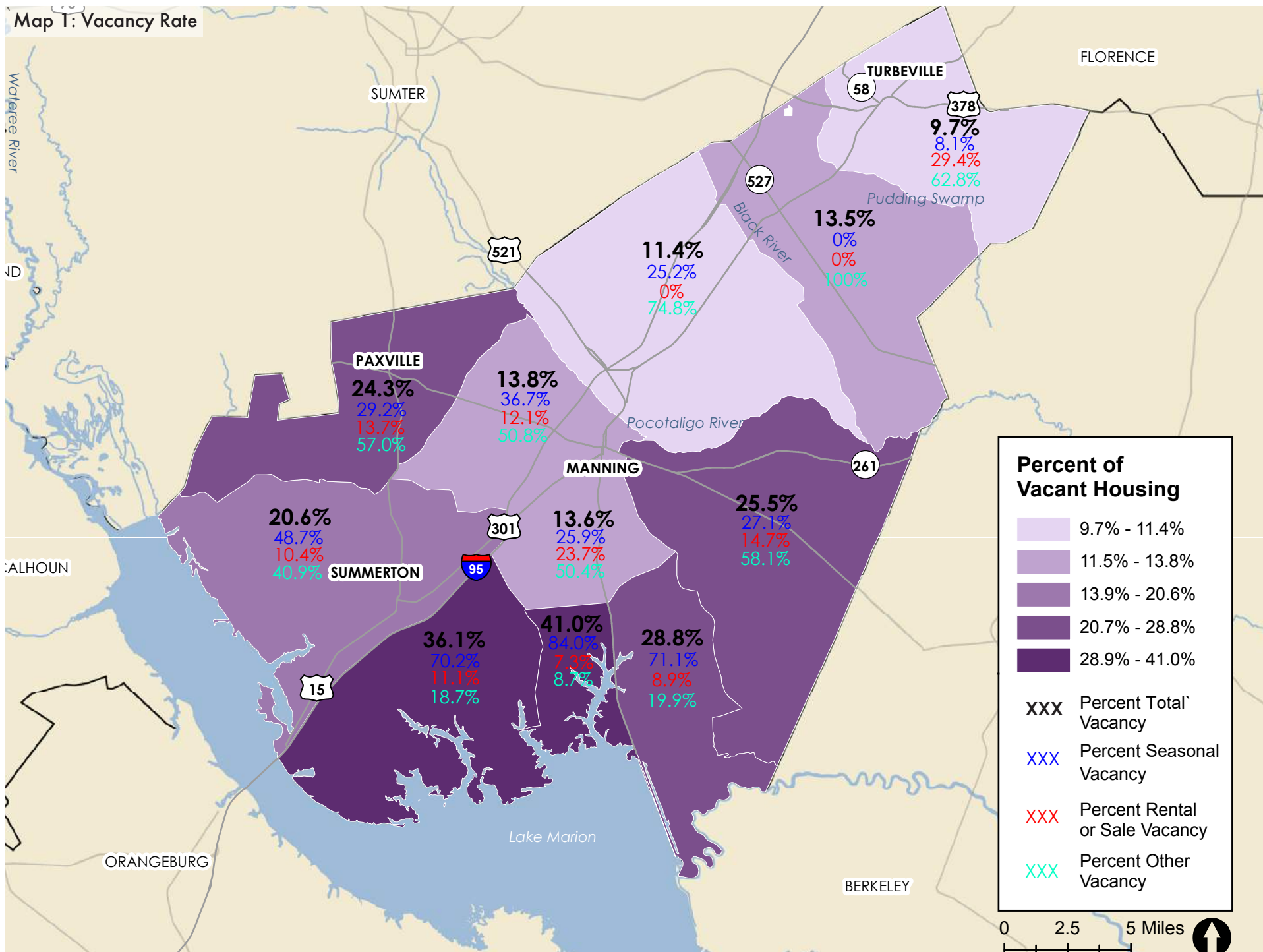
As shown on the map, tracts at the southern end of the county along Lake Marion have the highest vacancy rates; however, the majority of that vacancy can be attributed to seasonal vacancy. Other census tracts with high vacancy rates have much higher percentages attributed to other types of vacancy like abandonment or foreclosure.

**Table 2: Housing Occupancy**

	2000	2010	2016
	% Occupied	% Occupied	% Occupied
Clarendon County	77.2	75.2	76.4
Manning	88.9	88.5	87.5
Paxville	90.0	81.2	84.6
Summerton	90.0	84.6	91.9
Turbeville	89.7	87.8	89.9
Unincorporated County	74.7	71.6	74.0



Map 1: Vacancy Rate



## Types of Housing

There is a diversity of housing types available in Clarendon County ranging from single-family detached structures to denser multi-family developments to manufactured/mobile homes. Over half of the occupied housing units in the county are single-family detached or attached. The next largest type of housing in Clarendon County are manufactured/mobile homes which account for 37.9% of all occupied housing types. Multifamily units (2 units or more) account for 6.0% of housing units.

These county proportions of different housing types have been relatively stable since 2000 with single-family housing always comprising just over half of the housing stock and manufactured/mobile homes covering about 40% of housing stock. The housing stock proportions have shifted in the municipalities. Summerton's proportion of single-family homes has declined while multi-family housing has increased. Turbeville has experienced the

opposite, with the proportion of single-family homes increasing as shown in Table 3.

### Single-family Housing

Single-family detached and attached housing comprises 56.1% of all occupied housing in the county. Of the municipalities, Manning has the highest concentration of single-family housing which comprises 78.2% of the city's occupied housing units. The majority of housing in the other municipalities is also single-family however, those towns have higher proportions of manufactured/mobile homes and multi-family units. Map 3 shows the general location of single-family homes by census tract in the county.

### Multi-family Housing

Approximately 56% of multi-family units (2 units or more) in the county are located in Clarendon's incorporated areas. Manning has the greatest concentration of multifamily

housing in the county with over 30% of all multifamily housing units in the county. Of the municipalities, Summerton has the second highest concentration of multi-family units, accounting for 16.4% of all multifamily units in the county. Map 4 displays the concentration of multi-family units by census tract, which includes the units in the municipalities.

### Manufactured / Mobile Homes

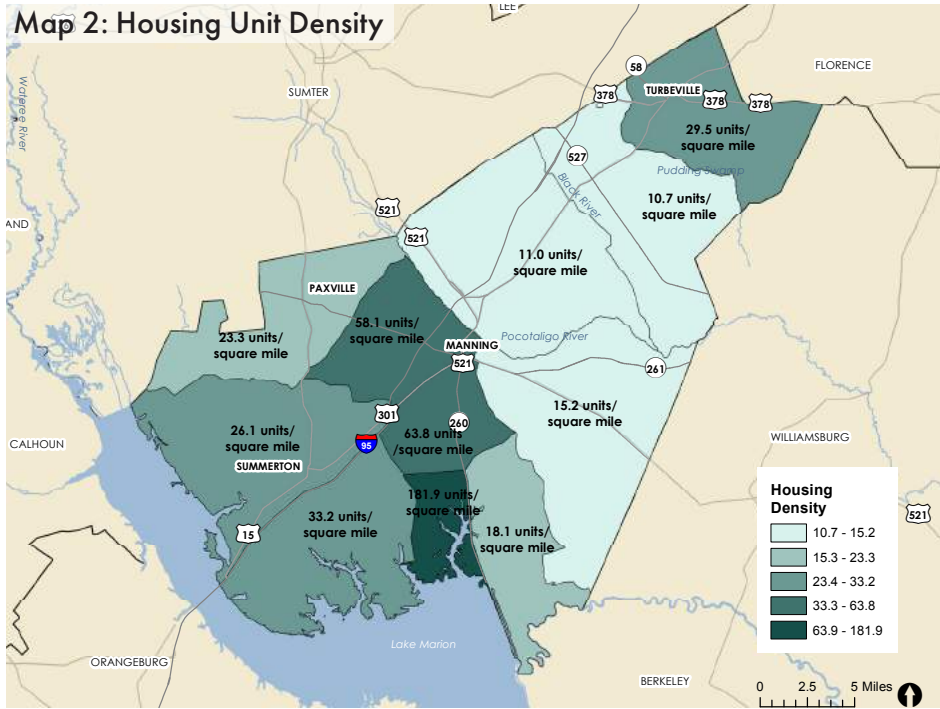
The overwhelming majority (96%) of manufactured/mobile homes are located in the unincorporated county, not in one of the municipalities. However, of the manufactured/mobile homes located in the municipalities, Turbeville has the most. Mobile homes in Turbeville account for nearly one-third of all of its housing units. Mobile homes make up almost 40% of Paxville's housing stock; however, Paxville has approximately 100 units as opposed to Turbeville's nearly 400 units. Map 5 illustrates the concentration of manufactured/mobile homes by census tract.

**Table 3: Housing Types**

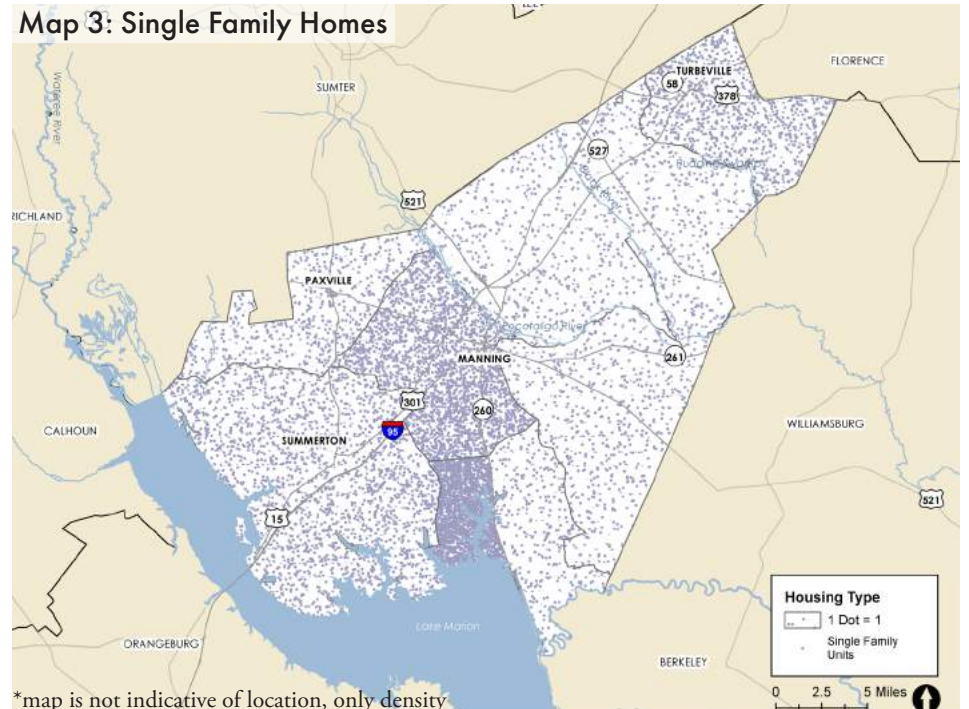
	% Single Family			% Multi-Family			% Mobile/Manufactured Homes		
	2000	2010	2016	2000	2010	2016	2000	2010	2016
Clarendon County	55.1	53.9	56.1	5.6	6.0	6.0	39.1	40.1	37.9
Unincorporated County	51.4	50.5	52.4	3.7	2.9	2.8	45.0	46.6	44.8
Manning	76.7	78.5	78.2	19.2	20.8	19.4	4.0	0.7	2.5
Paxville	81.4	79.5	55.6	0.0	0.0	10.7	18.6	20.5	33.0
Summerton	67.8	56.9	51.0	13.4	22.1	28.2	18.8	21.1	10.9
Turbeville	52.0	51.7	63.1	16.7	17.2	9.9	31.2	31.2	27.0



Map 2: Housing Unit Density

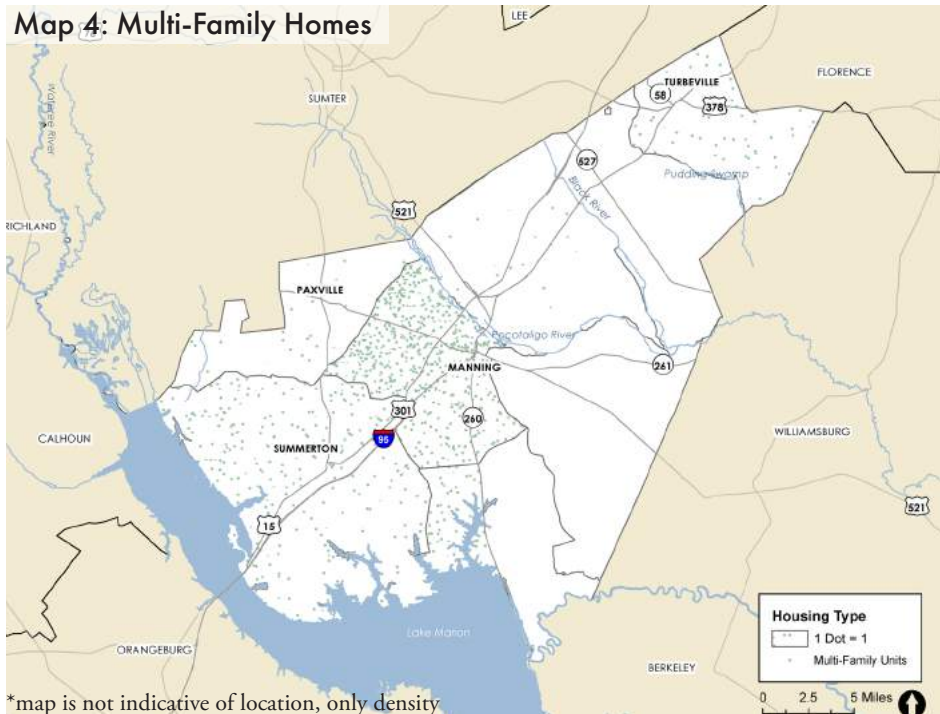


Map 3: Single Family Homes



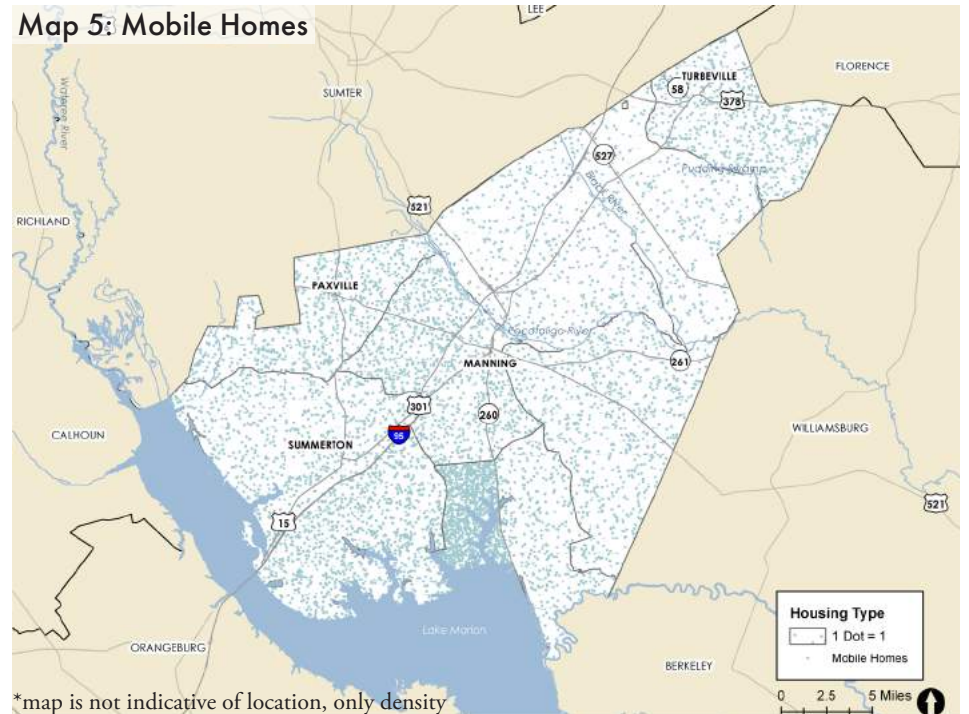
\*map is not indicative of location, only density

Map 4: Multi-Family Homes



\*map is not indicative of location, only density

Map 5: Mobile Homes



\*map is not indicative of location, only density



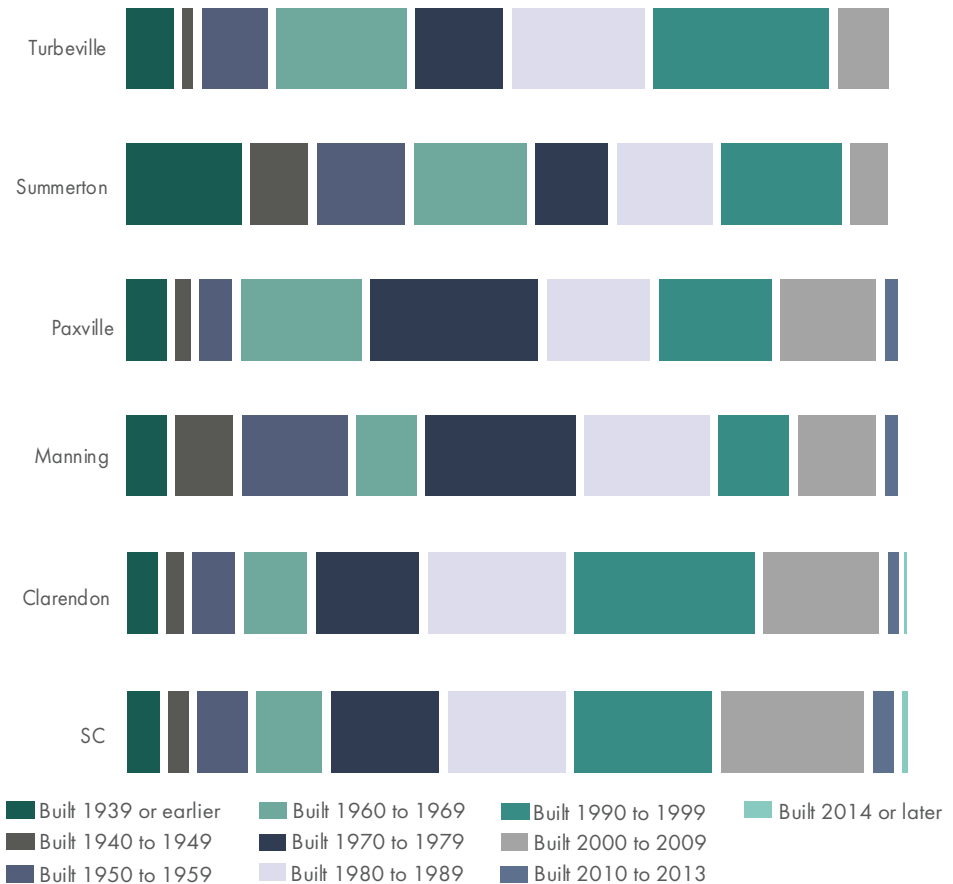
## Housing Age and Facilities

### Housing Age

The bulk of Clarendon County's residential growth occurred in the 1980s and 1990s with an estimated 45% of all housing units built in those decades. In general, most of the residential construction in the municipalities occurred in earlier decades as seen in Figure 2. For example, 37% of Clarendon's total housing was constructed prior to 1970 but more than 50% of Manning's, Paxville's, and Summerton's housing was constructed before 1970. The following are highlights of residential development in the County according to US Census and ACS data.

- More than 90% of residential development in Clarendon County between 2000 and 2016 occurred outside the cities and towns.
- The homes built between 2000 and 2014 amount to 17.8% of all housing units in Clarendon County. This is less than statewide housing construction with over 23% of the state's housing stock being built between 2000 and 2014.
- Almost 26% of the County's housing stock was built in that period. Over 25% of Turbeville's and over 17% of Summerton's housing units were constructed in the 1990s, respectively.
- The median year for a structure built in the County as a whole is 1987. Based on this year, Clarendon's housing stock is newer

Figure 2: Housing Age



than the housing stock in the surrounding counties. Berkeley County is the exception where the median year for a structure built is 1991.

- Summerton's housing stock is the oldest with over 50% of houses built before 1969. In fact, nearly 25% of all housing units in Summerton were constructed before 1949.

- Almost 40% of homes in Manning were built before 1969 with a mini housing boom between 1950 and 1959.
- 1970 to 1979 was the most active decade in Paxville with almost 25% of the total housing being constructed in those years.
- The 1990s was the most active in Turbeville with almost 25% of all houses being built during that decade.

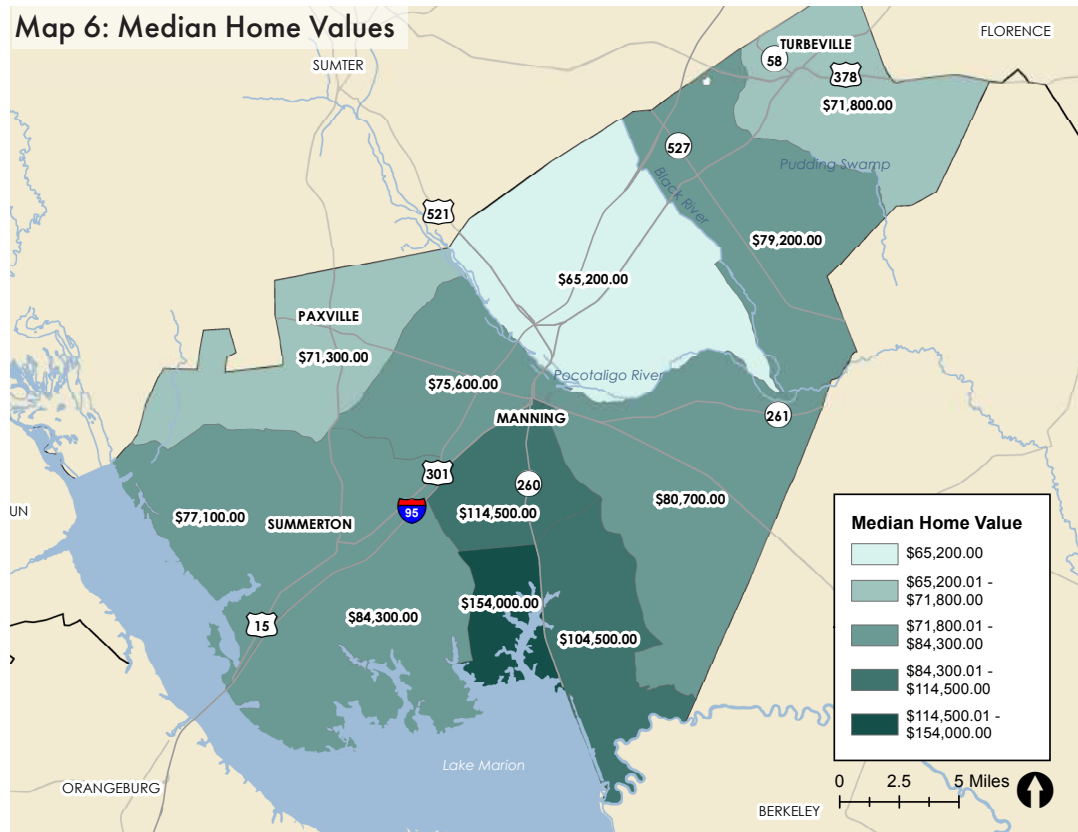
## Housing Facilities

It is difficult to ascertain housing quality and adequacy without conducting a detailed housing survey; however, the ACS survey does include questions about plumbing facilities (hot and cold running water, flush toilet, a sink with a faucet), kitchen facilities (a stove or range, refrigerator), and telephone service. Of the estimated 13,282 occupied housing units in Clarendon County, 1.2% did not have complete plumbing facilities (homes were lacking one of the three components of plumbing facilities), and 0.3% lacked complete kitchen facilities. Three percent of homes did not have telephone service (including cell phone) available. While the percentage of housing units without complete kitchen facilities and telephone service is similar to the surrounding counties and the state, Clarendon does have a higher percentage of homes without complete plumbing facilities than the surrounding counties or the state.

## Housing Value and Costs

### Home Values

Just as the diversity of housing types is necessary for an inclusive and sustainable community, housing affordability is also critical. Housing costs are one factor for individuals and families in deciding where to live. As the modern economy requires workers at different income levels, there must be housing suitable for a range of incomes. Clarendon County's median house value for owner-occupied units is \$87,200 which is more than \$55,000 less than the median house value statewide. Clarendon's median house value is \$20,000 less than the



surrounding counties with the exception of Orangeburg (\$91,200) and Williamsburg (\$68,100).

While a lower housing value may make living more affordable in the county, the lower values also imply that there is a lower assessed value for property tax purposes. This would mean that the county cannot collect as much in property taxes as it would be able to in an area where housing values are higher and therefore may struggle to provide services or amenities.

Over 57% of owner-occupied housing units in the county have values of less than \$100,000. Statewide, only 34% of all owner-occupied homes were valued at less than \$100,000. Twenty-five percent of homes are valued between \$100,000 and \$199,999 compared to 33% of homes statewide. Only 18% of Clarendon homes are valued over \$200,000, while 31.4% of homes statewide have values greater than \$200,000. There is a geographic disparity of home values in Clarendon County with the higher value homes found closer to Lake Marion. Map 6 shows the median home value of owner-occupied units by census tract.

The municipalities do not necessarily reflect the housing values at the county level. With the exception of Paxville, the municipalities' median house values are higher than that of the county's; however, the margins of error are high for these median home values given the smaller sample size. Figure 3 shows a more detailed breakdown of house values for the county and municipalities.

In comparison to the state and most of the surrounding counties, Clarendon County appears to have housing that is affordable, yet given the lower incomes in the county, affordability remains an issue for many of the county's residents.

## Housing Costs

### Homeowners

To gain an understanding of housing costs and affordability in an area, the ACS includes questions about monthly homeowner costs and distinguishes between housing units with a mortgage and those without. These monthly owner costs include mortgage payment, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees where applicable.

For the 9,800 owner-occupied units (with and without mortgages), the median monthly housing costs are \$522. Clarendon has the 15<sup>th</sup> lowest overall owner-occupied housing costs in the state.

Of those units, 55% of them do not have a mortgage. These homeowners have median monthly costs of \$340. For the 45% of homeowners with a mortgage, their median monthly costs are \$977. With the exception of Williamsburg County, Clarendon's housing costs with a mortgage are the lowest among the surrounding counties.

### Renters

Renters in the county pay approximately \$584 in monthly gross rent. Gross rent is the amount of the rent plus the average monthly cost of utilities (electricity, gas, water, and sewer). Clarendon's median gross rent is over \$100 less than the median gross rent of the surrounding counties except for Williamsburg. In comparison to the other counties in the state, Clarendon has the 6<sup>th</sup> lowest gross rent.

Yet, in spite of these relatively low housing costs, many Clarendon County households are cost-burdened, spending a significant amount of their income on housing costs.

Figure 3: Home Values and Costs

Median Home Value	
Clarendon	\$87,200
Manning	\$96,800
Summerton	\$102,100
Turbeville	\$89,500
Paxville	\$57,700

Monthly Housing Costs for Homeowners With a Mortgage	
Clarendon	\$977
Manning	\$866
Summerton	\$871
Turbeville	\$873
Paxville	\$886

Monthly Housing Costs for Homeowners Without a Mortgage	
Clarendon	\$340
Manning	\$365
Summerton	\$414
Turbeville	\$373
Paxville	\$317

Monthly Housing Costs for Renters	
Clarendon	\$584
Manning	\$572
Summerton	\$331
Turbeville	\$529
Paxville	\$731

## Affordability

The ACS also examines monthly owner costs as a percentage of household income, which is one measure used to analyze housing affordability. Table 4 provides an overview of housing costs as a percentage of household income for homeowners with and without a mortgage and for renters. The following is a summary of the data.

- 16.7% of all households in Clarendon County face a moderate housing burden, which occurs when housing costs are between 30 and 50% of monthly income.
- 12.8% of all Clarendon households have a severe cost burden meaning 50% or more of monthly income is spent on housing.
- 19.7% of households with a mortgage and 11.2% of households without a mortgage have a moderate cost burden.
- 15.4% of units with a mortgage have a severe cost burden while 4.4% of units without a mortgage face a severe cost burden.
- 23.0% of rental units face a moderate cost burden while almost 26% face a severe cost burden.
- Renters have a greater cost burden than homeowners. Almost 50% of renters have a moderate or severe cost burden while approximately 25% of owners do.

Table 4: Housing Costs as a Percent of Income

Percentage of Household Income	Selected Monthly Owner Costs				Gross Rent - Renters		All Housing Units	
	With a Mortgage		Without a Mortgage		#	%	#	%
	#	%	#	%				
Total Units*	4329	---	5343	---	2575	---	12,247	---
Less than 10%	331	7.6	2275	42.5	81	3.1	2687	21.9
10 to 14.9%	583	13.5	936	17.5	286	11.1	1805	14.8
15 to 19.9%	705	16.3	644	12.1	230	8.9	1579	12.9
20 to 24.9%	688	15.9	412	7.7	431	16.7	1531	12.5
25 to 29.9%	501	11.6	244	4.6	290	11.3	1035	8.5
30 to 34.9%	327	7.6	247	4.6	263	10.2	837	6.8
35 to 39.9%	260	6.0	141	2.6	186	7.2	587	4.8
40 to 49.9%	267	6.2	208	3.9	142	5.5	617	5.0
50% or more	667	15.4	236	4.4	666	25.9	1569	12.8
<b>No Cost Burden (Less than 30% of income spent on housing)</b>	<b>2808</b>	<b>64.9</b>	<b>4511</b>	<b>84.4</b>	<b>1318</b>	<b>51.2</b>	<b>8637</b>	<b>70.5</b>
<b>Moderate Cost Burden (30 to 49.9% of income spent on housing)</b>	<b>854</b>	<b>19.7</b>	<b>596</b>	<b>11.2</b>	<b>591</b>	<b>23.0</b>	<b>2041</b>	<b>16.7</b>
<b>Severe Cost Burden (More than 50% of income spent on housing)</b>	<b>667</b>	<b>15.4</b>	<b>236</b>	<b>4.4</b>	<b>666</b>	<b>25.9</b>	<b>1569</b>	<b>12.8</b>

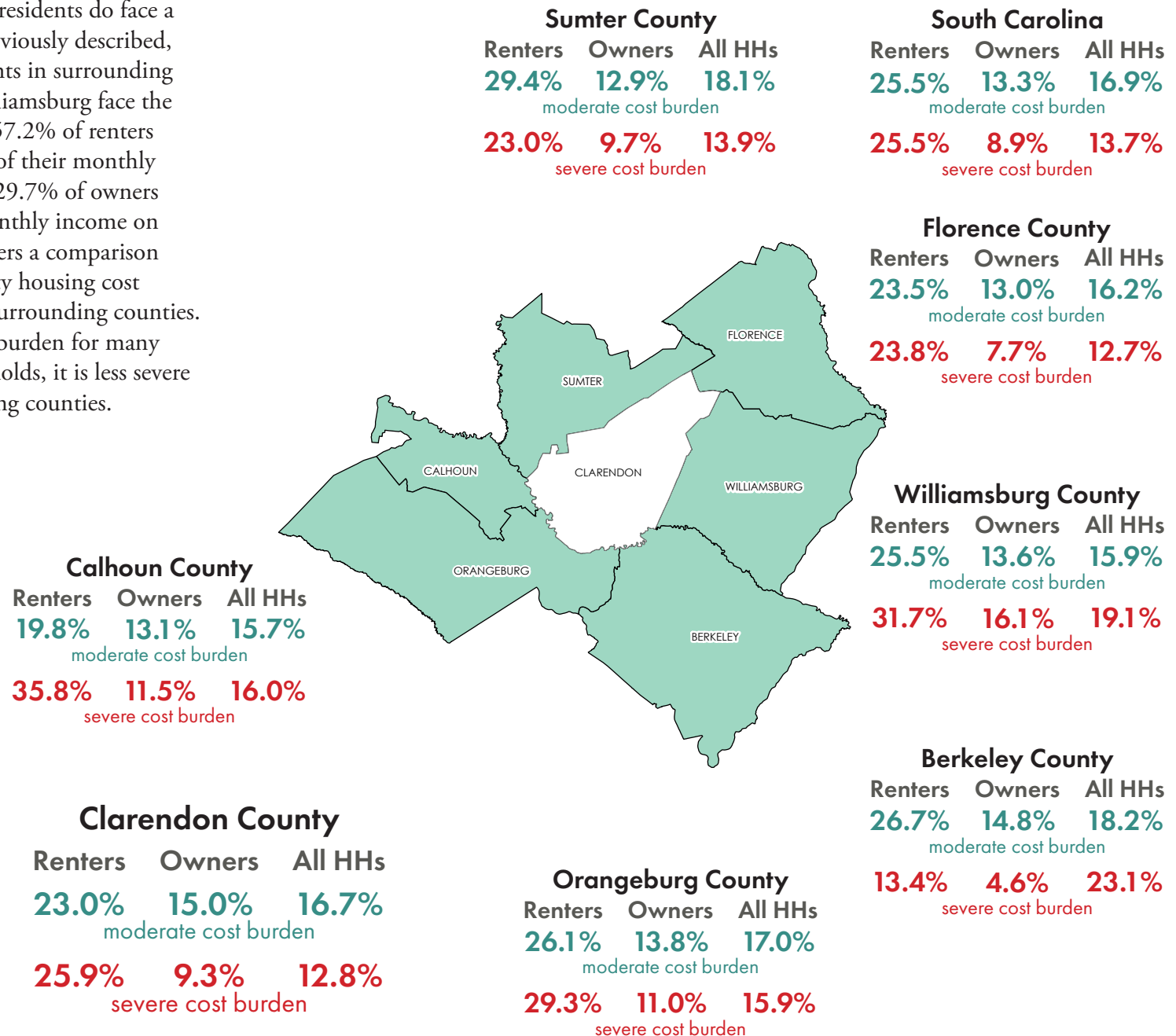
\*excludes units that could not be computed



## Housing Cost Burdens

While Clarendon County residents do face a housing cost burden as previously described, it is more severe for residents in surrounding counties. Residents in Williamsburg face the greatest cost burden with 57.2% of renters spending more than 30% of their monthly income on gross rent and 29.7% of owners spending 30% of their monthly income on housing costs. Figure 3 offers a comparison between Clarendon County housing cost burdens and those of the surrounding counties. While there is a clear cost burden for many Clarendon County households, it is less severe than that of the surrounding counties.

Figure 4: Housing Cost Burden - Clarendon and Surrounding Counties

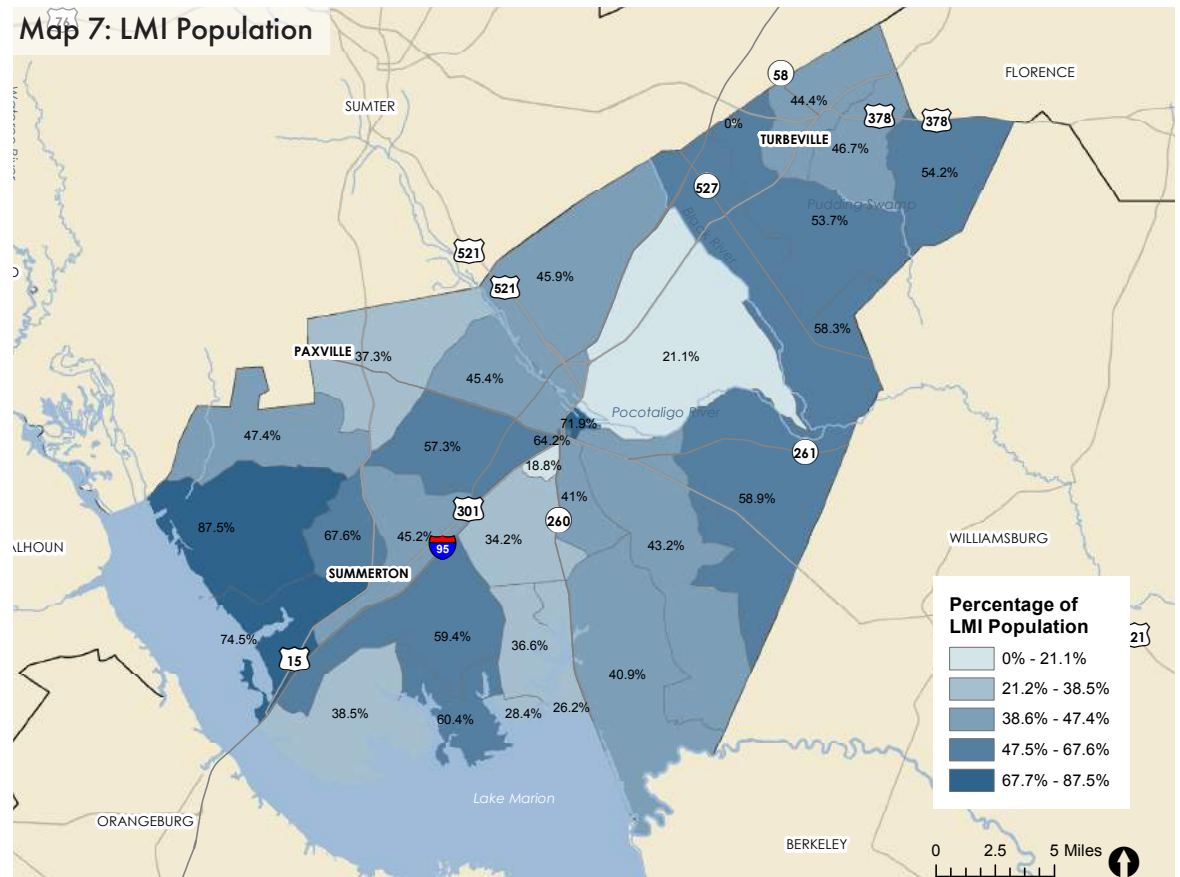


In addition to the cost burden, there are other indicators communities can use to study housing affordability and overall quality of life.

One indicator of need is low and moderate-income (LMI) population, which are estimates of the number of individuals who live in households with incomes below 80% of the area median family income. Using this definition, approximately 45.8% of the county's residents are considered to be LMI, about 7% higher than the statewide percentage of 39.3%. Map 7 shows the concentration of LMI persons by block group based on 2006-2010 ACS data, the most recent data available. This information is used in numerous grant and loan programs.

Another tool for measuring housing affordability is the Comprehensive Housing Affordability Strategy (CHAS) dataset developed by HUD. It is used to show the number of households in need using income thresholds based on geographic-specific characteristics.

The most recent CHAS dataset uses the 2009-2013 data, so it may not be entirely accurate for 2018, but it does provide indications of income and potential housing challenges. According to this data set, 27% of households are renter-occupied. Of those rental households, only 20% have incomes that are equal to or greater than the area median family income. The remaining 80% are in different low-income categories. Of the owner-occupied units, 47% are in different low-income categories. Table 5 provides an overview of income distribution in the county using this data.<sup>2</sup>



**Table 5: Income Distribution, CHAS 2009-2013**

Income Distribution	Owner		Renter		Total	
	#	%	#	%	#	%
HH Income ≤ 30% of HAMFI*	725	7.8%	1,145	33.3	1,870	14.7
HH Income >30% to ≤50% of HAMFI	1,255	13.6	605	17.6	1,860	16.7
HH Income >50% to ≤80% of HAMFI	1,590	17.2	675	19.6	2,265	17.8
HH Income >80% to ≤100% of HAMFI	770	8.3	340	9.9	1,110	8.7
HH Income >100% of HAMFI	4,910	53.1	675	19.6	5,585	44.0
Total	9,250		3,440		12,690	

\*HAMFI (HUD Area Median Family Income) - the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Different from Census figure due to adjustments.

Another resource, more specific to housing, comes from the National Low Income Housing Coalition, an organization that works to ensure that low-income people have affordable and decent homes. The organization publishes an annual report, “Out of Reach,” which documents the gap between renters’ wages and cost of rental housing using a variety of sources including the U.S. Census, the U.S. Bureau of Labor Statistics, HUD, among others.<sup>1</sup>

Highlights from this report specific to Clarendon County highlight how difficult it can be for lower-income households to afford decent housing. Additional details can be found in Table 6. The following are highlights from the report:

- The rent affordable for a single minimum wage of \$7.25 per hour is \$377. This is nearly \$200 less than the *fair market rent* for a one-bedroom of \$584. To be able to afford that, you would need to earn \$11.23 per hour, assuming housing costs are 30% or less of one’s monthly income.
- If you are a worker earning minimum wage, you would have to work 62 hours weekly at that wage to afford a one-bedroom apartment. This assumes housing costs are 30% or less of one’s monthly income.
- If you are an *Extremely Low-Income (ELI)* individual in Clarendon County meaning you earn \$12,690 annually, you can afford only \$317 in rent.
- An ELI annual income is \$12,690 for one person. This is almost \$4,000 less than the estimated median household income for renters.
- If your sole source of income is *Supplemental Security Income* (\$735/month), you can only afford to spend \$221 monthly on rent.

**Table 6: Housing Costs and Necessary Earnings**

Housing Units	Fair Market Rent	Wage Needed to Afford Rent	Annual Income Needed to Afford Rent	Current Minimum Wage	Work Hours per Week at Minimum Wage Needed to Afford Rent
Zero Bedroom	\$481	\$9.25	\$19,240	\$7.25	51
One Bedroom	\$584	\$11.23	\$23,360	\$7.25	62
Two Bedroom	\$674	\$12.96	\$26,960	\$7.25	72
Three Bedroom	\$976	\$18.77	\$39,040	\$7.25	104
Four Bedroom	\$1,023	\$19.67	\$40,920	\$7.25	109

Fair Market Rent: HUD’s best estimate of what a household seeking a modest rental home can expect to pay

Extremely Low Income - 30% of the area median income of \$42,300 for a family of four people. \$12,690 is adjusted for one person

Supplemental Security Income - Federal income supplement funded by general tax revenues (not Social Security taxes) designed to help aged, blind, and disabled people who have little or no income

## Sources

<sup>1</sup> National Low Income Housing Coalition. Out of Reach 2018. <http://nlihc.org/oor>

<sup>2</sup> U.S. Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy. 2011-2015. <https://www.huduser.gov/portal/datasets/cp.html>

All 2000 data comes from the 2000 U.S. Census

All 2010 data comes from the 2010 U.S. Census

All data referenced as 2016 comes from 2012-2016 ACS Estimates



04

# ENVIRONMENT



## Introduction

Understanding the natural landscape is critical to developing a long-term plan for the future. Striking a balance between development and natural resources and the environment is a challenging, yet necessary aspect of long-term planning. A healthy and sustainable environment is critical for long-term hazard mitigation and resilience, economic development, public health, and livability.

This chapter provides an overview of Clarendon's natural landscape and amenities which will inform residents and decision-makers as they strive to achieve a balance between development and productive use of land and the protection of natural landscapes and ecological processes.

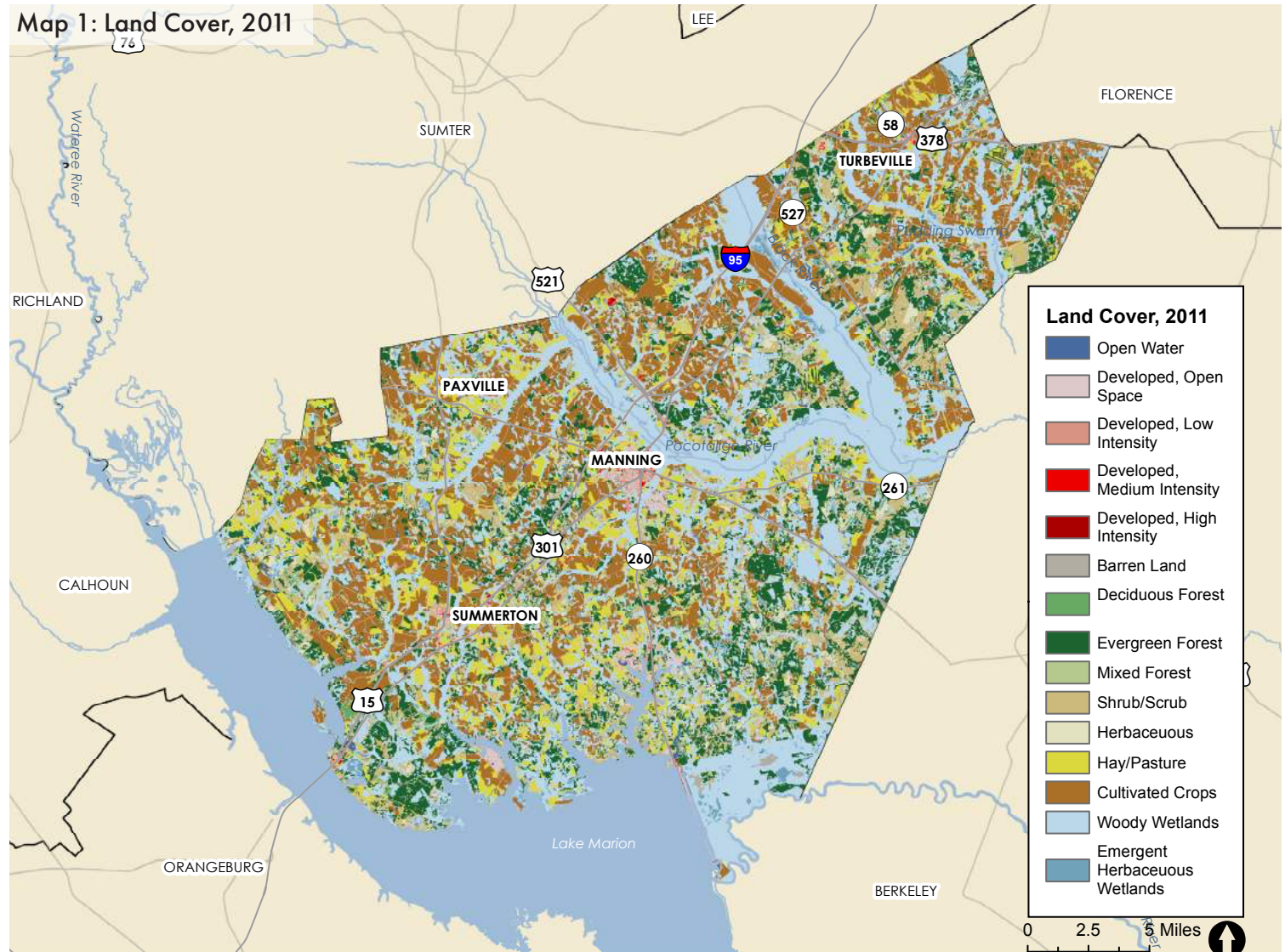
## Landscape

Clarendon County, located in the Outer Coastal Plain is characterized by a flat to gently sloping landscape, plentiful wetlands, abundant prime farmland, and unique natural and recreational assets. The county's total area is 695 square miles, but only has a total land area of 607 square

miles as Lake Marion covers much of the southern end of the County.

As a mostly rural county, much of the land remains undeveloped. Approximately 38 square miles or just over 6% of Clarendon's total land area is developed at different intensities. Most

of the development is located in and around the municipalities, the Wyboo area, and spots along I-95, US-301, SC-261, and US-521. Yet, as shown on Map 1, much of the county remains undeveloped covered by wetlands and forests or under agricultural production. Map 1 shows each type of land cover in the entire county.<sup>1</sup>



## Green Infrastructure

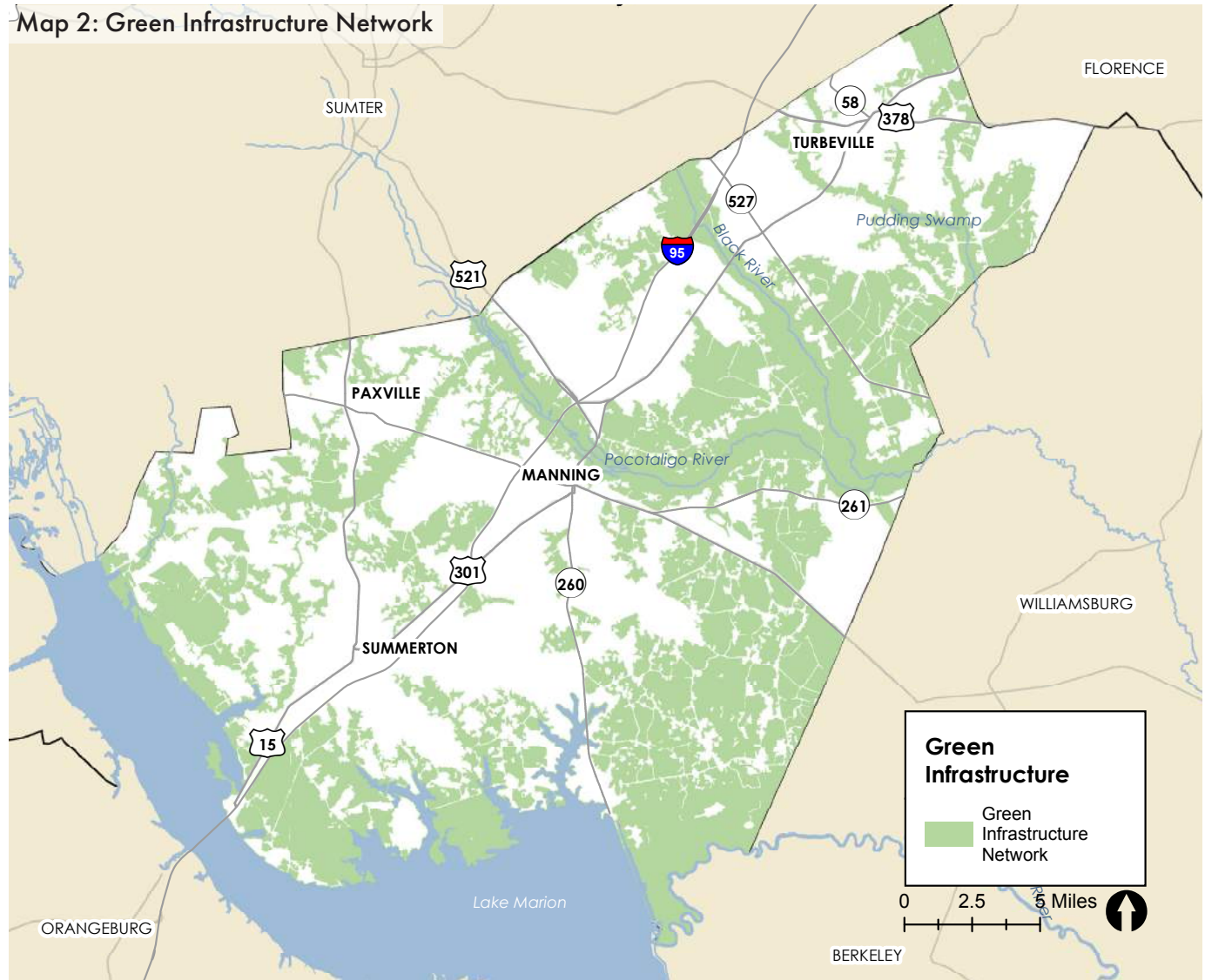
In 2017, the Santee-Lynches Regional Council of Governments developed a Green Infrastructure Inventory for its four-county region of Clarendon, Kershaw, Lee, and Sumter. This Inventory included a geospatial analysis of wetlands, silvicultural resources, water quality, species richness, and intact habitat cores, among other analyses. The purpose of this effort was to show opportunities for land conservation and connectivity throughout the region.

The culminating product was the Green Infrastructure (GI) network as seen in Map 2. This map combines the highest quality habitat cores and other landscape elements like forests, areas around waterways, and land under conservation easements, to help identify the most valuable conservation opportunities. This analysis can be incorporated into future planning efforts such as developing zoning ordinances, creating transportation plans, working with developers on large-scale development, or identifying future parks. The land identified as part of the GI network amounted to 46,020 acres in the county.

Additionally, a landscape-scale green infrastructure network can have significant benefits for the county. By effectively maintaining and potentially expanding this network, the county can improve water quality, reduce gray

infrastructure costs, maintain historical and recreation landscapes, and enhance hazard mitigation through ecosystem services, thereby improving the overall resilience of the County.

Map 2: Green Infrastructure Network





# Land Resources

## Soils

Soil information is critical in a wide range of planning activities including resource protection planning, wildlife habitat conservation, agricultural management, wastewater and stormwater management, and site design.

The Natural Resources Conservation Services, a division of the USDA, publishes large-scale soil

surveys that show the general locations of soil groups and describes the soils.<sup>2</sup> While individual surveys need to be conducted for any new type of development, these large-scale surveys can provide broad information about different resources or opportunities within the county.

Clarendon's flat to gently-sloping landscape contains mostly sandy and loamy soils. The western part of the county generally has well-drained soils while the eastern part of the

county to the east and north of the Black River has moderately well-drained to poorly-drained soils. The dominant soil groups are Lynchburg, Fuquay, Rains, Dothan, Paxville, and Clarendon. Each of these soil groups accounts for more than 25,000 acres of land in the county with Lynchburg and Fuquay as the most dominant groups. A more detailed description of the major soil types is in Figure 1.

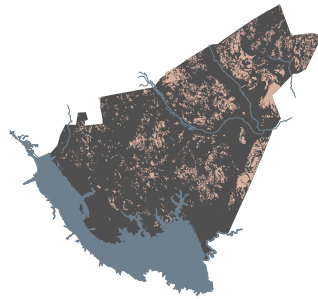
**Figure 1: Dominant Soil Types**

**Soil Name:** Lynchburg

**Type:** Loam

**Acres (% of county):** 56,211 (14.6%)

**Characteristics:** Very deep (more than 5 feet), somewhat poorly drained soil with moderate permeability. It is mostly used for cropland, pasture, or forest

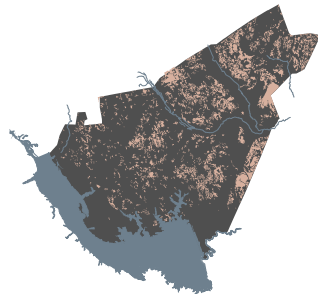


**Soil Name:** Fuquay

**Type:** Loamy sand

**Acres (% of county):** 55,406 (14.3%)

**Characteristics:** Very deep (more than 5 feet), well-drained soil with moderate permeability. It is mostly used for cropland.

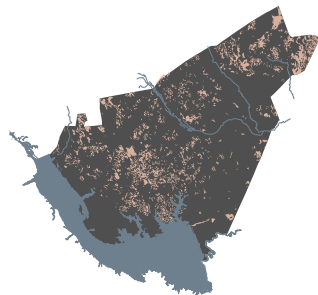


**Soil Name:** Rains

**Type:** Loamy sand

**Acres (% of county):** 40,968 (10.6%)

**Characteristics:** Deep (3 to 5 feet), poorly-drained soil with moderate permeability. It is mostly used for cropland and forest.

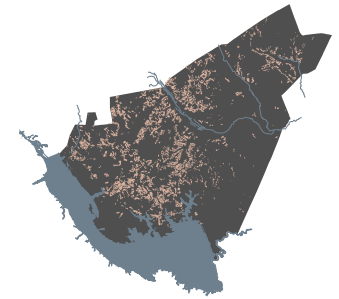


**Soil Name:** Dothan

**Type:** Loamy sand

**Acres (% of county):** 40,867 (10.5%)

**Characteristics:** Deep (3 to 5 feet), well-drained soil with moderate to slow permeability. It is mostly used for cropland.



**Soil Name:** Paxville

**Type:** Loam

**Acres (% of county):** 35,867 (9.2%)

**Characteristics:** Deep (3 to 5 feet), poorly-drained soil with moderate permeability. It is mostly used for forestland.

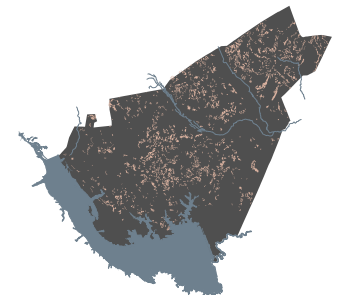


**Soil Name:** Clarendon

**Type:** Loamy sand

**Acres (% of county):** 27,878 (7.2%)

**Characteristics:** Deep (3 to 5 feet), moderately well-drained soil with moderate to moderately-slow permeability. It is mostly used for cropland





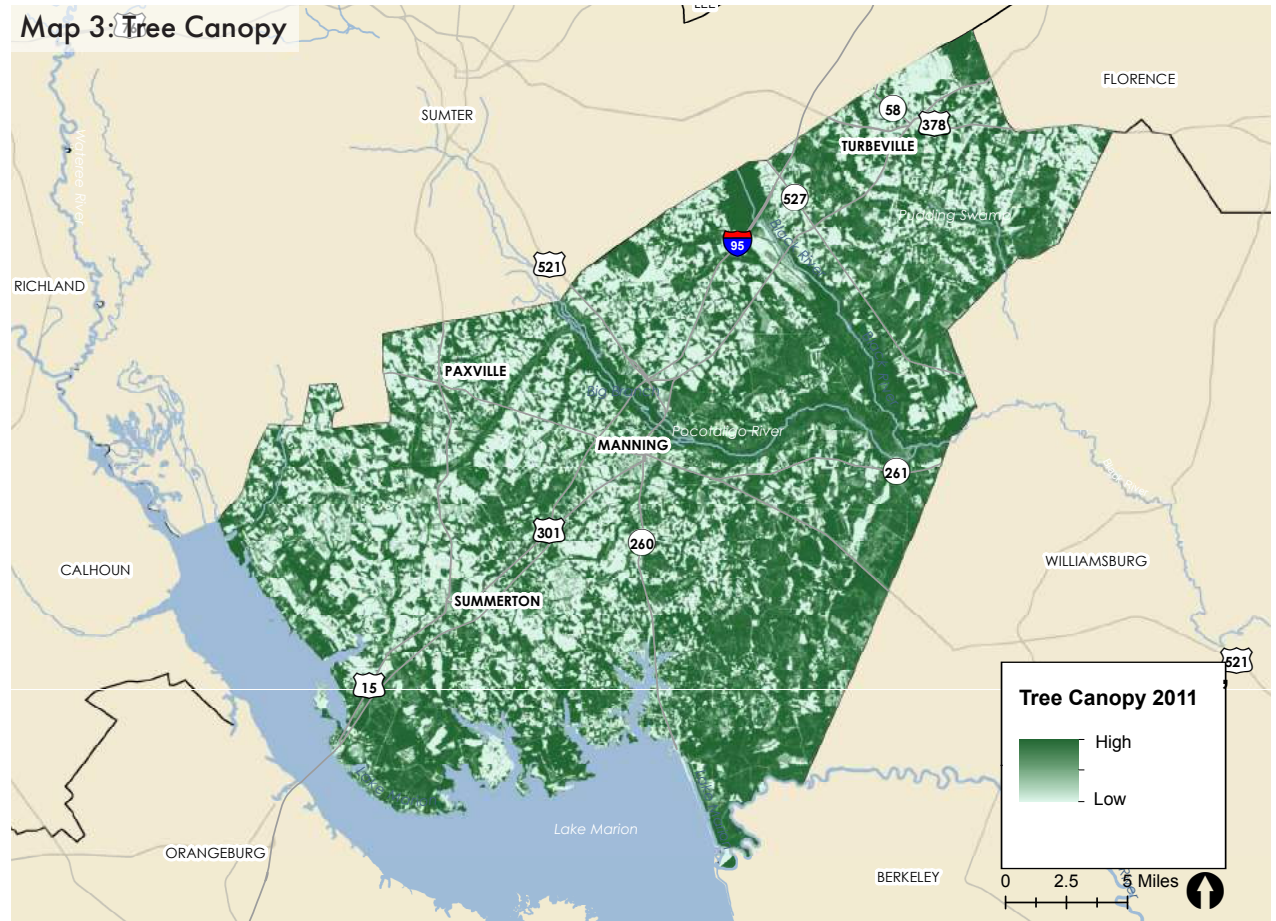
## Tree Canopy

Tree canopy is defined as the layer of leaves, branches, and stems of trees that cover the ground when viewed from above. This measure gives an idea of how much of an area is forested or has trees. While tree canopy is often considered in urban and suburban areas because of the numerous benefits associated with urban tree canopy including stormwater management, improved water quality, cooler air temperatures, increased property values, wildlife habitats, and improved aesthetics, many of these same benefits apply in rural contexts.

Trees provide critical water filtration and groundwater recharge services which help ensure there is safe groundwater to access. Additionally, when used as a buffer around farmland, trees filter out some nutrients found in agricultural runoff, thus preventing various pesticides and excess nutrients from getting into waterways. Moreover, trees are necessary to support the diverse wildlife habitats in the county that contribute to the identity of the county.

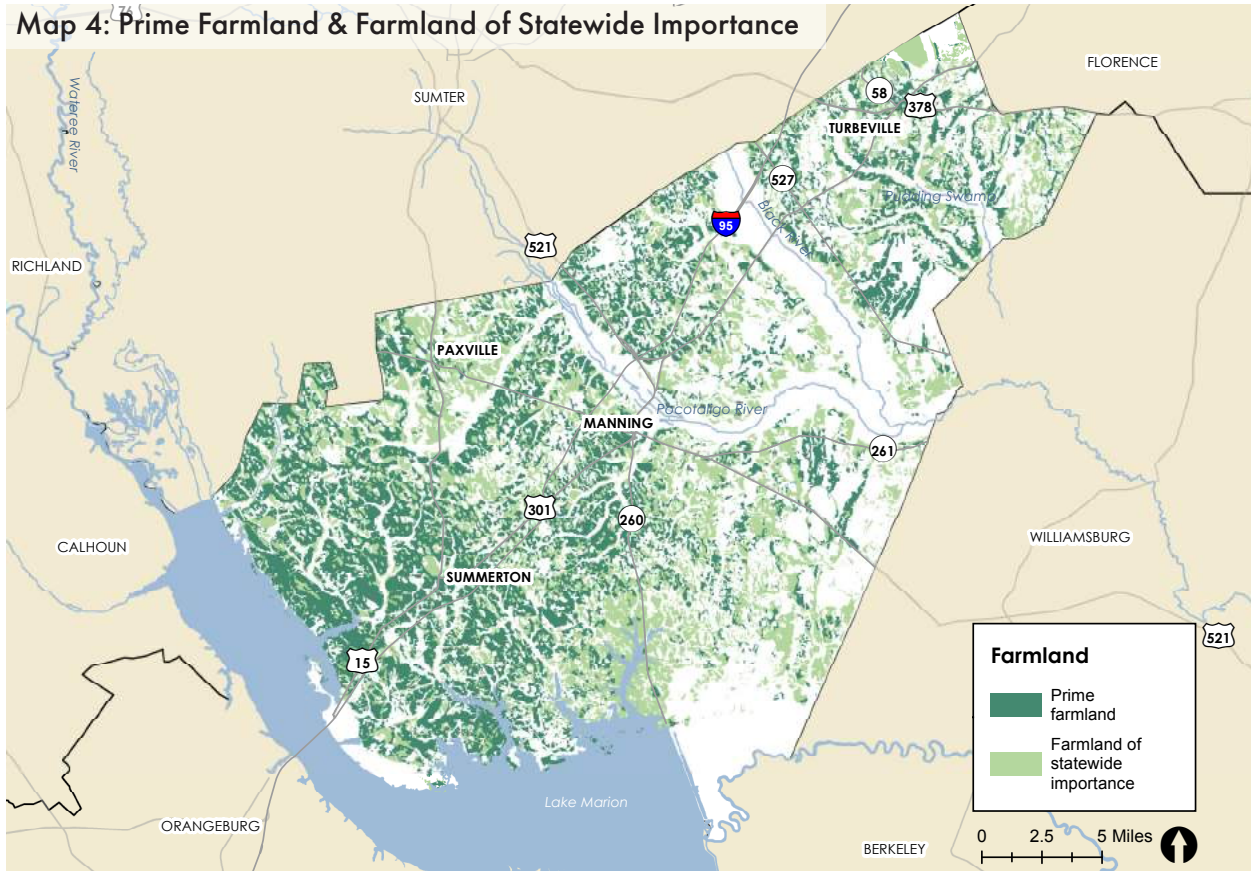
In addition to the ecosystem services, trees are critical to the county's economy and way of life. They provide economic opportunities through the timber and provide habitats for recreational activities like hunting and wildlife observation.

Map 3 shows the extent of the tree canopy in Clarendon County based on a 2011 land cover analysis.<sup>3</sup> While this is a broad analysis of the county's tree canopy, it can inform forest management, economic utilization opportunities, and recreation opportunities.





Map 4: Prime Farmland & Farmland of Statewide Importance



## Farmland

Significant amounts of land in Clarendon County possess the best combination of physical and chemical characteristics that make the land ideal for “producing food, feed, forage, fiber, and oilseed crops and is available for these uses.”<sup>4</sup> These lands are classified as prime farmland. Clarendon County has 97,645 acres of prime farmland.

Clarendon County also has 85,177 acres of land classified as “Farmland of Statewide Importance.” These lands, identified by using state criteria, have many of the same physical and chemical characteristics as prime farmland, but do not necessarily meet the same standards as prime farmland. However, these lands can still produce the same yields as prime farmlands under the right conditions.<sup>4</sup> Map 4 shows the location of both of these types of farmland. Not all of these lands are under agricultural use.

In many areas of the state that are growing, farmland is being converted into land for other uses. While farmland conversion has not yet been a significant issue in the county, access and availability of agricultural land is an important factor in future development policies. Even though there is an abundance of undeveloped land, future development policies and decisions will need to balance agricultural, business, and ecological interests in the county.



## Water Resources

### Groundwater

According to a 2006 Water Resources Report conducted by the South Carolina Department of Natural Resources (SCDNR), Clarendon County has plentiful groundwater available for use. Water is primarily supplied by aquifers in the Black Creek and Middendorf Formations, while some domestic and small irrigation wells are served by the PeeDee Formation. Tests indicate that there is plentiful groundwater in the aquifers above the bedrock, (beginning 750 and 1600 feet below sea level), putting Clarendon in an advantageous position in terms of water quantity. Groundwater is critical for Clarendon County as all drinking water comes from wells. There are dozens of public supply wells in the county in addition to the private domestic wells serving homes that do not have access to public water lines.

The water quality of these aquifers is also good. The water is considered soft and has a neutral pH of around 7.0. Some tests (3 out of 23 tests)

conducted for this study did find concentrations of iron that were higher than the recommended limit. Iron causes the water to appear orange in color and can discolor laundry and cause water to have an unpleasant taste.

### Surface Water

Similar to its groundwater resources, Clarendon has an abundance of surface water that includes rivers, streams, ponds, and Lake Marion. Surface water is replenished through precipitation events, overland runoff, groundwater seepage, and tributary inflows. Outflows from surface water occur because of human extraction, evaporation, and filtration into groundwater. While Clarendon does have significant surface water, there are no public surface water intakes in the County.

### Lake Marion

Lake Marion, at 110,000 acres, is the largest body of water in Clarendon County and in the state. The reservoir was constructed as part of the Santee Cooper Lake System during the Great Depression. This system included

the creation of Lakes Marion and Moultrie, the Santee and Pinopolis Dams, and two connecting canals. The project was meant to provide hydroelectric power and jobs in rural South Carolina during the Great Depression. In 1941, on the eve of the U.S.'s entrance into World War II, the federal government declared the lake system necessary for national defense forcing the project to be sped up. "As a result, some areas remained uncleared, giving Lake Marion a wilder, more untamed quality than Lake Moultrie." At the end of 1941, when the Santee Dam, an eight-mile long earthen dam with a spillway, was completed, the spillway gates were closed, and the reservoir began to fill. In February 1942, the Santee-Cooper Lake System generated its first electricity.<sup>5</sup> In addition to providing electricity in rural SC, the lake also serves as a habitat for diverse wildlife, a recreation site for boaters and fisherman, and a desirable residential area. There are 138 miles of Lake Marion shoreline in Clarendon County, most of which is owned and managed by the South Carolina Public Service Authority (Santee Cooper).





## Rivers

Clarendon County also has portions of two major rivers, the Black River and the Santee River. There are also several streams and creeks critical to the county including the Pocotaligo River, Spring Grove Creek, the Pudding Swamp, and the Ox Swamp.

### *Black River*

The Black River, originating in Lee County, passes through Sumter, Clarendon, and Williamsburg Counties, merging with the Great Pee Dee River in Georgetown County. Nineteen miles of this river pass through the northern end of Clarendon County. The Black River, named for its black water, gets its color from the tannins of the plants in the surrounding swamps. The landscape along the river is characterized by farmland, dense forests, and white sandbars with the river changing from narrow channels to large pools.

In 2001, 75 miles of this river were designated as a State Scenic River. This portion begins at June Burn Road (SR-30) and extends into Georgetown County. There are two public access points in Clarendon County: (1) June Burn Road (SR-30) bridge and (2) Pocotaligo River Landing at N. Brewington Road (SR-50) bridge. The June Burn Road point has carry-in boat access within the highway right-of-way and the access point at the Pocotaligo River landing is three miles upstream from the Pocotaligo River-Black River confluence.

### *Santee River*

The Santee River forms just before entering Lake Marion when the Wateree and Congaree Rivers join. Dammed during the Depression to form Lake Marion, the river re-emerges on the other side of the Santee Dam at the eastern edge of Clarendon County. The river flows through Williamsburg and Georgetown before emptying into the Atlantic Ocean.

The other bodies of water in Clarendon provide critical functions and recreation services in the County. The Pocotaligo, technically a stream, is more swamp-like than stream-like. In addition to recreation activities like paddling, the Pocotaligo River is also used for discharge from the Pocotaligo Wastewater Treatment Plant in Sumter and for the Manning Wastewater Treatment Plant. Spring Grove Creek and the Pudding Grove Swamp are also wastewater discharge streams.





## Wetlands

Wetlands are spread throughout Clarendon County. Wetlands are natural areas where water covers land either permanently or seasonally. Over 100,000 acres (158 square miles) of the County's total land area (excluding Lake Marion) is designated as wetlands by the National Wetlands Inventory (NWI) produced by the U.S. Fish and Wildlife Service as seen in Map 5. There are five types of wetlands according to the NWI in the county:

- Freshwater Forested/Shrub Wetland: 96,000 acres
- Freshwater Emergent: 2,600 acres
- Freshwater Pond: 1,300 acres
- Lake: 826
- Riverine: 147 acres
- Other: 20 acres

Wetlands are among the most diverse ecosystems in the world with tremendous ecological and economic value. The following are some of the benefits:

- improved water quality - wetlands filter pollutants and excessive nutrients from stormwater or runoff
- natural flood control - wetlands hold excess water after a storm, slow water's velocity, and have high absorption capacities

compared to other soils. They also moderate stream flows, helping to maintain minimum stream and lake levels during times of low flow or high lake levels.

- groundwater recharge - wetland soils have high absorption capacity and aid in filtering water back to aquifers
- natural habitat - wildlife including fish, birds, mammals, amphibians, and reptiles live in these areas
- diverse recreation spaces - wetlands provide unique spaces for fishing, hiking, hunting, paddling, and bird-watching

Only in recent decades has the importance of wetlands become clear. Prior to current awareness about the function of wetlands, significant amounts of this landscape were destroyed across the country. Experts estimate that over half of all wetlands have been lost since the country was settled over 200 years ago. South Carolina has fared better than other states with an estimated loss of 28% in original wetlands across the state.

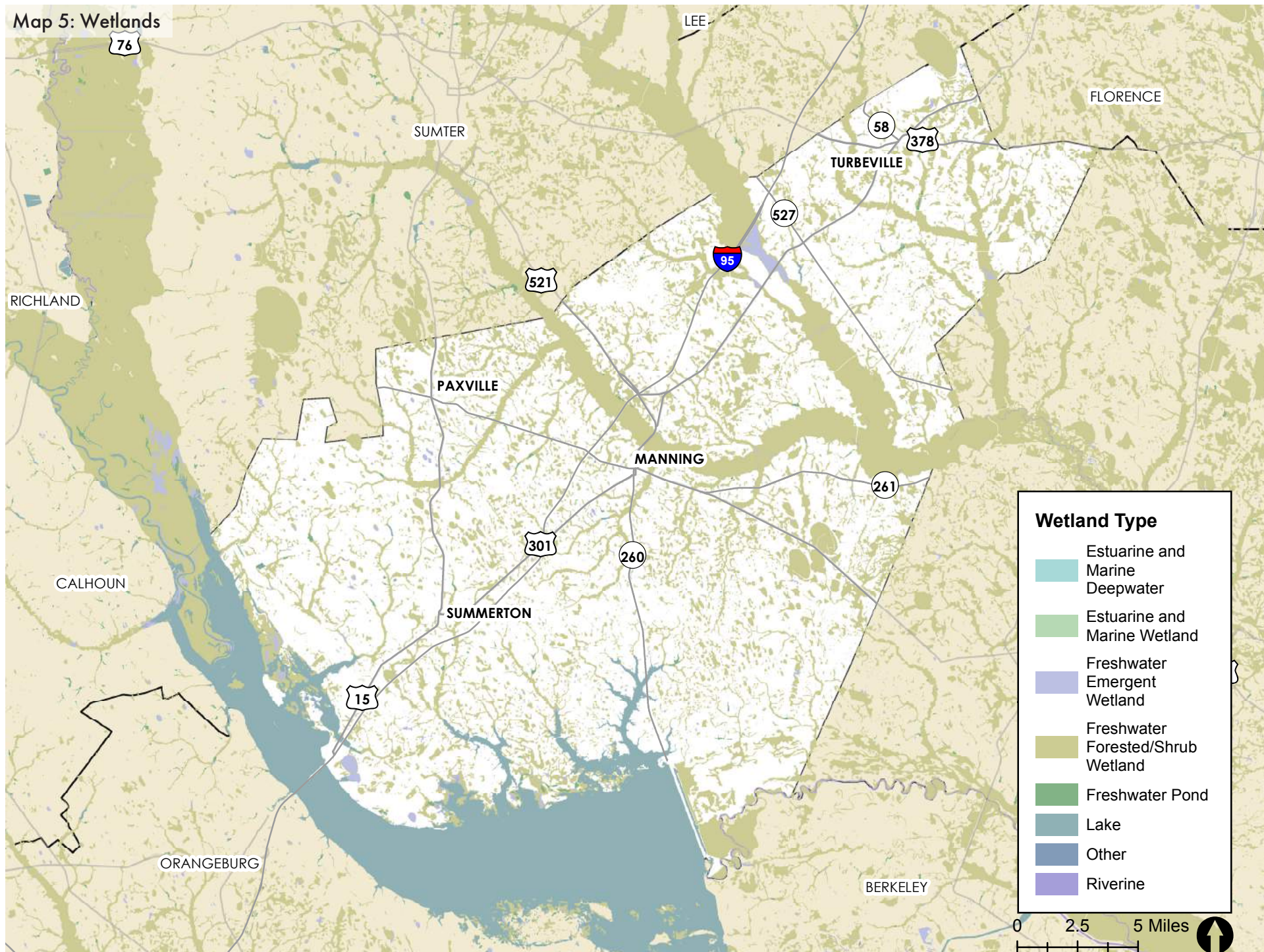
The State has no program regulating wetlands as it primarily follows federal regulations as part of the Clean Water Act. The federal regulations require that anyone who wants to dredge or fill any "Waters of the United States" which

include wetlands, must receive authorization beforehand from the Army Corps of Engineers and State. Clarendon County has no additional regulations regarding development in wetlands.

In Clarendon, wetlands are especially critical because of the chance of hurricanes, severe storms, and flooding in the County as well as residents' strong connection to Lake Marion and outdoor activities.

Wetlands are also important to agricultural productivity and health, which is critical given the amount of land under cultivation. Benefits from wetlands for farmers "may be in the form of groundwater recharge for livestock watering, filtering pollutants from the water supply, trapping of sediments and runoff from plowed ground before it can enter local water supplies."<sup>6</sup> There are risks that agriculture can pose to wetlands. As rainwater picks up fertilizer, excessive nutrients can threaten water quality beyond the filtration abilities of wetlands. This can potentially threaten wetlands wildlife and overall water quality. There are a variety of best management practices (BMPs) that can be used to mitigate the negative impacts of agriculture and other land uses on wetlands.

Map 5: Wetlands





## Watersheds

Clarendon County is nearly equally split across two river basins: Pee Dee and Santee. The area in the Pee Dee Basin drains into the Black River with the central portion of the county draining into the Pocotaligo River before flowing into the Black River. The southern portion of the County in the Santee River Basin drains into Lake Marion as shown on Map 6.

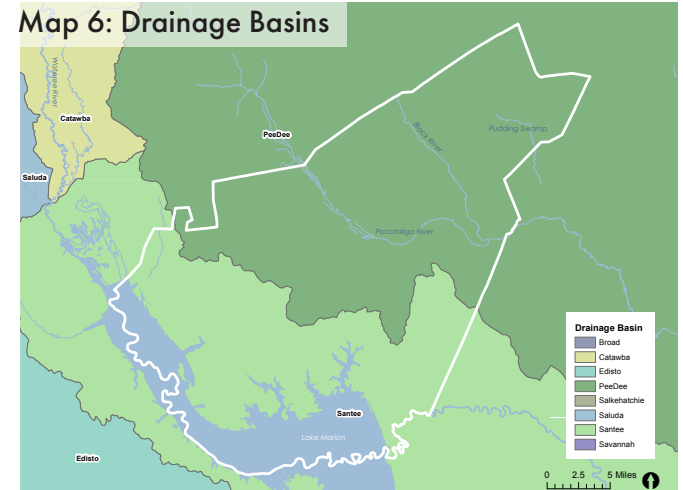
While river basins provide a useful scale for broad water quality planning, increasingly planning is done at the watershed level. A watershed is the land area where the surface water flows to a given location such as a river, stream, or other bodies of water. Planning at a watershed level helps communities and stakeholders address water quality problems

in a specific area in a holistic manner and identify and implement management strategies to solve problems found in a watershed. Parts of five 10-digit watersheds are in Clarendon County and shown on Map 7.

## Water Quality

The Clean Water Act of 1972 significantly enhanced water quality regulations in the United States with the goal of making the nation's water "swimmable and fishable." To achieve this goal, the act established the National Pollutant Discharge Elimination System (NPDES) which enabled the state to develop a system for permitting wastewater discharges into bodies of water. Furthermore, as part of this act, the state

Map 6: Drainage Basins



Map 7: 10 Digit Watersheds

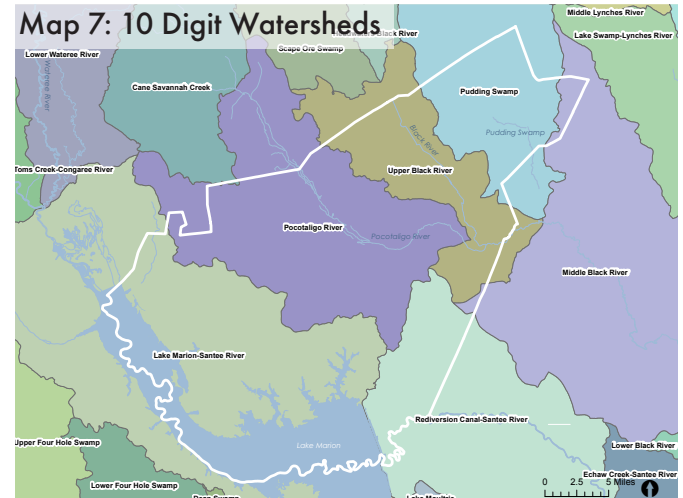


Table 1: Current NPDES Permit Holders

Name	Type	Permitted Flow	Receiving Waters
Manning WWTF	Municipal	5.0 MGD	Pocotaligo Swamp to Pocotaligo River
Clarendon County/ Wyboo Plantation WWTF		.184 MGD	Golf Course (129 Acres)
Town of Turbeville WWTF	Municipal	.8 MGD	Dedicated Spray Site
Santee Lakes Campground		.024 MGD	Tile Field
Cypress Pointe Condo		.019 MGD	Dedicated Spray Site
Town of Summerton WWTF	Municipal	.349 MGD	Dedicated Spray Site
Goat Island Water and Sewer		.025 MGD	Dedicated Spray Site
Lenora's Santee Resort		.03 MGD	Tile Field
Keels Kirb/Double K Mine		0.0	No Discharge

had to designate an entity to develop a Water Quality Management Plan which provides the guidelines for dealing with wastewater contributors in the region. For Clarendon, along with Kershaw, Lee, and Sumter Counties, the Santee-Lynches Regional Council of Governments develops and implements the Water Quality Management Plan.

As of September 2018, there were nine NPDES and ND (no discharges) public and private permit holders in the county. An ND permit means that the entity treats wastewater without discharging it into a body of water. Table 1 on the previous page is a list of the current permit holders in the County.

Point-source wastewater discharges are not the only contributors to impaired waters. Upstream water conditions, stormwater runoff from roads and urban areas, septic tanks, agricultural runoff, and failing septic systems are also contributors to poor water quality. Map 9 shows areas of impairment in the county's water bodies. These may not be current assessments as there is a delay in collecting and recording data.

### **Impaired Waters**

Regulatory authorities including the US Environmental Protection Agency and the SC Department of Health and Environmental Control monitor surface water quality. In 2016, there were four TMDLs (Total Maximum Daily

Loads) for watersheds for Clarendon County. A TMDL is a plan that establishes the maximum amount of a pollutant that can enter a waterbody and still allow the waterbody to meet the water quality standards for that pollutant. A TMDL also sets a pollutant reduction target and allocates load reduction for different pollutant sources. The following are brief descriptions of the TMDLs found in Clarendon County:

#### **Big Branch Watershed**

This is a TMDL because of e.coli contamination. There are no permitted discharges in the watershed from specific points (waste discharges or storm sewers); therefore, the likely sources of contamination come from agricultural runoff, failing septic systems, and wildlife.

#### **Potato Creek Watershed**

This watershed has a TMDL because of e.coli contamination. There are no active permitted waste discharges in the area. Likely sources of contamination include wildlife, agricultural runoff, failing septic systems, illicit connections, leaking sewers, sanitary sewer overflows, and urban runoff.

#### **Deep Creek Watershed**

This watershed has a TMDL because of e.coli contamination. Likely sources of contamination include wildlife, agricultural runoff, failing

septic systems, illicit connections, leaking sewers, sanitary sewer overflows, and urban runoff.

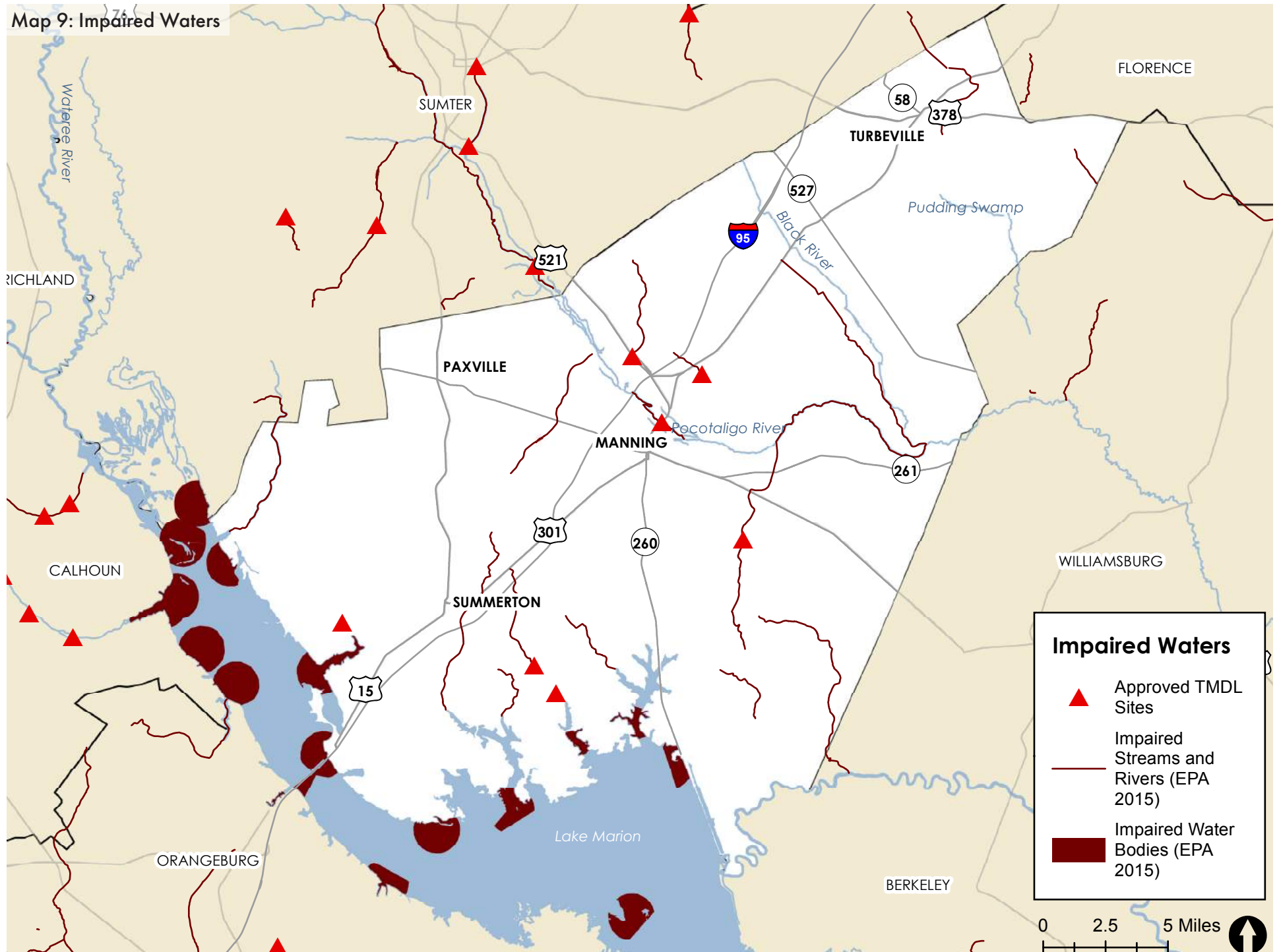
#### **Pocotaligo River and Tributaries**

The Pocotaligo river and its tributaries account for two of Clarendon's TMDLs. This has a TMDL because of the fecal coliform (FC) contamination and e. coli contamination. There are eight continuous permitted FC-bacteria point source discharges in this area and each of them is expected to contain FC bacteria and e.coli bacteria. Likely non-continuous point sources of contamination include MS4s, construction, and industrial discharges. Non-point sources of fecal contamination include direct loading by livestock, failing septic systems, wildlife, and other agricultural activities.

Related to the TMDLs, there were also 29 stations where water samples were collected that tested positively for some sort of pollutant or other impairment in 2016. Many of these sites were around or on Lake Marion. However, seven sites that had some sort of impairment in 2014 were removed from the list as the water quality standard was met. The state's list of impaired waters is updated every two years. The list of impaired waters tested by the state will be updated in 2018. Map 8 displays locations of impaired waters identified by different sources.<sup>7</sup>



Map 9: Impaired Waters



## Climate

Clarendon County has hot and humid summers with temperatures getting into the low-to-mid 90s and mild winters with average high temperatures in the high 50s and low 60s. Fall-like temperatures typically begin in late October to early November. Spring starts earlier in the county than in much of the rest of the United States with temperatures warming into the 70s beginning in March.

Clarendon typically has plentiful precipitation with most of the rain falling in June, July, and August. Based on measurements recorded in the City of Manning, the County receives approximately 51 inches of precipitation annually. Most of that precipitation comes from rain as there are few winter weather events in the county; between 1993 and 2016, there were only six recorded frozen precipitation events.

## Wildfire

A wildfire is defined as any “forest fire, brush fire, grass fire, or any other outdoor fire that is not controlled and supervised.”<sup>8</sup> There are a variety of causes for wildfires including lightning, campfires, smoking, woods arson, and debris burning. Debris burning accounts for 34-45% of SC wildfires while arson accounts for 25-30% of wildfires. A variety of other factors including, wind, humidity, and amount and type of fuel (dead leaves, grasses, branches, pine needles), all influence the scale, heat, and speed of a wildfire.

Clarendon experienced an average of 55 fires per year burning an average of 451 acres between 2012 and 2017. That figure is lower than both the 10-year average of 75 fires and 671 acres and the 20 year average of 103 fires and 775 acres. Between 2000 and 2017, there have been 1,569 total fires that consumed 12,539 acres.<sup>9</sup>

## Hurricanes and Tropical Storms

Between Hurricane Hugo in 1989 and Hurricane Matthew in 2016, Clarendon County and much of South Carolina had relatively little significant exposure to major tropical storms or hurricanes, with any direct impacts mostly felt along the coast. Hurricane Matthew disrupted that period in 2016 resulting in over 10 inches of rain measured at the Manning station in a 48-hour period.

Regardless of recent history, Clarendon County's location makes it vulnerable to tropical events. Based on historical hurricane events between 1960 and 2017, Clarendon County experienced a tropical event approximately every 1.8 years.<sup>10</sup>





## Drought

Droughts are naturally-occurring events that are difficult to determine when they begin or end. They can have significant impacts on daily life, agriculture, and business. Because of Lake Marion and the agricultural landscape, a drought in Clarendon could have severe impacts on the economy and the environment.

Clarendon County has experienced several periods of drought since 2000 with the longest periods occurring in 2001-2002 and again in 2007-2008. Both of these periods saw significant portions of the county experiencing extreme drought. In 2011-12, the majority of the county was experiencing a moderate drought falling into severe drought at different points during that period. The next extended period of drought began in the summer of 2015 and remained severe until the 1000-year rain event of October 2015.

Because the timing, scale, and length of droughts are unpredictable, planning in

anticipation of an inevitable drought is necessary to ensure the county will be able to mitigate its effects through different policies and best management practices. Clarendon County has an adopted Drought Response ordinance which specifies drought alert phases and practices.

## Flooding

Flooding is one of the most damaging natural disasters. There are a variety of factors that impact the extent and location of flooding including terrain, wetlands, and human-made obstructions such as dams or levees. Steep riverbanks reduce the chance of flooding while flat land easily allows waterways to pour over the banks. Wetlands can help mitigate that flooding by retaining water. Dams and levees influence the movement of water and may alleviate floods. These factors all play into how a community can prepare for and mitigate flooding impacts.

The 1000-year rain event in October 2015 illustrated how severe damage can be from flooding. Rainfall amounts in Manning and

Summerton, of around 20 inches, resulted in the county being blocked from outside access. Numerous people also had to be evacuated from their homes. The following year, the county experienced another major rain event during Hurricane Matthew. Rainfall totals in Manning were around 11 inches.

Planning for flooding is made easier by the flood zones mapped by the Federal Emergency Management Agency. These maps, called Flood Insurance Rate Maps (FIRM), are meant to help communities identify the extent of flood hazards in their community and serve as a basic risk assessment tool for floodplain management. These maps identify flood hazard areas that would be inundated by a 100-year flood (a flood event that has a one-percent chance of occurring in any given year) and a 500-year flood (a flood event that has a 0.2% chance of occurring in any given year). Map 10 shows the flood zones for Clarendon County. These maps can be useful in establishing development policies, disaster preparedness plans, construction codes, and land conservation policies.



2015 Flood- Clarendon County

Source: SCDA



2007-2008 Lake Marion Drought

Source: SCDNR

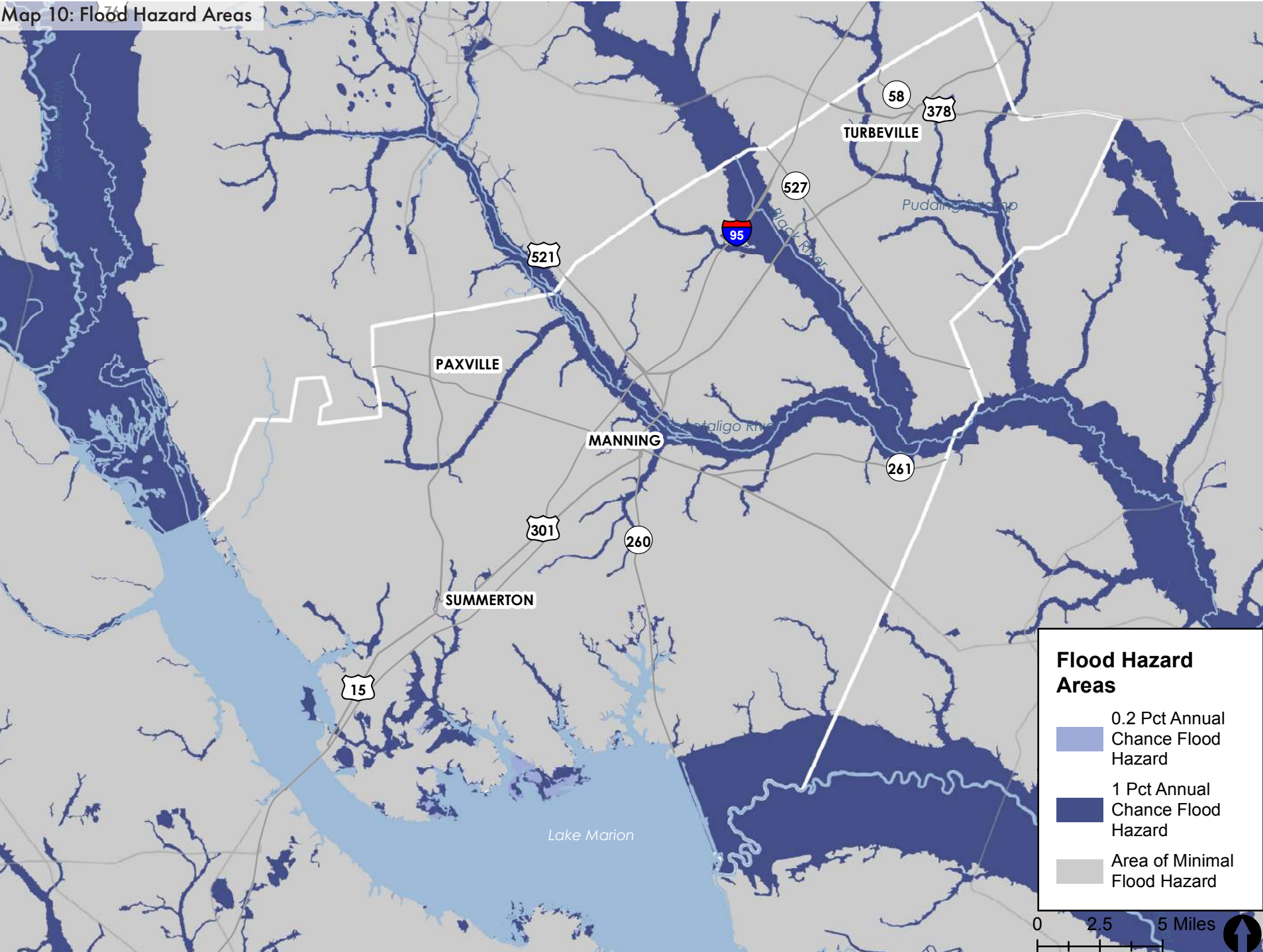


2007-2008 Lake Marion Drought

Source: SCDNR



Map 10: Flood Hazard Areas



## Unique Green Spaces

### Palmetto Trail

Clarendon County is home to the Lake Marion Passage, a 33.6-mile segment of the Palmetto Trail. Upon completion, the Palmetto Trail will be a continuous 500-mile bike and pedestrian path that stretches from the mountains of the upstate to the intracoastal waterway in Charleston County. As of 2017, 350 miles of the trail had been completed. Portions of the trail still needed to be constructed in the Midlands and the Upstate. The trail will cross a variety of landscapes including Native American paths, Revolutionary War Battlefields, cities, swamps, mountains, and nature preserves.

As of September 2018, the trail's current location in the county is under discussion due to the permanent closure of the US-301 bridge, which was serving as the bike and pedestrian path across Lake Marion. Trail options across Lake Marion are under discussion.

### Santee National Wildlife Refuge

The 13,000-acre refuge, located on the north shore of Lake Marion, was established in 1941 by the U.S. Fish and Wildlife Service (USFW). The refuge serves as a wintering area for ducks and geese and as a stopover for diverse bird species and as a habitat for alligators, deer, the wood stork, and other indigenous wildlife. The refuge hosts numerous recreational activities including hiking, wildlife observation, fishing, and hunting. There is also a Visitors' Center with educational exhibits. The refuge is also home to one of the unique Carolina Bays and the Santee Indian Mound / Fort Watson area. This site is on the National Register of Historic Places.

Clarendon County does not own or manage any of the refuge. The USFW manages the entire refuge with 4,400 acres owned by USFW and

the remaining acreage owned by Santee-Cooper. The USFW manages the refuge under a lease agreement with Santee-Cooper.

### Woods Bay State Park

Woods Bay State Park straddles the Clarendon-Lee County line at the northern tip of Clarendon County. At nearly 1,600 acres, Woods Bay features multiple habitats including marsh, sandhills, oak-hickory forest, and shrub bog. It is also home to some of the few remaining Carolina Bays in the state. Carolina Bays are elliptical depressions of uncertain origins that fill with rainwater in the winter and spring and dry out in the summer and fall. They function as wetlands and can support numerous wetlands species. The park has a boardwalk, canoe trail, and nature path encircling a mill pond. The park is owned and managed by the South Carolina Department of Parks, Recreation, and Tourism.





## Sparkleberry Swamp

Sparkleberry Swamp, located at the southwestern edge of the County, is a submerged cypress and tupelo forest that features an abundance of wildlife including more than 150 bird species. The area is famous as a paddling spot for canoers and kayakers. The best launch site is Sparkleberry Landing in Rimini.

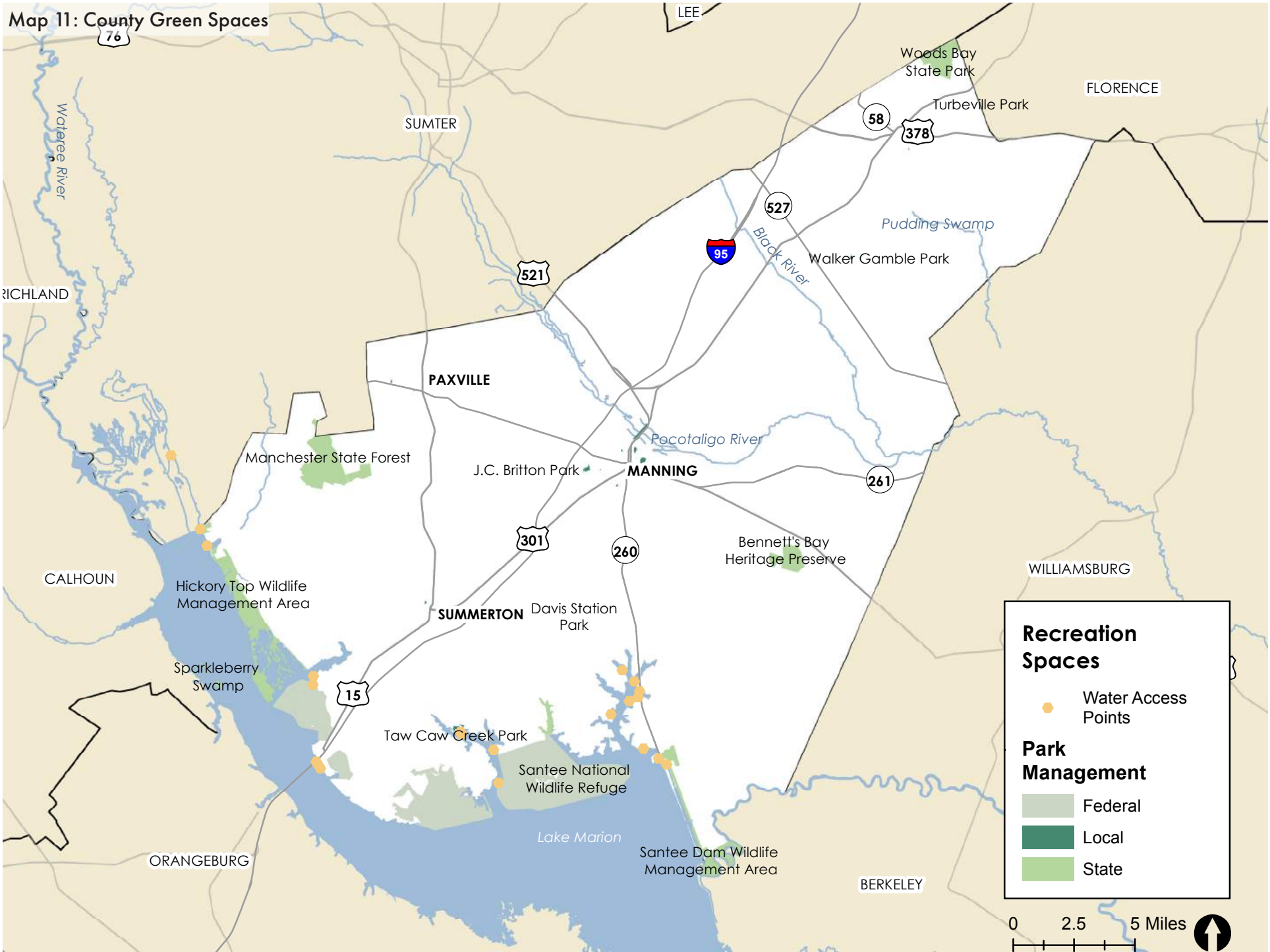
## Bennett's Bay Heritage Preserve

Like Wood's Bay, Bennett's Bay features a large, intact Carolina Bay, a two-mile loop hiking trail, and wildlife observation. It is located east of Manning along Hwy 521. The park is owned and managed by the South Carolina Department of Natural Resources.





Map 11: County Green Spaces



## County Parks



### Walker Gamble Park

Walker-Gamble Park, located in New Zion next to Walker-Gamble Elementary School, has one baseball/softball field, one basketball court, one tennis court, and one concession facility.



### Davis Station Park

Davis Station Park, located on Moses Dingle Road at the Davis Station Crossroads, is home to one baseball field and a concession stand with restrooms.



### Smith Field (Turbeville)

Smith Field, located in northwestern Turbeville off of Gamble Street, has four baseball fields, a concession stand, and restrooms.

### J.C. Britton Park

J.C. Britton Park is a 26-acre park west of Manning. It has four baseball fields, two batting cages, a playground, two picnic shelters, two tennis courts, two soccer fields, two basketball courts, a walking trail, and some open fields. This location also serves as the headquarters for Clarendon County Recreation Department



### Taw Caw Creek Park

Taw Caw Creek Park is the only Clarendon County park on water. It has three picnic shelters, a playground, a volleyball court, boardwalk along the lake and through the wetlands, a fishing dock, and a boat ramp.



## Sources

- <sup>1</sup> Multi-Resolution Land Characteristics Consortium (MRLC). National Land Cover Database (NLCD) 2011 Land Cover.
- <sup>2</sup> Natural Resources Conservation Service. United States Department of Agriculture. *Clarendon County Soil Survey*. <https://websoilsurvey.nrcs.usda.gov/app/>
- <sup>3</sup> Multi-Resolution Land Characteristics Consortium (MRLC). National Land Cover Database (NLCD) 2011 US Forest Service Tree Canopy.
- <sup>4</sup> Natural Resource Conservation Service [https://www.nrcs.usda.gov/wps/portal/nrcs/detail/pr/soils/?cid=nrcs141p2\\_037285](https://www.nrcs.usda.gov/wps/portal/nrcs/detail/pr/soils/?cid=nrcs141p2_037285)
- <sup>5</sup> “Legacy of the Lake” The Sumter Item. 10 July 2004. <http://www.theitem.com/stories/legacy-of-the-lake,12946>
- <sup>6</sup> Yarrow, Greg. Wetland Ecology: Value and Conservation. Clemson Extension. May 2009.
- <sup>7</sup> SC Department of Health and Environmental 1SC Watershed Atlas, DHEC. <https://gis.dhec.sc.gov/watersheds/>
- <sup>8</sup> South Carolina Forestry Commission. “Wildfire in S.C.” <https://www.state.sc.us/forest/refwild.htm>
- <sup>9</sup> South Carolina Forestry Commission. Historical Wildfire Information 1946-2017. <https://www.state.sc.us/forest/firestats.htm>
- <sup>10</sup> Santee-Lynches Regional Council of Governments. Santee Lynches Hazard Mitigation Plan 2015-2020. <http://www.santeelynchescog.org/s/FINAL-Hazard-Mitigation-Plan-2015-2020-as-submitted-on-3615.pdf>



05

# CULTURE & COMMUNITY





## Introduction

A community's assets, facilities, and services help shape the quality of life for Clarendon County residents by impacting livability, economic development, resilience, and community character. Essential infrastructure such as water and sewer and community services such as police, fire, health, and education are all critical to sustainable and functioning communities. Assets such as historic buildings, community festivals, and recreation spaces contribute to the character and cohesion of a community while also providing a tourism opportunity. The community facilities, services, and cultural assets are all critical in shaping daily life in the county now and in the future.

This chapter discusses the current status of the county's infrastructure, community facilities, and services ranging from water and sewer service to law enforcement to education. This chapter also provides an inventory of the rich and diverse historical and cultural assets located in the county.

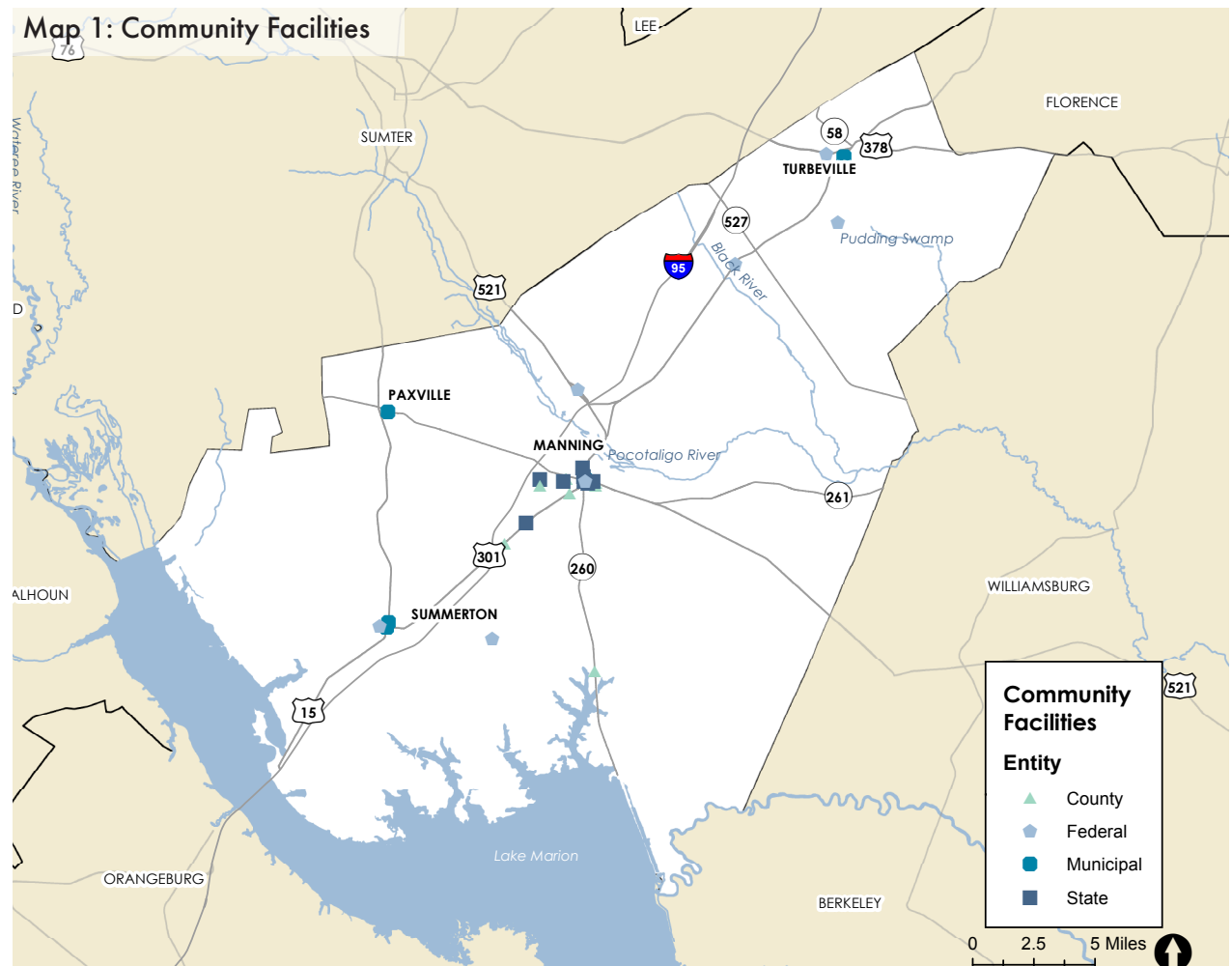
## Government

Clarendon County residents are represented by five council members across three districts. Districts 1 and 3 have one council member, while District 2 has two representatives. The County Council Chairman is elected at large.

The county uses a County Administrator governance model with the Administrator appointed by the County Council. The management and operations of the county are

carried out by numerous departments staffed by 288 full-time personnel and 35 part-time personnel as of FY 2018-19. The largest departments, the Sheriff, Corrections, and Fire Department, comprise over 40% of all county staff. The majority of departments have three or fewer full-time employees.

Most government facilities are located in and around Manning. Map 1 shows the locations municipal, county, state, and federal offices throughout the county while Table 1 provides a list of all of those entities and their locations.



**Table 1: Community Facilities**

### Community Facilities

Administration	411 Sunset Dr. Manning SC
County Courthouse	3 W Keitt St. Manning SC
Family Court	102 S. Mill St Manning SC
Detention Center	320 E. Boyce St Manning SC
Emergency Services	219 Commerce St Manning SC
Fire Department HQ	219 Commerce St Manning SC
Fleet Services	192 Walker St Manning SC
Santee Cooper Regional Airport	8606 Hwy 260 Manning SC
Harvin Clarendon Library	215 N Brooks St Manning SC
Recreation Department	3057 Raccoon Rd Manning SC
Sheriff's Department	217 Commerce St Manning SC
Second Chance Animal Shelter	5079 Alex Harvin Hwy Manning SC
Archives	211 N Brooks St Manning SC
Weldon Auditorium	7 Maple St Manning SC

### Municipal Facilities

Manning City Hall	29 W Boyce St Manning SC
Manning Protective Services Center	43 W Boyce St Manning SC
Paxville Town Hall	10119 Lewis Rd Paxville, SC
Detention Center	320 E. Boyce St Manning SC
Summerton Town Hall & Public Works	10 Main St Summerton SC
Summerton Police Department	2 Cantey St Summerton SC
Fleet Services	192 Walker St Manning SC
Turbeville Town Hall	1400 Main St Turbeville SC
Turbeville Police Dept	1400 Main St Turbeville SC

### State Facilities

Clemson University Extension Office	11 W Rigby St #A Manning SC
Department of Motor Vehicles	3721 Alex Harvin Hwy Manning SC
Disabilities and Special Needs Board	312 Pine St Manning SC
Public Health Department	110 E Boyce St Manning SC
Department of Social Services	236 Commerce St Suite 2 Manning SC
Council on Aging	206 S Church St Manning SC
Department of Juvenile Justice	102 S Mill St Manning SC
National Guard Armory	2883 Raccoon Rd Manning SC

### Federal Facilities

Alcolu Post Office	1842 Main St Alcolu SC
Davis Station Post Office	5232 Moses Dingle Rd Davis Station SC
Gable Post Office	12306 Hwy 301 Gable SC
Manning Post Office	10 W Keitt St Manning SC
New Zion Post Office	6702 Salem Rd New Zion SC
Summerton Post Office	4 Larry King Hwy Summerton SC
Turbeville Post Office	1290 Clarence Coker Hwy Turbeville SC



## Public Safety

### Law Enforcement

#### *Clarendon County Sheriff's Office*

The Sheriff's Office is responsible for law enforcement in the unincorporated areas of Clarendon County plus the Town of Paxville. The county has been divided into three districts: Summerton zone, Turbeville zone, and the Manning zone with the headquarters located at the Emergency Services Complex in Manning. While there are not substations throughout the county, there have been hub stations set up at Summerton Police Department and Turbeville Police Department so that officers can complete their reports while also staying in their zones and being available to respond to calls more quickly.

The Sheriff's Office employs 70 total staff including personnel, bailiffs, patrol officers, and those in criminal investigations. There are eight separate divisions: Criminal Investigations, Victim Advocate, Patrol, Narcotics, Civil Process, Warrants, School Resource, Courtroom

Security, and Evidence/Sex Offender Registry. As of July 2017, the Office had a fleet of 68 vehicles.

Recent changes to the Sheriff's Office have included equipping all officers including school resource and courtroom officers with body cameras, implementing a physical agility test for current and newly-hired officers, and improving communication with crime victims regarding the status of the investigation.

The following have been identified as areas of concern regarding the Sheriff's Office:

- Manpower and Officer pay – Higher pay is necessary to recruit and retain certified officers particularly given competition between Highway Patrol and municipal police departments.
- Vehicle fleet – Of the 68 vehicles in the fleet, approximately 60% have at least 150,000 miles and 50% have over 200,000 miles.
- Office space – Office space is not sufficient for current services

#### *Manning Police Department*

The Manning Police Department, located at 42 W. Boyce Street in Manning, employs 16 full-time officers including the Chief of Police, two investigators, and 13 patrol officers. There are also three reserve officers who serve between 60 and 90 hours every three months. The Department has 21 vehicles including patrol cars, investigators' cars, the Chief's vehicle, and equipment trucks.<sup>1</sup>

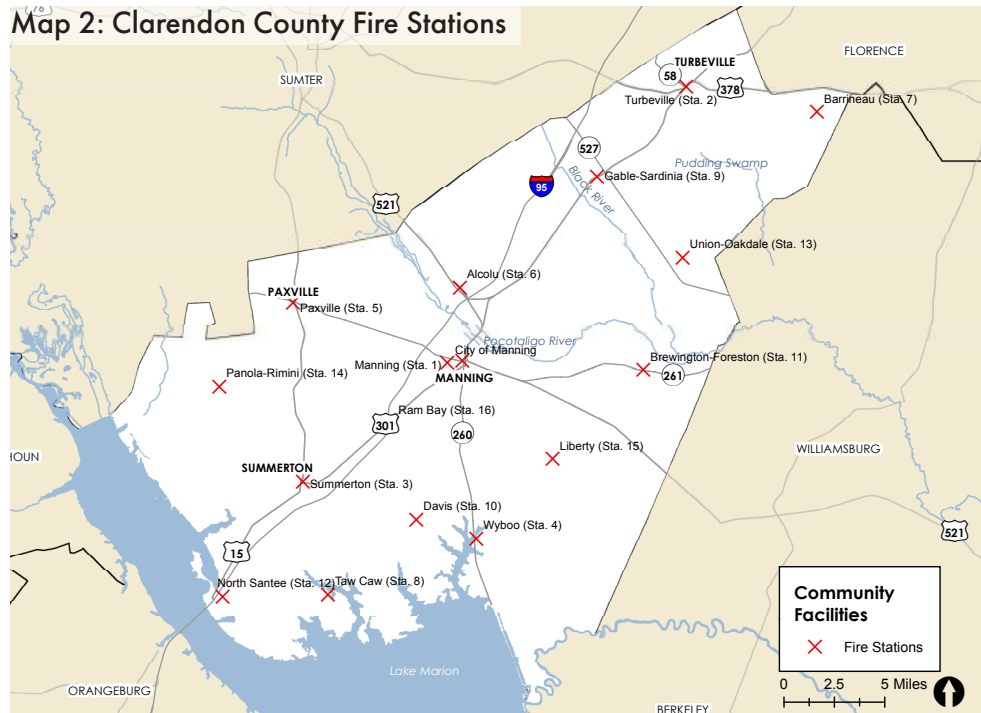
#### *Summerton Police Department*

The Town of Summerton Police Department employs eight people including the police chief and administrative staff. Other law enforcement services in the area include the Clarendon County Sheriff and Highway Patrol.

#### *Turbeville Police Department*

The Town of Turbeville Police Department employs two full-time sworn officers, having downsized from four officers temporarily. Other law enforcement services in the area include the Clarendon County Sheriff and Highway Patrol.

Map 2: Clarendon County Fire Stations



## Fire Protection

### Clarendon County Fire Department

The Clarendon County Fire Department, headquartered at the Emergency Services Complex in Manning, employs 35 full-time staff. The Department serves the entire county excluding the City of Manning. The other municipalities and Wyboo used to have independent fire departments, but they have all been absorbed into the County's department. The Fire Department currently has an Insurance Service Office (ISO) rating of 4 for properties within five road miles of a fire station. An ISO rating represents the overall effectiveness of a department and can help determine fire insurance premiums for property owners in the county. A Class 1 rating signifies superior

property fire protection while a Class 10 rating indicates that an area's fire-suppression program is inadequate. Because of the rural nature of the county, there are some areas that are rated 10 because they are more than five miles from a fire station. The County's Class 4 rating, an improvement from previous

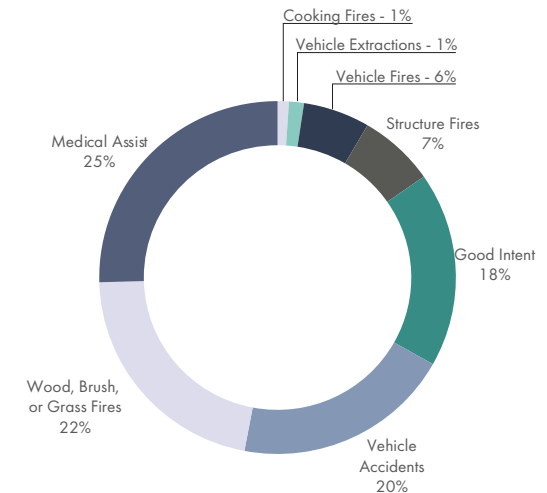
ratings, went into effect on February 1, 2018. The improvement can be attributed to expanding water lines to areas of the county that were not previously served.

There are 17 total fire stations in the county, 16 of which are managed by the County (Map 2). Of those 16 stations, only four are permanently staffed: Summerton, Turbeville, Manning, and Wyboo (daytime). Two others, Paxville and North Santee, have some living amenities. General trends noted by the Fire Department include an increase in vehicle accidents and first responder calls, highlighted in the 2017 data (Figure 1).

The following have been identified as areas of need or concern for the County Fire Department:

- Station upgrades particularly Wyboo, Turbeville, Alcolu, Davis Station, and Barrineau Station.
- Equipment needs including a boat for improving access to homes along Lake Marion, replacements for older engines, additional brush trucks,
- Volunteer staff needs to grow, but it has been difficult to get volunteers
- Permanent staff at busy fire stations, particularly Alcolu and Paxville.

Figure 1: Incident Response by Type, 2017



### **Manning Fire Department**

The Manning Fire Department operates one station at 42 W. Boyce Street in Manning. The six full-time, eight part-time, and 45 volunteer firefighters serve the City of Manning. The Department has an ISO rating of 4.

### **Detention Center**

The Clarendon County Detention Center (CCDC) can house up to 152 detainees, but its typical average daily population is between 55 and 80 male and female detainees, ages 17 years and older. These individuals are primarily pre-trial (awaiting trial) or serving sentences of less than 90 days through any criminal court, or up to 1 year through Family Court. Persons sentenced to more than 90 days through any criminal court are transferred to the SC Department of Corrections to serve out their sentences.

The facility was renovated and expanded in 2005. CCDC is both a Direct and Indirect Supervision detention facility with minimum to maximum security housing consisting of celled and open dorm style units. The facility falls under the jurisdiction of the Clarendon County administrator. It employs a staff of 38 certified correctional officers and two administrative staff.

In addition to full-time employees; contract and volunteer employees provide the following services:

- Medical Services
- Food Services
- Inmate Commissary
- Inmate Telephone System
- Life Skills / Substance Abuse Education
- Volunteer Chaplain Program

### **Emergency Preparedness/911**

The Emergency Services Department primarily handles dispatch for fire and law enforcement for the county and municipalities, 911 addressing, and response to disasters. There are three full-time staff members including the director. Major challenges for this department include maintaining full staffing, staying abreast of technology trends and having the funding to afford updated technology and radio communications system. Additionally, if the county experiences growth, there will be a need to expand emergency services.



## Utilities

### Wastewater

There are four primary wastewater service providers in Clarendon County: City of Manning, Town of Summerton, Town of Turbeville, and Clarendon County. There are a few private providers mostly around Lake Marion.

Prior to 2008, Clarendon County did not operate any sewer system. In 2008, the county purchased the Wyboo Water and Wastewater System from Wyboo Plantation Utilities, Inc. Since the purchase, Clarendon County has expanded sewer service in the southern part of the county near Lake Marion and now operates approximately 11 miles of sewer lines. Map 3 shows the extent of sewer lines throughout the county. The provision

and expansion of sewer around the lake was a priority in the previous comprehensive plan because of leachate concerns from septic systems and increased development.

Table 2 is a list of the permitted wastewater management entities in the county.

Map 3: Sewer Systems in Clarendon County

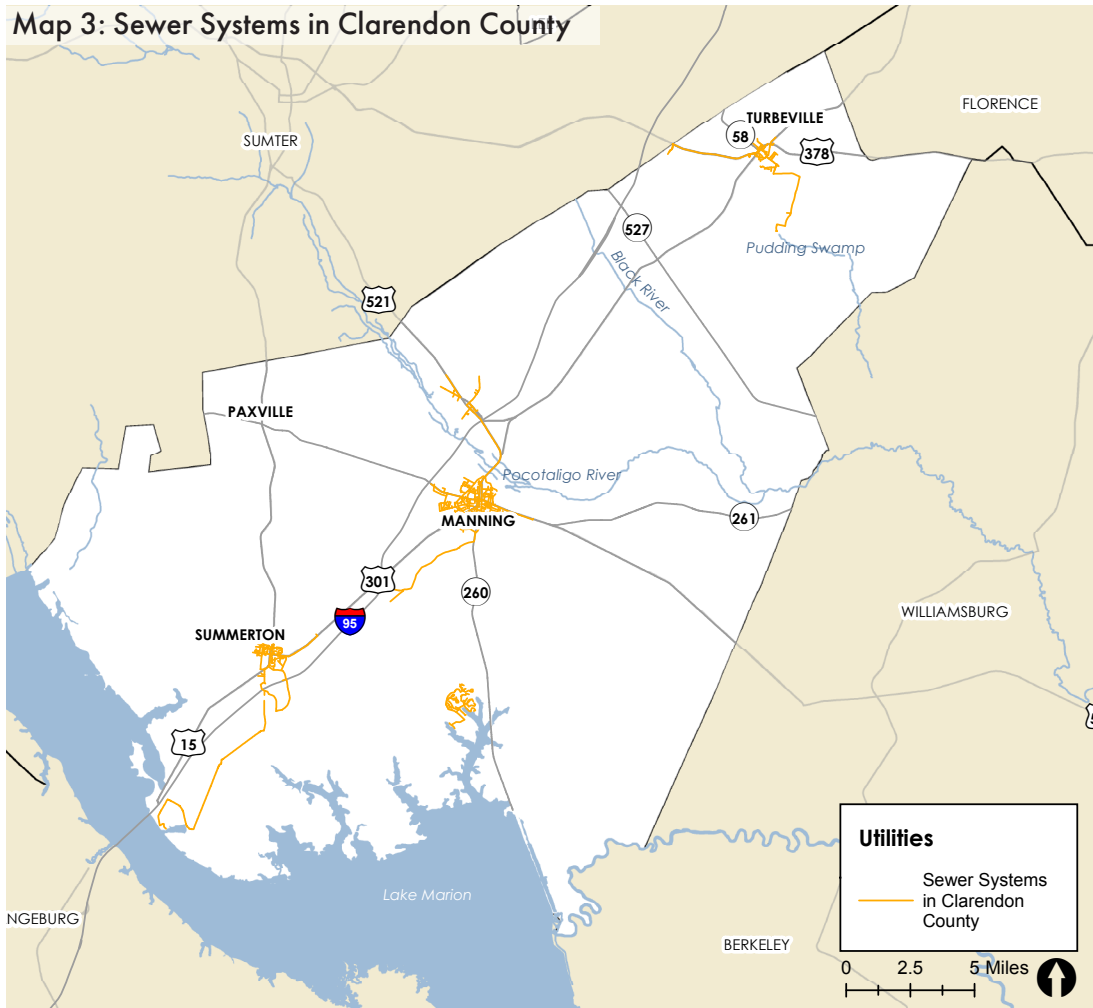


Table 2: Permitted Wastewater Entities

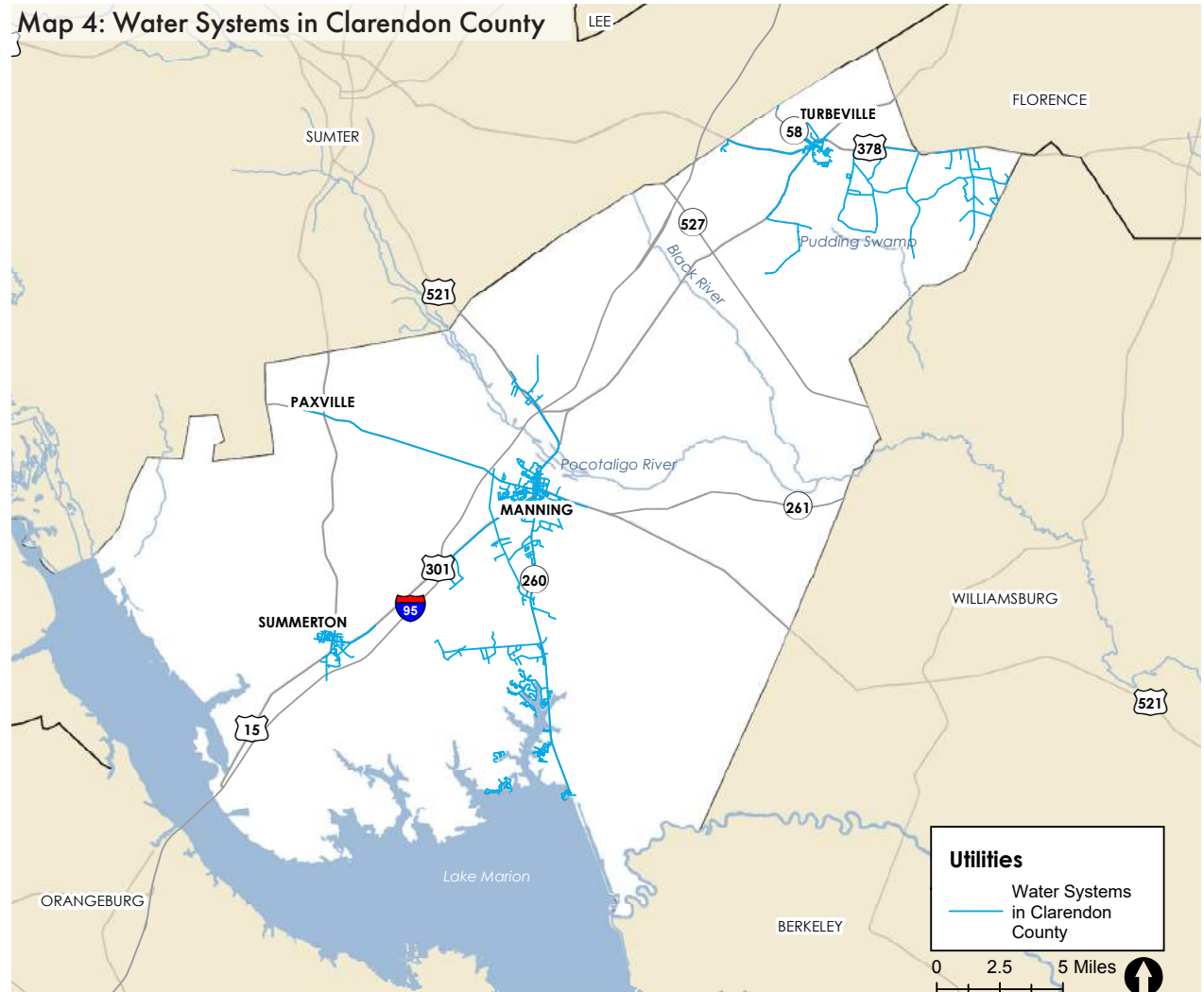
Name	Type	Permitted Flow (MGD)	Receiving Waters
Manning WWTF	Municipal	5.0	Pocotaligo Swamp to Pocotaligo River
Clarendon County/ Wyboo Plantation WWTF	Private Domestic	.184	Golf Course (129 Acres)
Town of Turbeville WWTF	Municipal	.8	Dedicated Spray Site
Santee Lakes Campground	Private Domestic	.024	Tile Field
Cypress Pointe Condo	Private Domestic	.019	Dedicated Spray Site
Town of Summerton WWTF	Municipal	.349	Dedicated Spray Site
Goat Island Water and Sewer	Private Domestic	.025	Dedicated Spray Site
Lenora's Santee Resort	Private Domestic	.03	Tile Field

## Water

The South Carolina Department of Health and Environmental Control lists 45 water supply systems in Clarendon County. The majority of the systems are small and provide water for individual businesses, marinas and landings, RV resorts, or campgrounds.

Each municipality, with the exception of Paxville, has its own water supply system. However, Manning recently extended its water system to Paxville, a process begun in 2007. In addition to the municipal systems, Barrineau Water supplies water to a large portion of northeastern Clarendon County. Groundwater supplies all of these water systems. The following is a list of all community water systems in the county and the number of people served.

1. Barrineau Water System - 1747
2. Clarendon Co W&S Hwy 260 - 927
3. Clarendon Co W&S Quail Ridge - 240
4. Clarendon Co W&S - 886
5. Cypress Pointe Condos - 154
6. Eagle Point - 189
7. Gin Pond Shores Water Co - 72
8. Goat Island WSC - 40
9. Lake Marion Shores Water - 570
10. City of Manning - 5810
11. Sigfield Water Co - 23
12. Town of Summerton - 2096
13. Town of Turbeville - 1440
14. Wyboo Water Dept - 240

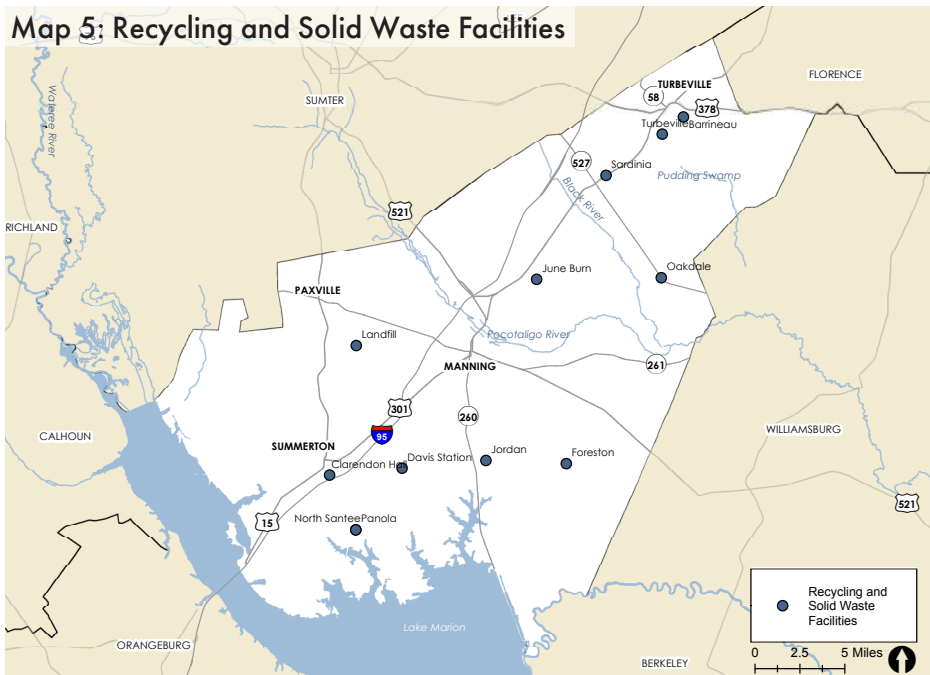


As with sewer expansion, water expansion has been a priority in the county. This expansion has mostly occurred in the southern part of the county towards Lake Marion. Clarendon County operates systems at Quail Ridge, Wyboo Plantation, Lake Marion Shores, Eagle Point, all of which use wells and a system along Hwy 260 and Moses Dingle Road towards Davis Station, that purchases water from the City of Manning.

Map 4 shows the approximate location of all water lines in the county. The County manages approximately 50 miles of water lines.

This expansion has not only provided water to more county residents, but it has also enabled the improvement in the county's ISO rating, potentially lowering homeowners' insurance rates.

**Map 5: Recycling and Solid Waste Facilities**



provides only natural gas to the Pee Dee region of the state and provides electricity and natural gas to some of the Midlands and Lowcountry

## Solid Waste and Recycling

Clarendon County Landfill, a construction and debris landfill, is located on JW Rhames Rd off of Highway 15 south of Paxville. The landfill also provides some

recycling services. There are 10 additional recycling sites throughout the county as seen on Map 5. These sites, when open, are always staffed and have different recycling services and operating hours that can be found on the Clarendon County website.

## Water Management Stormwater

Stormwater refers to any flow occurring during or immediately after any form of precipitation. As stormwater flows across the ground, it picks up debris, chemicals, pollutants, and dirt and discharges them into a local water body. This can impact water quality and potentially harm plants, fish, animals, and humans.

SCDHEC in Clarendon County enforces South Carolina stormwater regulations, requiring developments be able to keep stormwater on-site in the event of a ten-year storm event. If there are construction activities greater than one acre, a National Pollutant Discharge Elimination System (NPDES) permit must be obtained to manage stormwater runoff.

Communities are increasingly implementing a variety of best management practices (BMPs) such as low impact development, runoff control, or erosion prevention that can reduce the costs of treatment later. Implementing various BMPs in the county like sediment control can ensure that things like agricultural runoff is reduced before the runoff reaches a body of water. Low impact development strategies such as bioswales, vegetated buffers, and permeable pavement can reduce stormwater through more cost-effective measures instead of hard infrastructure.

Implementation of appropriate BMPs can result in improved water quality and lower costs for governments in terms of reduced treatment and infrastructure.

## Floodplain Management

Clarendon County, along with the City of Manning and the Towns of Summerton and Turbeville are participants in the National Flood Insurance Program (NFIP). This federal program enables property owners in participating communities to purchase flood insurance while requiring the community to adopt and enforce floodplain management ordinances.

## Electricity

There are three electricity providers in the County:

- Black River Electric Cooperative - serves the rural areas of Clarendon, Kershaw, Lee, and Sumter Counties.
- Santee Electric Cooperative - primarily serves the eastern half of Clarendon County with territory that extends into Williamsburg, Florence, and Georgetown Counties
- Duke Energy Progress - serves the northern half of the state with Clarendon being the furthest south county served

## Natural Gas

South Carolina Electric and Gas (SCE&G) - the sole provider of natural gas in the county,



## Education

### Public Schools

There are three public school districts in Clarendon County serving a total of 4,969 students as of the 2016-2017 school year. There are also three Head Start locations in the county.

#### District One

Clarendon School District One covers the southern end of the county with the four schools located in or near Summerton. For the 2016-17 school year, the district had 788 students and 59 teachers. The district has experienced a steady decline in enrollment with a total 5.8% decline (47 students) since the 2013-14 school year (Figure 2).

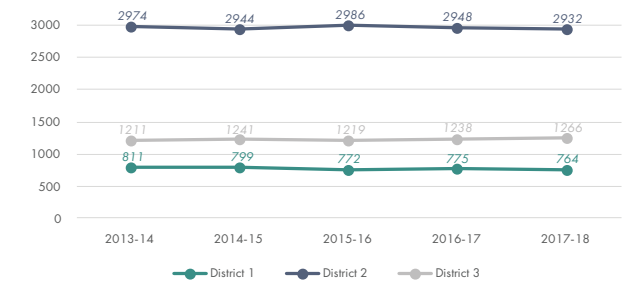
#### District Two

Clarendon School District Two serves central Clarendon County and consists of six schools. The district served 2,924 students in the 2016-17 school year and was staffed by 173 teachers. District Two has experienced a 1.4% decline in enrollment since the 2013-14 school, a total of 42 students.

#### District Three

Clarendon School District Three serves the northern end of the county with two schools. The elementary school is located near New Zion and the combined Middle-High School is in Turbeville. In the 2016-17 school year, the district served 1,252 students and was staffed by 173 teachers. District Three has grown slightly since 2013-14 adding 55 students, a 4.5% increase.

Figure 2: School District Enrollment, 2013/14 - 2017/18 (135-day count)



In spite of being in the same county, the three districts have very different profiles in terms of student demographics and achievement outcomes shown in Table 3.

Table 4 and Map 6 provide the addresses and show the locations of public schools in the county.

Table 3: District Indicators, 2017<sup>2</sup>

Indicator	District 1	District 2	District 3
# of students	788	2,924	1,252
% in poverty (TANF, Medicaid, SNAP, foster or homeless)	89.4%	85.4%	61.3%
% with disabilities	12.4%	18.5%	12.6%
% served by gifted and talented program	6.2%	7.5%	17.8%
# enrolled in career/technology courses	148	481	245
# enrolled in dual enrollment courses	12	50	37
\$ spent per pupil	\$14,156	\$9,656	\$8,735
Student-teacher ratio in core subjects	24.1 to 1	20.8 to 1	22.4 to 1
% meets or exceeds English Language Arts expectations	20.4%	24.4%	44.0%
% meets or exceeds Math expectations	19.5%	31.3%	45.3%
% eligible for LIFE/Palmetto Fellows scholarship	31.0%	27.5%	30.2%

### Private Schools

#### Laurence Manning Academy

Laurence Manning Academy, a K3-12 school, located in Manning, SC has been open since 1972. Approximately 1,000 students attend the school.

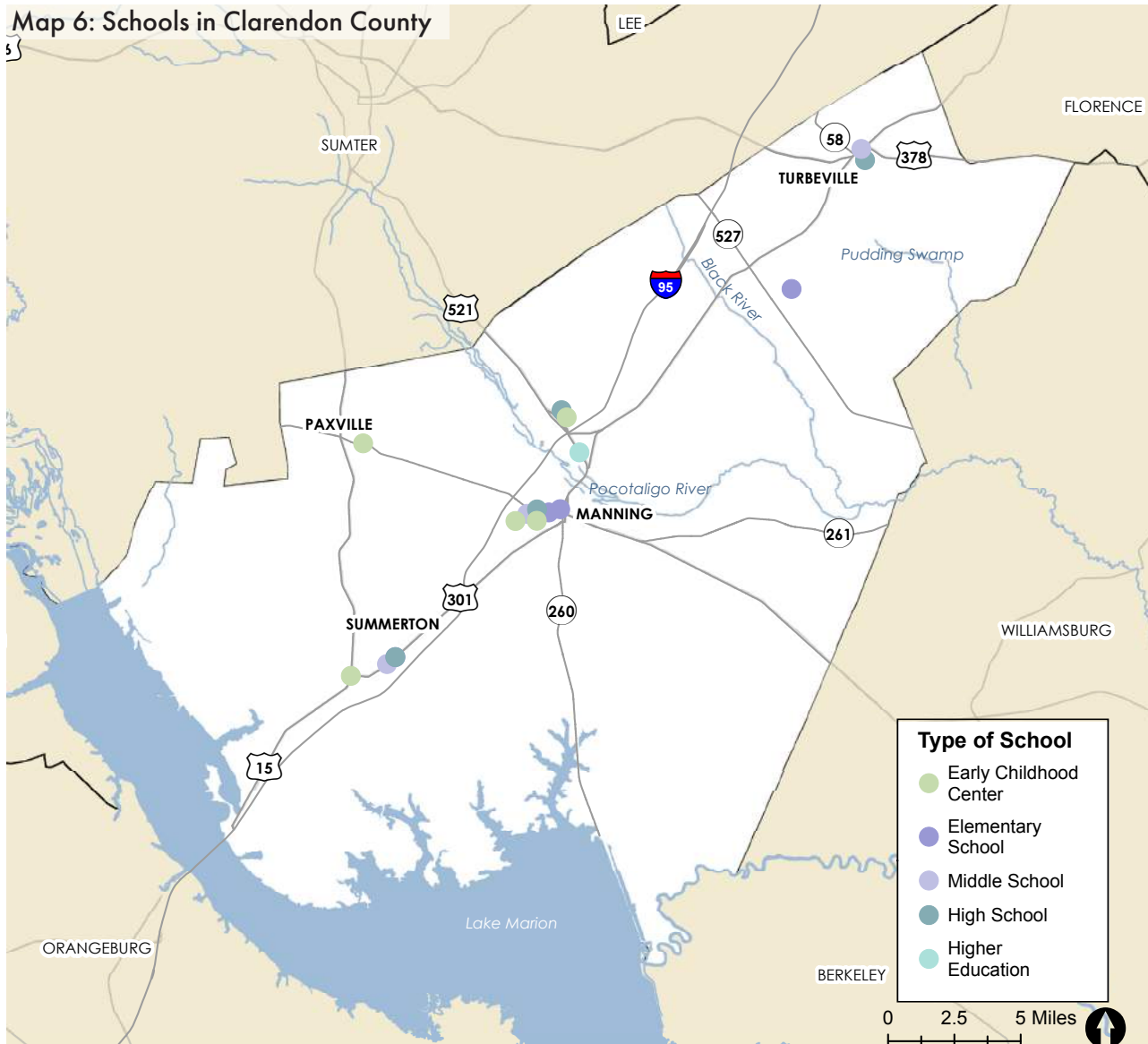
#### Clarendon Hall School

Clarendon Hall, a PreK-12 school located in Summerton, SC was founded in 1965. Over 200 students attend the school.

## Public Education Facilities

Table 4: Schools in Clarendon County

School Name	Address
Manning Head Start Center	621A W Huggins St. Manning, SC
Fleming/Felder Head Start	1423 Hotel Street Alcolu, SC
Paxville Head Start	9137 Paxville Hwy Paxville, SC
Summerton Early Childhood Center	8 S Church St. Summerton, SC
Manning Early Childhood Center	2759 Raccoon Rd. Manning, SC
Manning Primary School	125 N Boundary St Manning SC
Manning Elementary School	311 W. Boyce St. Manning SC
St. Paul Elementary School	9297 Alex Harvin Hwy Summerton SC
Walker-Gamble Elementary School	2358 Walker Gamble Rd. New Zion
Scotts Branch Middle/High School	9253 Alex Harvin Hwy Summerton SC
Manning Junior High School	1101 W.L. Hamilton Rd. Manning SC
East Clarendon Middle/High School	1101 Pope St. Turbeville SC
Manning High School	2155 Paxville Hwy. Manning SC
Phoenix Charter High School	1423 State Rd S-14-28, Alcolu, SC



## Clarendon Adult Education

Clarendon County Adult Education is primarily located at the F.E. DuBose Campus of Central Carolina Technical College but has two satellite locations at Clarendon School District One Community Center in Summerton and at East Clarendon Middle/High School in Turbeville. Over 200 students were enrolled in the 2016-17 school year.

Classes offered through Adult Education include:

- SC High School Diploma Program
- High School Equivalency Diploma preparation
- Reading, Writing, and Math Skills Upgrade
- English as a Second Language
- Literacy
- WorkKeys Program
- COMPASS (College Placement) Preparation
- Paraprofessional Exam Preparation

## Higher Education

### *Central Carolina Technical College – F.E. DuBose Campus*

The F.E. DuBose Campus of Central Carolina Technical College is located north of Manning on US-301. Central Carolina Technical College, originally the Sumter Area Technical Education Center, was established in 1962 with the purpose of providing industrial training and education for Clarendon, Lee, Kershaw, and Sumter Counties. As the college continued to develop, it became a comprehensive community college, offering coursework that could be

transferred. To expand its service, Central Carolina began operating the F.E. DuBose Career Center in 1998. F.E. DuBose is now a multi-purpose facility offering CCTC courses, operating as the high school career center for the three school districts, and hosting the county's adult education program. The center has classrooms, computer labs, a media center, science labs, and industrial and occupational labs. There are approximately 400 students enrolled at this location.

## Harvin Clarendon County Library

The library, located in Manning, has 45,000 items including books, audiobooks, and movies on-site and access to over three million more items through the South Carolina Library Evergreen Network Delivery System (SC LENDS). The library also has access to a wide array of digital materials including ebooks, music, audiobooks, movies, and TV shows. In addition to its regular offerings, the library also sponsors various programs including story time, a summer reading program, and monthly book clubs. Approximately 200 to 250 people visit the library on an average day; one-third of whom primarily use the computers. Clarendon also operates a mobile library that aims to bring library service to the other parts in the County.





## Health

### McLeod Health - Clarendon

McLeod Health Clarendon, formerly Clarendon Memorial Hospital, has served the county since 1951. Located in Manning, the hospital underwent a \$22 million expansion and renovation in 2013 adding new operating rooms, an emergency department, patient rooms, and a same-day surgery department. The hospital's cafeteria, common areas, and waiting rooms were also renovated. In 2016, McLeod Health, based in Florence, SC, assumed management of the 81-bed, acute care hospital.

### Emergency Medical Services

Emergency Medical Services are centered in Manning and based at McLeod Health-Clarendon Hospital. Unlike other counties, Clarendon's EMS is hospital-based EMS instead of a county-based service.

If fully staffed, there are 24 street-level positions who staff the EMS stations and work on the ambulance. There are two other staff members: an administrative assistant and an EMS director. There is also one person in the Community Paramedic Program which began seeing patients in 2018.

The Community Paramedic Program is a new program under the EMS umbrella. Funded by the Duke Endowment and McLeod Health, the program targets frequent users of the emergency room who come in with non-emergent conditions. Patients under the program are identified based on Emergency Room referrals.

The program staff visit the referred patients at home and assist them with home checks, safety, checks, dietary plans, medication reconciliation, and any other necessary services with the goals of reducing visits to the hospital, reducing ambulance transports, and improving patients' quality of life.

There are four EMS stations in the county which are staffed 24 hours a day:

- 509 S. Church Street, Manning, SC
- 15677 Hwy 301 New Zion, SC
- 1455 Urbana Road, Summerton, SC
- 1595 Players Course Drive, Manning, SC

The equipment at these stations includes nine total ambulances with one at each station and several backup vehicles.

Clarendon EMS fields about 6,000 calls annually with some of the major sources of calls stemming from respiratory problems, cardiovascular disease, and diabetes. Car accidents, primarily associated with I-95, are also a major source of calls.

## Social Services

### Manning Senior Center

Manning Senior Center, located in central Manning, offers on-site meals, home-delivered meals, health and wellness programs, and various leisure activities such as bingo, arts and crafts, dance classes, and trips. The Center does provide transportation for participants. The facility has a kitchen, event room, several offices, an outdoor walking path, and a gazebo.

## Summerton Resource Center

The Summerton Resource Center offers a variety of services for the surrounding community. In addition to serving as the location for the Senior Center, the Resource Center also has a computer lab, hosts community workshops and trainings, monthly literacy days, First Steps Parenting Classes, adult education, and employment services, and has a family clothing gift closet.

## Clarendon County Social Services

The Clarendon County Department of Social Services Office (DSS) is located in Manning and is the local county office where residents can apply for health and human services programs such as Supplemental Nutrition Assistance Program (SNAP), Family Independence assistance, and Refugee Assistance.

## Clarendon County Behavioral Health Services

Clarendon Behavioral Health Services offers prevention, intervention, and treatment services for Clarendon residents experiencing problems with substance abuse or other related issues. Clarendon Behavioral Health Services is a United Way Agency.

## Recreation

The County manages six different parks and recreation facilities in the county.

### Taw Caw Creek Park

The Taw Caw Creek Park, built in 1986, is the only county-owned public space along the water. The park is home to three picnic shelters, a playground, a volleyball court, boardwalk along the lake and through the wetlands, a fishing dock, a boat ramp, and bathrooms.

### J.C. Britton Park

J.C. Britton Park, located west of Manning, is home to four baseball fields, two batting cages, a playground, two picnic shelters, two tennis courts, two soccer fields, and two basketball courts, bathrooms, a walking trail, and some open fields. The Clarendon County Parks and Recreation Department is headquartered here.

### Walker Gamble Park

Walker-Gamble Park, located in New Zion next to Walker-Gamble Elementary School, has one baseball/softball field, one basketball court, one tennis court, and a concession facility.

### Davis Station Park

Davis Station Park, located at the Davis Station Crossroads, is home to one baseball field and a concession stand with restrooms.

## Turbeville Recreation Department and Smith Field

In 2017, the Clarendon County Recreation Department began operating the Turbeville Recreation Department's activities and facilities. The primary park, Smith Field, has four baseball fields, a concession stand, and restrooms.

### Clarendon County Recreation Department

In addition to maintaining the parks, the Recreation Department offers a variety of recreation opportunities to residents in the county.

The county offers youth sports in the following activities:

- Baseball
- Softball
- Soccer
- Football
- Cheerleading
- Basketball

Opportunities at the Clarendon County Community Center, located behind the Weldon Auditorium include:

- Senior Fitness Classes
- General Fitness Classes
- Kids Fitness Classes
- Arts and Crafts Classes (when available)
- Music Lessons (when available)
- Dancing Lessons (when available)



## Cultural Facilities

### Weldon Auditorium

The Weldon Center, a 1,093-seat facility, was originally built in 1954 as the auditorium for Manning High School. Though the high school burned down in 1984, Weldon continued to provide an event space to the community. The Auditorium was renovated between 2004 and 2010 with the center's design reflecting the style of the 1950s. Weldon Auditorium now serves as a location for various community events, concerts, and shows for county residents. In addition to the auditorium, Weldon houses the Clarendon County Sports Hall of Fame, an art gallery, and an atrium lobby.

### Clarendon County Archives

The Clarendon County Archives collects, preserves, analyzes, and displays unique documents and artifacts including books, personal papers, maps, and photos which provide insights into the history of the county.

### Clarendon County Historical Society and Museum

This museum, operated by the Clarendon County Historical Society, provides displays and artifacts highlighting the county's history including its agricultural legacy, military history, Native American contributions, the development of the Santee Cooper Lakes, and the landmark Briggs v. Elliot school integration case. The museum is located in the City of Manning adjacent to the Manning Commercial Historic District.

## Annual Festivals and Events

### Striped Bass Festival

The Striped Bass Festival has been occurring for nearly 40 years. Held in April, it is a celebration of Clarendon County, the lakes and the Striped Bass which made Lakes Marion and Moultrie popular with fishermen.

### Puddin' Swamp Festival

The festival, held over a weekend in April in Turbeville, features the Taste of Puddin' Swamp, rides, live performances, carnival food, and the Swamp Stomp Street Dance.

### Summerton Duckfest

Summerton, known as the duck capital of South Carolina, hosts an annual Duckfest in the fall. Previous festivals have featured a fishing tournament, duck calling contest, cook-off, vendors, crafters, activities for kids and live entertainment.

### Birdfest

Birdfest is an annual music festival held over one weekend in May. It is held at a private farm in the Panola area of the county, where people can camp, bring their RV or camper, and come for the day. It features a variety of country music acts throughout the weekend.

### Francis Marion/Swamp Fox Symposium

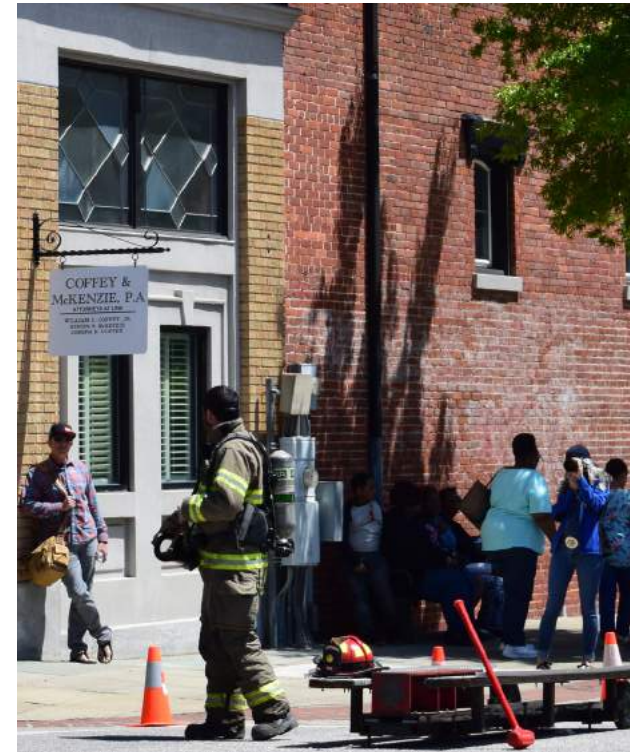
Presented by the Swamp Fox Murals Trail Society, this symposium is held annually and includes lessons and discussions on the Revolutionary Way. Usually held over a weekend, the symposium includes topics related to Revolutionary War battles, individuals from the time period, and other related topics. The symposium welcomes attendees from all over South Carolina and the country.

### Commemoration of Briggs v. Elliott

Annually, the Clarendon County Branch of the NAACP has a commemorative celebration of the Briggs v. Elliott case, one of the cases combined into Brown v. Board of Education. This case declared racial segregation in schools to be illegal. The event is held in Summerton with a worship service at the Liberty Hill AME Church.

The municipalities in Clarendon also host a number of festivals and events. In addition to the major festivals listed above, each town has a Christmas parade or festival as well as other events such as ice cream socials, trick-or-treating, and restaurant weeks.









## Places of Historical Interest

### Revolutionary War and Civil War Battle Sites

#### Half Way Swamp

After learning that British forces were traveling from Charleston to the High Hills of the Santee, Colonel Francis Marion, along with 700 men, surprised the British forces near Halfway Swamp. Both sides agreed to staged combat with 20 men on each side; however, at 100 yards, the British retreated to Singleton's Mill.

#### Fort Watson

British Colonel John Watson built a fort at this location because it was best for controlling movement on the Santee River and the main road between Charleston and Camden. The fort was retaken from the British in 1781 after eight days of small arms fire, making it the first post in SC to be retaken from the British. Although it was a small fort, it contained a storehouse, hospital, and covered way to a water source.

#### Richbourg's Mill

In an attempt to lure Francis Marion, the British lit large fires at General Richardson's home. General Marion was warned about this attempt, and Marion withdrew to the area near Richbourg's Mill. The British learned of them and chased Marion towards Ox Swamp.

#### Tearcoat

At this location, Francis Marion launched a surprise attack in 1780 on British forces, killing and wounding several British soldiers, while also capturing 24 British soldiers along with arms, supplies, and equipment.

#### Wyboo Swamp

At this site, the British ambushed Francis Marion with some forces attacking the front and then others cutting off Marion's retreat. A bloody battle resulted in a draw between the opposing forces and Marion retreated.

#### Ox Swamp

Ox Swamp, at the edge of Manning, is where Marion and his horsemen left the road to go into the swamp after the British had been chasing him for 26 miles from Richbourg's Mill. The British decided to give up the race after Marion at this site.

#### Potter's Raid

In April 1865, Union troops moved inland from Georgetown with orders to destroy rail lines and military stores in Sumter and Clarendon Counties. Various skirmishes between Union and Confederate troops occurred between April 10-21, 1865. During this period, a large portion of Manning was destroyed in what is known as "Potter's Raid."



## Places of Historical Interest

### Churches



#### *Manning Presbyterian Church*

The congregation came into being in 1857 when two Presbyterian congregations merged, however, the present-day church was erected in 1904. The structure imitates Gothic style architecture which adds some antiquity to the appearance.



#### *Andrews Chapel*

This Methodist church was organized in the late 1790s. The original building, constructed in 1848, was destroyed by a fire in 1912 and replaced by the present building. This church was the dedicated ministry of South Carolina's first female Methodist minister.



#### *St Matthias Episcopal Church*

This church, established in 1899, has grown and changed with the addition of the rectory building in 1903 and stained-glass windows and a Felgenmaker organ in 1917. It is one of the few remaining Felgenmaker organs in the country.



#### *St Mary Catholic Church*

Completed in 1914, the Catholic Diocese of Charleston started this church to provide a place of worship for families that had been holding Catholic mass in their homes. The church has since been renovated.



## Places of Historical Interest

### Churches



#### **Summerton Presbyterian Church and Manse**

The present-day church building was dedicated in 1907, nearly 30 years after the congregation formed. The congregation originally worshiped together in different venues in Summerton before moving permanently to the current church building.



#### **Oak Grove Church**

One of the oldest Methodist churches in the area, these church grounds are home to a still-used cemetery and a burial ground for slaves and later for poor and aged persons from when Clarendon had a “poor house.” Still standing on the church grounds is a one-room schoolhouse, the Oak Grove School.



#### **Liberty Hill AME Church**

The present-day structure was designed and built around 1903. In 1950, parents signed a petition demanding integrated schools at this church. Meetings were held at the church to select the petitioners in the complaint that became *Briggs v Elliott*, a case that became part of *Brown v. Topeka Board of Education*.



#### **Mt. Zion AME Church**

The congregation, first organized around 1865, had two sanctuaries. The first sanctuary was torn down in 1918 and provided lumber for the present-day sanctuary.



#### **St James AME Church**

First organized by slaves in 1864, the congregation initially met under a brush arbor. In the late 1800s, the congregation purchased a lot and built a church. The original church was torn down in 1913. Those materials were then used to build a larger church, which is the present-day building.

## Places of Historical Interest Churches

### *St Mark AME Church*

Formed by members from Liberty Hill AME, this church started in the 1880s with a small, frame building initially constructed in 1885. The present-day church was built in 1915.

### *Ebenezer Baptist Church*

The church formed in 1869, purchased land in 1881, and built the present-day structure in 1901 with the additions of two towers, a gallery, and anterooms built in 1912. This church hosted meetings on the desegregation of public schools. Plaintiffs in the Briggs v. Elliot case met here.

### *Taw Caw Baptist Church*

The church, organized and founded in 1858, was an offshoot of the Calvary Baptist Church; however, because of war conditions, construction efforts were limited. After the war, the building and lot were sold to the Black Baptist Church in 1885. This church serves a large congregation in Summerton and the surrounding area.

### *Trinity AME Church*

This church was founded after the Civil War by 50 freedmen and women. The congregation initially met in a stable, but purchased land in 1869 and constructed the first building in 1874. The congregation was renamed Trinity AME Church. The present-day church was then built in 1895 as a frame building but then covered in a brick veneer in 1921.



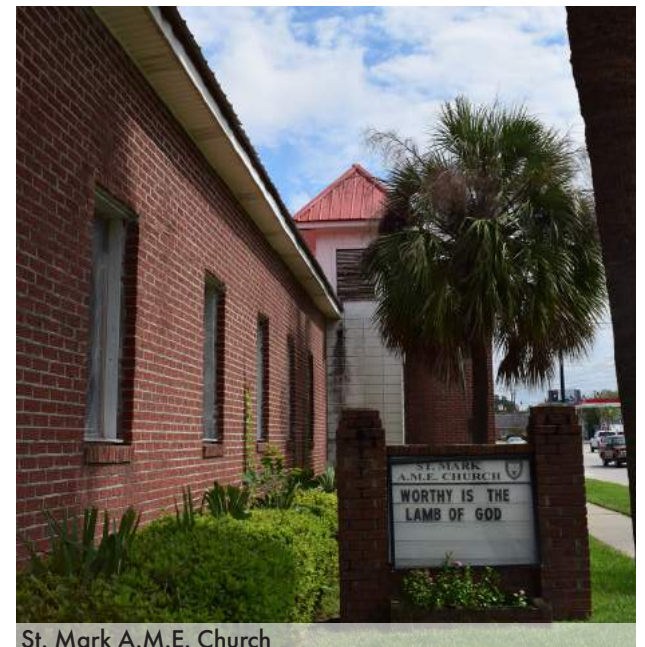
Ebenezer Baptist Church



Trinity A.M.E. Church



Taw Caw Baptist Church



St. Mark A.M.E. Church



## Places of Historical Interest

### Plantations and Homes

#### *Cantey Plantation*

Approximately 700 acres, this plantation was located between Nelson's Ferry and Murray's Ferry. The house was used by Francis Marion for rest and collecting reinforcements. It was at this location that Marion heard of the British surrender at Yorktown.

#### *Robert Eli Plantation*

The house was built in 1854 using materials such as square nails and cypress shingles made on the plantation. The biggest chimney was destroyed by the 1918 earthquake but was replaced by a noted bricklayer in the community. The home was the site for the first

post office of the Sardinia community. The house was remodeled several times in the 20th century but retains some original artifacts. In 1989, Hurricane Hugo destroyed the corn house, stable, and barn that had been used as a community square dance hall.

#### *Fullwood Plantation*

Originally the Fullwood Barony, this plantation originated as a land grant of 16,900 acres on the Black River and Puddin' Swamp from King George of England. The Fullwood home, built in 1820, has undergone many renovations.

#### *Cantey Place*

Built in the 1820s by slave labor and with bricks made on site, this house has columns that outline the porch on three sides. Harry Brigg, Sr., one of the plaintiffs in the Briggs v Elliot school integration court cases, was born on this property.

#### *Harvey Belser Home*

This house, built in 1830, was originally a summer house with a large front and rear doors which could be folded back to allow for the breeze. The house has 14 rooms with a wide center hall on the first floor and a second story added in the 1880s.







Breedin House / Drayton Home

### Grayson Home

This plantation home, built with slave labor, had most of its bricks, hinges, and windows processed on the estate. The trees on the grounds are more than 200 years old. Architectural features include double steps that lead to a second-floor piazza, massive rectangular columns that support the roof, and hand-turned banisters and handrails.

### Breedin Home / Drayton House

The original part of the house faces north and consists of three large rooms with a large entrance hall downstairs. The woodwork in this part of the house was carved by slaves of J.R. Haynesworth. Extensive additions were made by later owners. The house is now used as an event venue.



Wolfe Home

### Edgewood / Orange Hill

The architecture of this home is peculiar in this part of the state with double steps leading to the first-floor piazza. The timbers were all hand-sawed and pegged together while the bricks used in the basement and chimney were made on site by slave labor.

### Stukes Home

Located in Manning, this home was built in 1878 and was the home of one of the Chief Justices of South Carolina's Supreme Court, Taylor Hudnall Stukes.

### James Home

This house, built in 1840, has undergone significant additions and renovations since its original construction including adding upstairs rooms and a front stairway.

### Wolfe Home

This house was built in 1855, shortly after Manning was established and is known as one of oldest houses in Manning. It was moved to its current location in 1896. The house still has some of its original features such as the interchangeable windows. It also has a hitching post and carriage step on the side yard. The house is now used as a florist shop.

### El Recuerdo

This house was built in 1815 and is constructed entirely of heart pine and cypress. The house still has original window panes and shutters. The home was occupied by Northern soldiers during the Civil War and was one of the few spared from the fire.



## Places of Historical Interest

### National Historic Register Properties



#### *Aldermans 20 Stores in One*

Constructed in 1919, this building is an example of twentieth-century commercial architecture and development in the City of Manning. The building was the first mall in the county and is the largest storefront in downtown Manning. It was added to the National Register in 1994.



#### *Manning Commercial Historic District*

The Manning Commercial Historic District is architecturally significant because it is an intact collection of buildings associated with the growth of Manning between 1890 and 1958. While some modifications have been made to the buildings, most of them contain many of their original architectural details, thus maintain the buildings' integrity. Forty-six buildings contribute to the historic district. This area was listed in the National Register in 2010.



#### *Old Manning Library*

Built in 1909-1910, the Old Manning Library was built by the same architect who designed the present-day Clarendon County Courthouse. The Old Library is characterized by an octagon-shaped room with four small rooms forming the corners. After years of being a private library, the library was turned over to Clarendon County for use as a public library. It remained a public library for only a year before the current Clarendon County Public Library building was constructed. The building was added to the National Register in 1979, renovated in 1993, and opened as the Clarendon County Archives in 1996.





### *Santee Indian Mound and Fort Watson*

This site is the largest ceremonial center to be found on the coastal plain and dates back to the late prehistoric period (AD 1200-1400). It probably served as a burial or temple mound. The site became home to the British Revolutionary War post, Fort Watson, because of its strategic location. Fort Watson became the first fortified British military outpost in SC to be recaptured by patriot forces. There are no remains of the fort on this site. The site was listed in the National Register in 1969.



### *Senn's Grist Mill, Blacksmith Shop, and Orange Crush Bottling Plant*

This small commercial complex of three early twentieth-century buildings played a role in the commercial development of Summerton. Commercial activity began at the Blacksmith Shop in 1903. The grist mill opened around 1905 and operated until 1999. The Orange Crush Bottling Plant opened around 1921. These buildings are typical of early 1900s light industrial buildings. They were added to the National Register in 2000.



### *Summerton High School*

Summerton High School is nationally significant because of its association with the Supreme Court decision in Brown v. Topeka Board of Education that struck down school segregation. Summerton High School was one of the white schools targeted by those who sought to end segregation in public education in the Briggs v. Elliott case. The school was added to the National Register in 1994.



### *Davis House*

The Davis House is an example of a local antebellum plantation house with Greek Revival Elements. It was built around 1843 for Edward Bertrand Davis, who was a local planter and militia officer. It was added to the National Register in 1983.



## Places of Historical Interest

### Other Significant Historical Sites

#### *Camp Bob Cooper*

Now a statewide 4-H campsite, Camp Bob Cooper originally began as a construction labor camp in the 1930s for the Santee-Cooper Hydroelectric and Navigation Project. Clemson University leased the property in 1942 and established a 4-H camp there in 1945.

#### *Livery Stable*

As a predominantly agricultural county, Clarendon required a lot of mule power. As a result, there were a number of livery stables in Manning. One of the first ones was the Coffey Rigby Livery Stable first built in 1905 and rebuilt after 1915 when it was destroyed by a tornado. The boll weevil infestation in 1919 devastated the farm economy causing many businesses to fail, including the stable.

#### *Richardson Cemetery*

The Richardson Cemetery was founded prior to the Revolutionary War. It is the final resting place of General Richard Richardson, and Governors James Burcell Richardson and John Peter Richardson. John Richardson was also the founder of the Citadel.

#### *Alcolu Sawmill and Burke Brothers Store*

Alcolu, established between 1885 and 1890, was a mill town for the D.W. Alderman and Sons lumber company. In 1947, the mill was sold to Williams Furniture Company which merged with Georgia Pacific in 1968. The Company Store, built around 1914, remained in operation through the 1980s and served as a grocery store, a place to see the doctor, or a theater. The store was used as an antique showroom, but is no longer open and is in a state of disrepair.

#### *Clarendon County Courthouse*

The present-day courthouse, built in 1908-09, is located on the spot that featured two previous courthouses: one built in 1856 and burned in 1865 and other erected in 1878 and removed in 1908 to make room for the present courthouse. The building was renovated in 1970.



## Places of Historical Interest

### Other Historical Sites

There are multiple sites throughout the county that have historical significance, but have not necessarily been fully evaluated. The following is list of those sites. This is not a comprehensive list.

- Liberty Hill Elementary School
- Brogdon House – 4700 Hwy 521; 4505 Hwy 521; 4470 Hwy 521
- Turner Davis House – 3725 Hwy 521
- Bradford House 2035 Hwy 521
- McElveen House – US 378 at New Town Rd
- Burgess-McFaddin House – 267 Addison Rd
- Oakdale School – 2397 Oakdale Rd
- Forrester Grocery 477 Greeleyville Hwy

### Swamp Fox Murals Trail

The Swamp Fox Murals Trail consists of a few dozen historic mural panels located in the county's four municipalities. The murals depict General Francis Marion, famously known as the Swamp Fox, and the Southern Campaign along the Santee River. There are twelve murals in Manning, one in Paxville, nine in Summerton, and eight in Turbeville. There is also a Francis Marion statue on display at the Clarendon Chamber of Commerce and a welded sculpture of Francis Marion at the F.E. DuBose CCTC campus.



## Sources

<sup>1</sup> City of Manning . *Tomorrow Together 2017-2027 Comprehensive Plan*.

<sup>2</sup> South Carolina Department of Education. 2016 South Carolina State Report Card

**\*\***The section, “Places of Historical Interest” was developed using information from the Clarendon County Archives.**\*\***



06

TRANSPORTATION



## Introduction

Transportation, in all its forms, is fundamentally connected to development patterns, economic development, housing, environmental quality, health, and livability. Until recently, transportation planning primarily focused on the efficient movement of people and goods. Now, transportation planning takes a more holistic approach and considers the larger context of the community and the environment. Planning for non-vehicular transportation has also gained prominence in recent years as communities look to build a more complete transportation network that serves pedestrians and bicyclists in addition to vehicles. Other components of the transportation system include public transportation and other alternatives for those without access to a vehicle as well as developing efficient options for rail and freight traffic. Planning now looks at transportation from a multi-modal perspective, seeking to provide options for all ages and demographics of residents.

The information in this chapter provides an overview and analysis of current transportation conditions in Clarendon County, including infrastructure, safety, and modes of transportation.



## Road Network

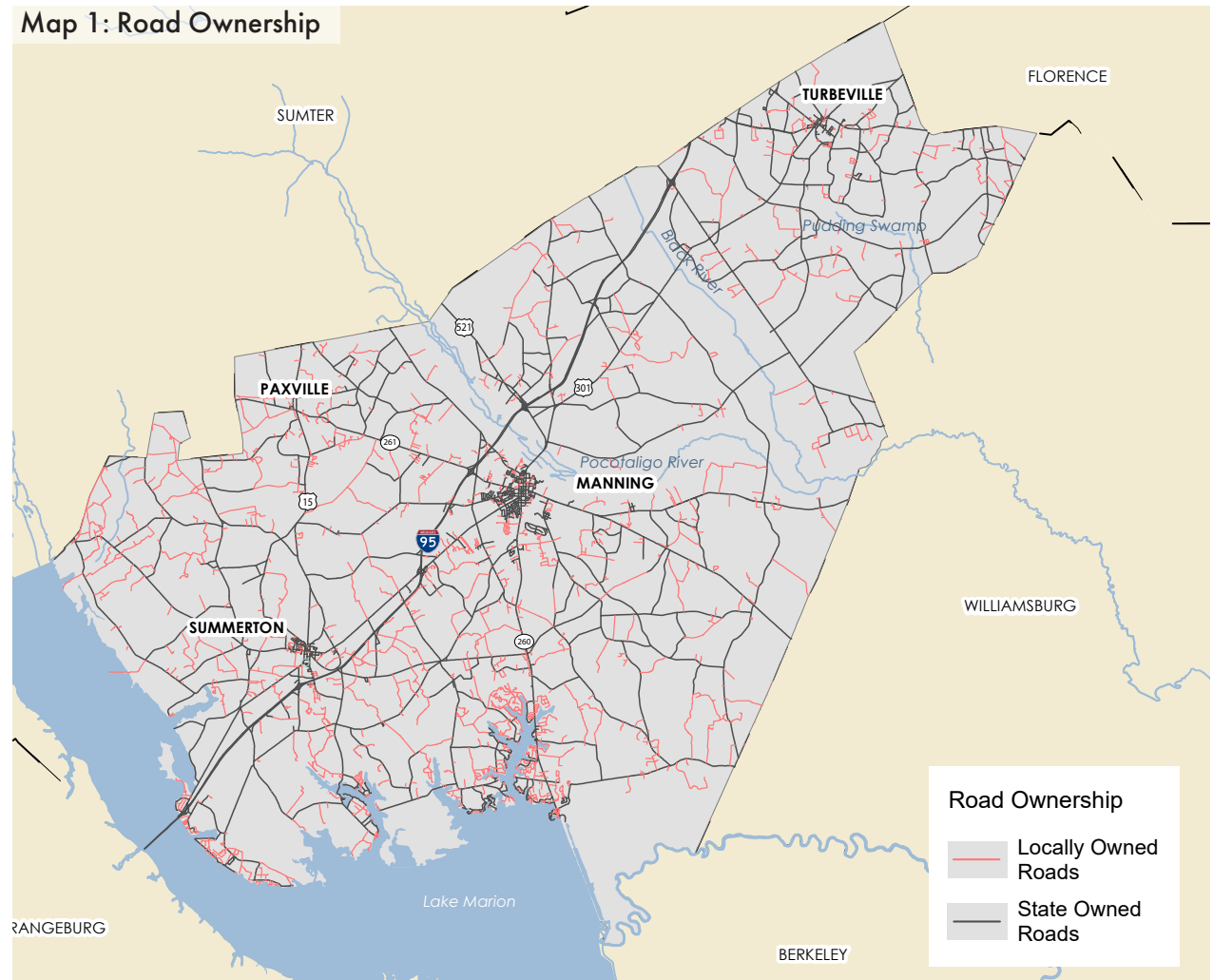
There are approximately 1,367 miles of roadway in Clarendon County owned by different levels of government. The state owns and manages 63% of the roadways in the county, while the remainder of roads are managed at the local level. The County handles mostly local and rural roads, many of which are unpaved. Map 1 illustrates the road ownership by entity.

There are several major US and SC highways that pass through the county. Interstate 95, the primary interstate that runs the length of the eastern seaboard from Maine to Florida, has 36.9 miles of roadway passing through Clarendon County. Clarendon County is also served by US highways 15, 301, 378, and 521.

The major SC Highways in the county are SC-260 originating in Manning and going South to Lake Marion and SC-261 which runs east-west through the central part of the county. Manning, Summerton, and Turbeville are all within two miles of the interstate and are all easily accessed using other US highways. While Paxville is the only incorporated area that does not have easy access to the interstate, it does sit at the intersection of SC-261 and US-15 and is only seven miles from I-95.

Of the roads in Clarendon County, I-95 is easily the most heavily traveled with an average of 35,600 vehicles traveling different sections of I-95 each day. Map 2 illustrates the areas with the average annual daily traffic (AADT) of all roads in Clarendon County with Maps 3, 4, 5, and 6 showing traffic of each of the

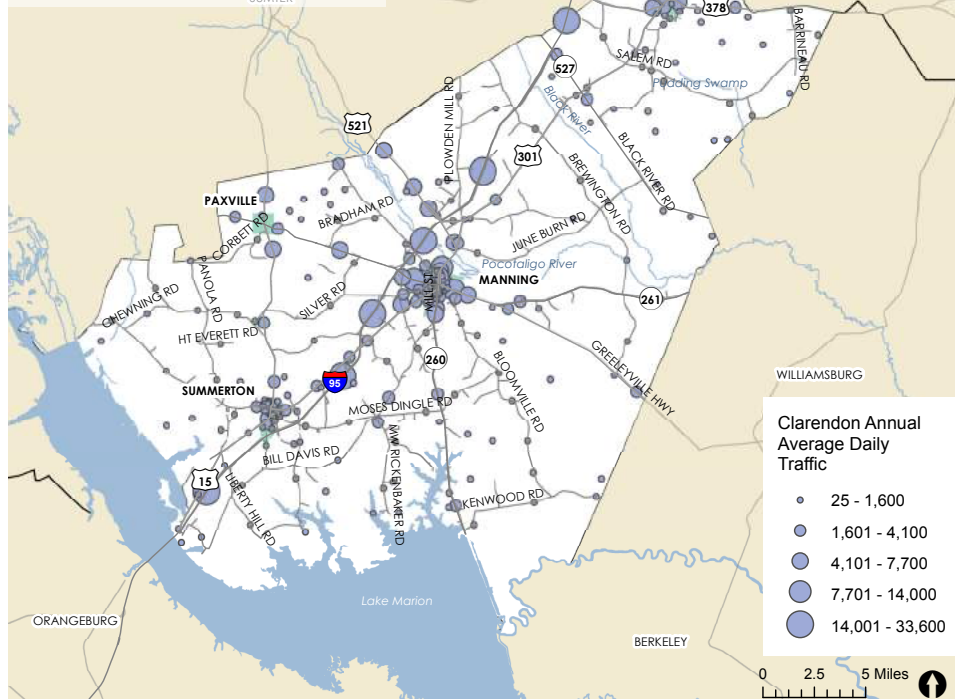
Map 1: Road Ownership



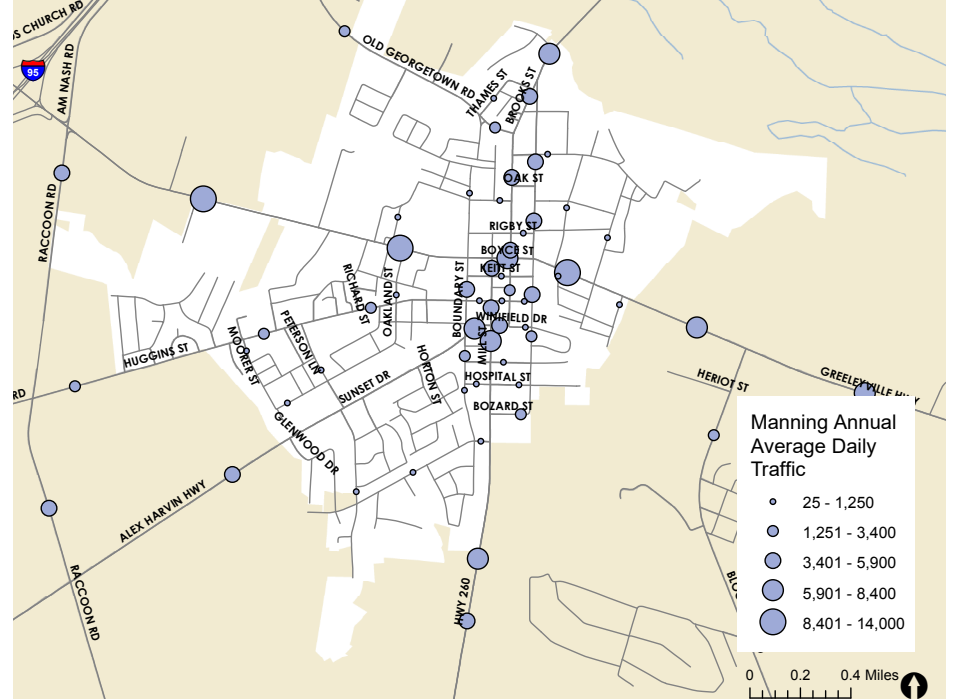
municipalities. Average annual daily traffic is the average traffic volume in all directions adjusted for seasonal variation. This data is used in road funding formulas and can be used to inform roadway improvements such as widenings as well as in analysis of traffic accidents on a roadway.



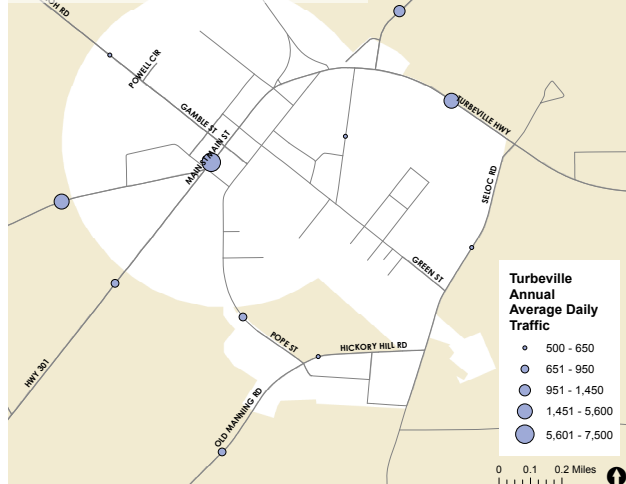
**Map 2: Clarendon County  
Annual Average Daily Traffic**



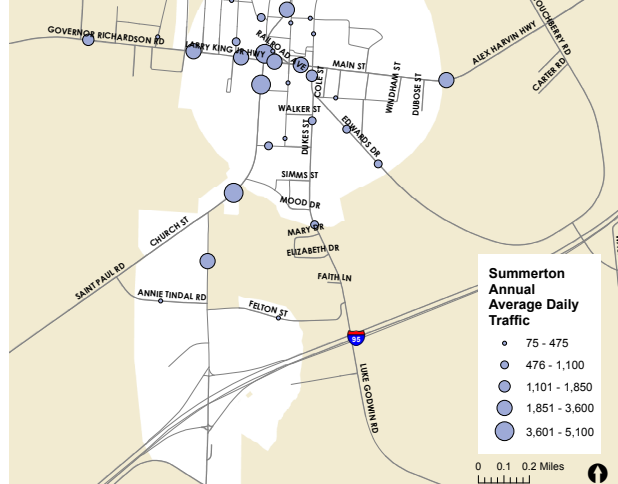
**Map 3: Manning Annual  
Average Daily Traffic**



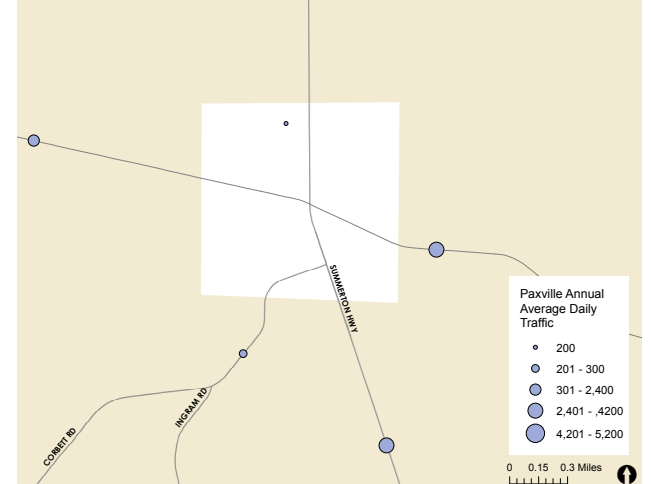
**Map 4: Turbeville Annual  
Average Daily Traffic**



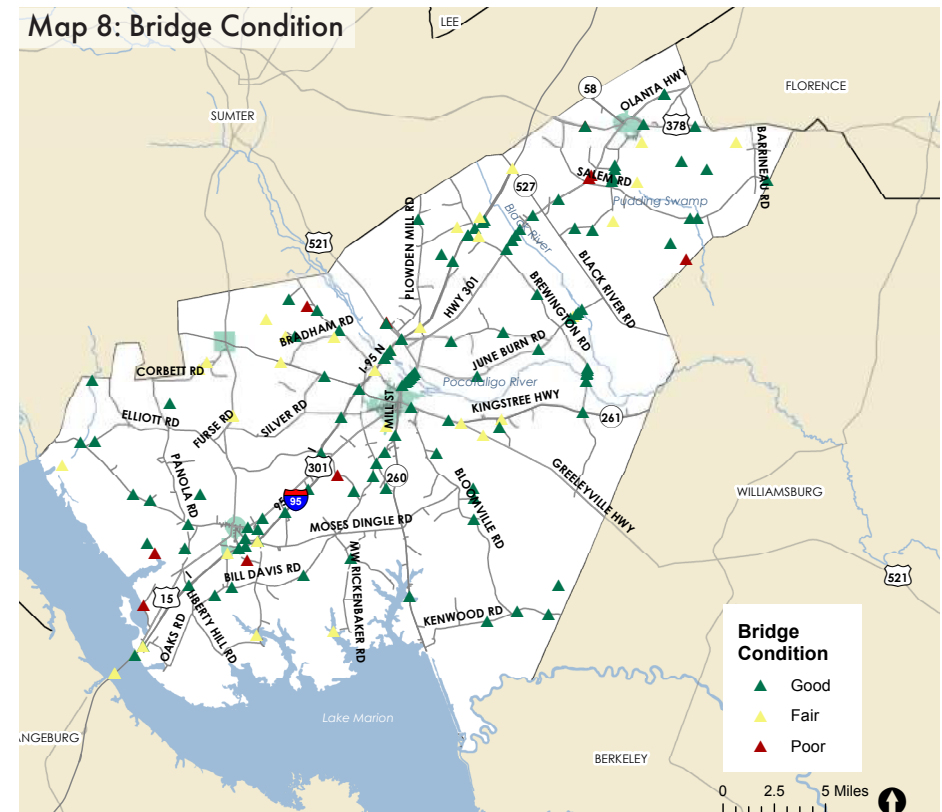
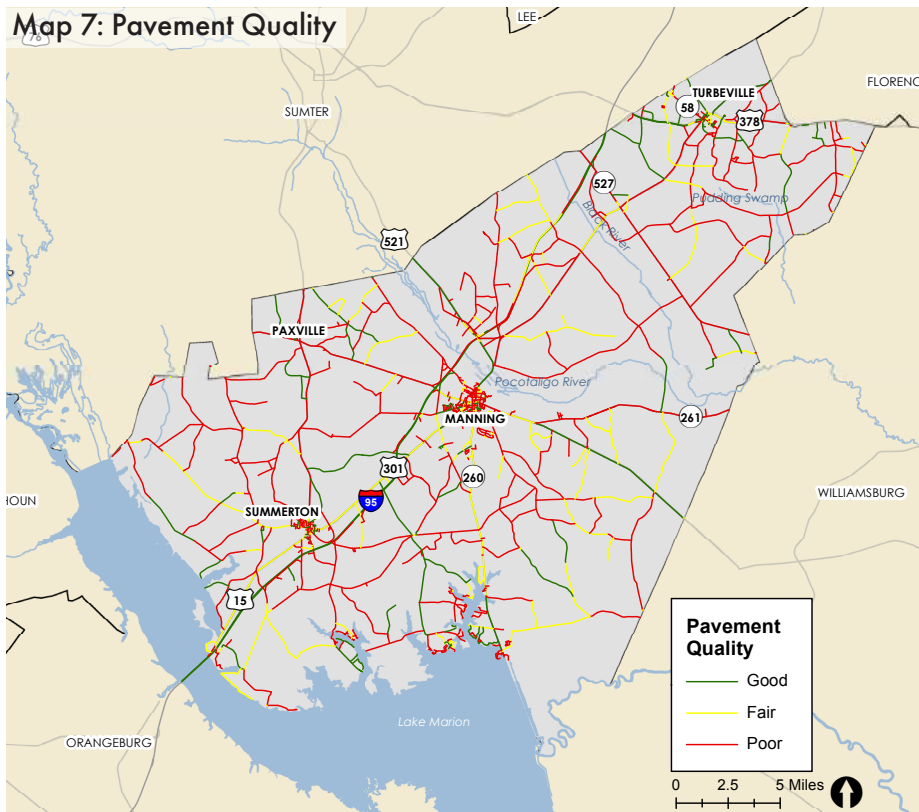
**Map 5: Summerton Annual  
Average Daily Traffic**



**Map 6: Paxville Annual  
Average Daily Traffic**



# Road & Bridge Quality



## Roads

As with most roads in the state, there are significant road quality problems in Clarendon County. Based on a SCDOT 2016 Pavement Quality Index study of SC roads, 56.7% of Clarendon's roads were rated poor and 20.3% of the roads were rated fair.\* SCDOT has undertaken a significant road repair program that has already begun to address the issue throughout the state.

## Bridges

Of the 169 bridges surveyed in 2016, only 10 were identified as being in poor condition while over 70% were determined to be in good condition, according to SCDOT analysis.

\*These ratings refer to the remaining service life (RSL) of the pavement. RSL refers to how many years a section of highway will remain in acceptable condition. A poor rating means that the pavement has an RSL of five or fewer years, fair refers to an RSL of five to nine years, and good refers to an RSL of more than ten years.

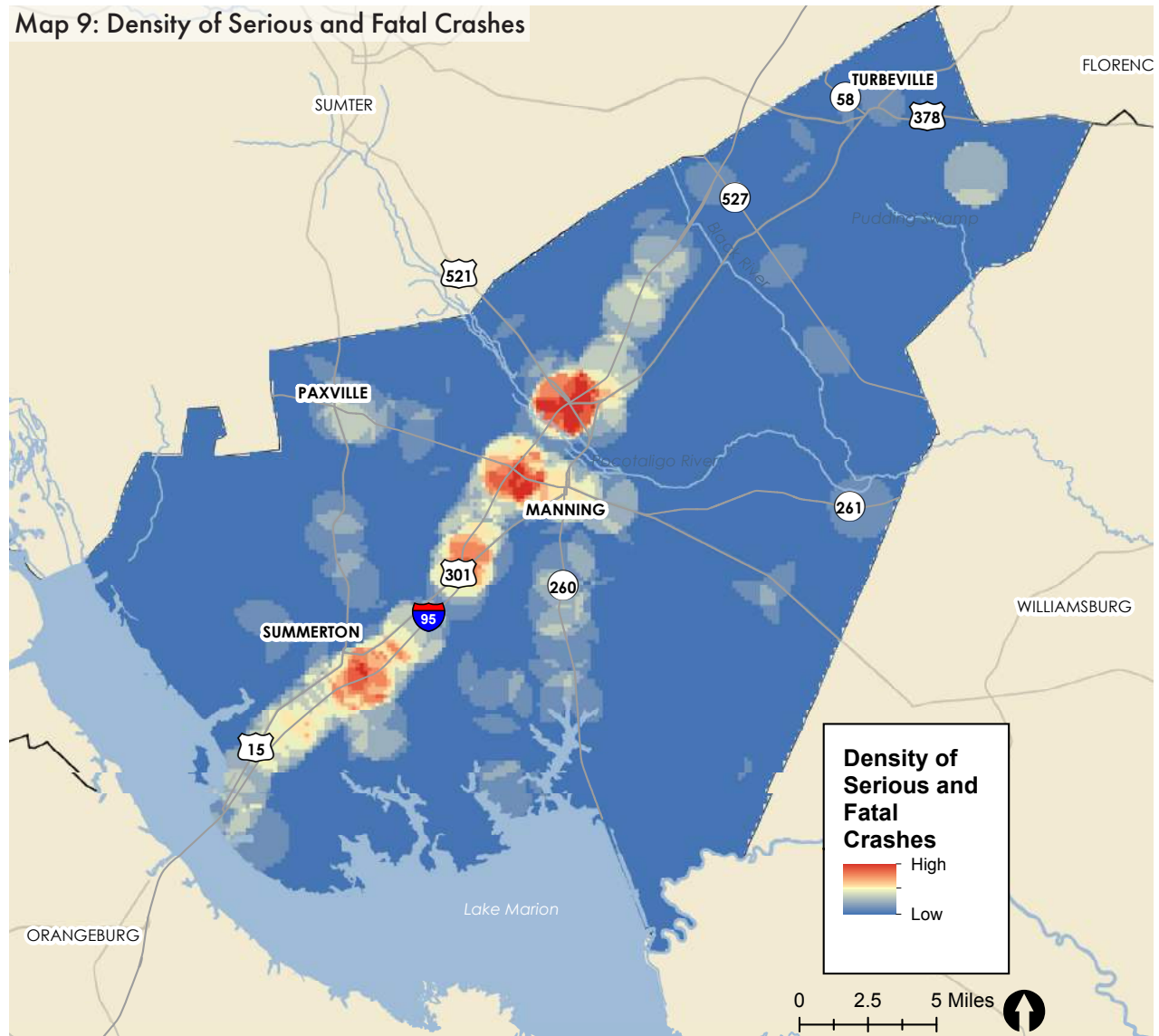
## Safety

Traffic collisions are responsible for thousands of lives lost and billions of dollars in lost productivity, property damage, and medical costs across South Carolina. For the state, there were a total of 141,599 collisions in 2016 resulting in \$4.54 billion in economic loss. The number of collisions jumped by nearly 8,000 between 2015 and 2016. The fatalities on SC roads have also jumped in the past several years. In 2013, there were 767 fatalities and in 2016, there were 1,020 fatalities.

Traffic collision trends in Clarendon have generally aligned with state trends. Between 2006 and 2016, Clarendon had the lowest number of total collisions (517) in 2013. That figure increased to 597 in 2014, 595 in 2015, and 659 collisions in 2016. In terms of fatal crashes, Clarendon had its lowest numbers in 2014 with eight fatalities. This figure jumped in 2015 to 17 fatalities and then to 19 fatalities in 2016.<sup>1</sup>

A heat map of 2016 serious and fatal collisions (Map 9) shows that crashes are concentrated along the I-95 corridor. In fact, of the 659 traffic crashes in Clarendon County in 2016, approximately 27% of collisions occurred along I-95. An additional 38% of 2016 collisions occurred on US or SC highways in the county. County roads only accounted for ten total collisions.<sup>2</sup>

Map 9: Density of Serious and Fatal Crashes

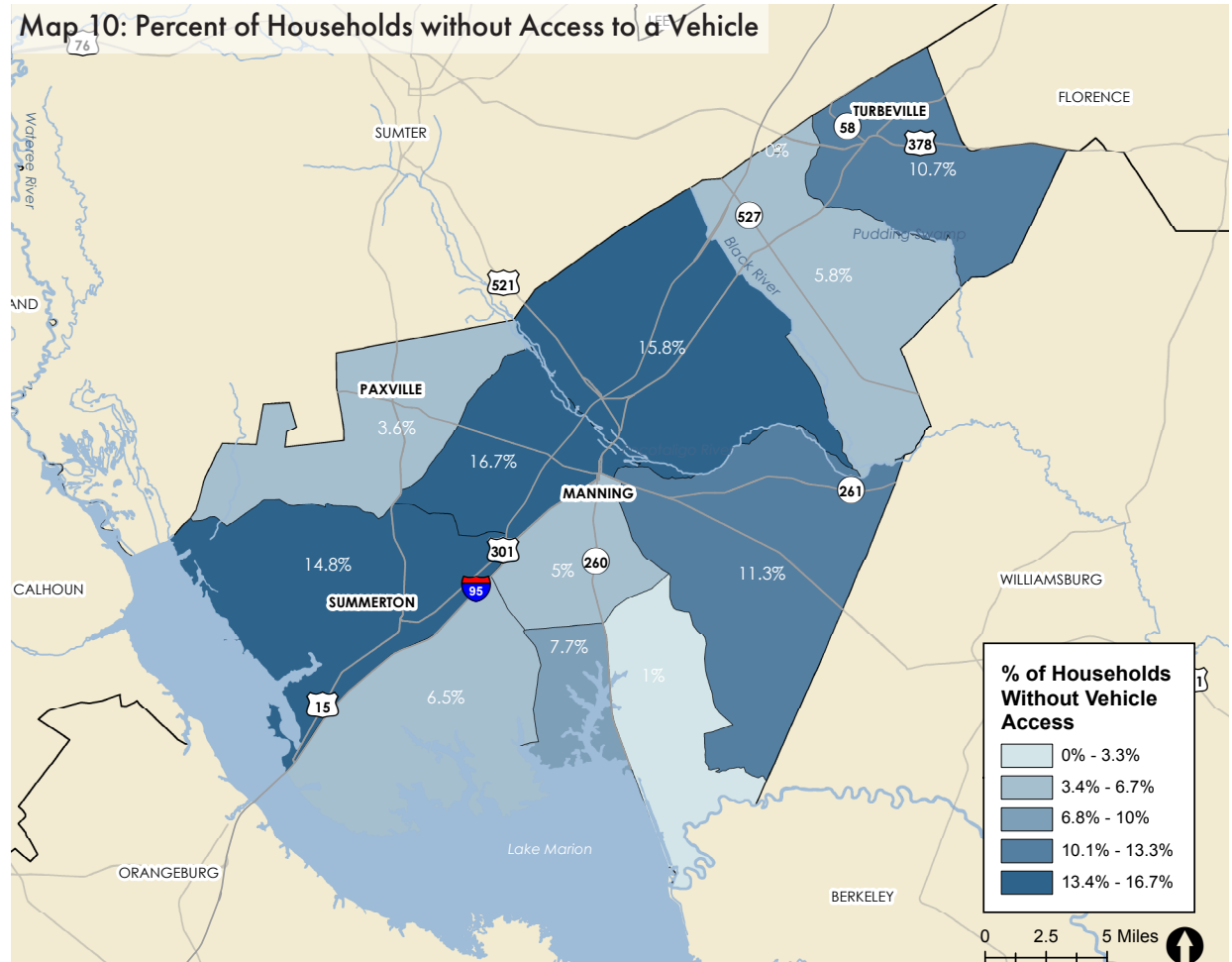




## Public Transportation

Many households in Clarendon lack access to transportation. While most residents in Clarendon County drive and thus have access to job opportunities and basic needs and services, approximately 10% of the households in the county do not have a vehicle available. This is concentrated in the areas west of I-95 as shown in Map 10. Therefore, there are few options for getting those residents to jobs, the doctor, the grocery store, or government offices.

The municipalities show similar lack of access to a vehicle. Over 20% of households in Manning and Summerton do not have access to a vehicle. In Paxville and Turbeville, 12% and 17% of households, respectively, do not have access to a vehicle. Map 10 illustrates the percent of households without access to a vehicle in the county by census tract. Because there are no public transportation options, it is difficult for people in these municipalities and throughout the county to get to jobs or access various services and amenities such as a grocery store.



## Bicycle & Pedestrian Infrastructure

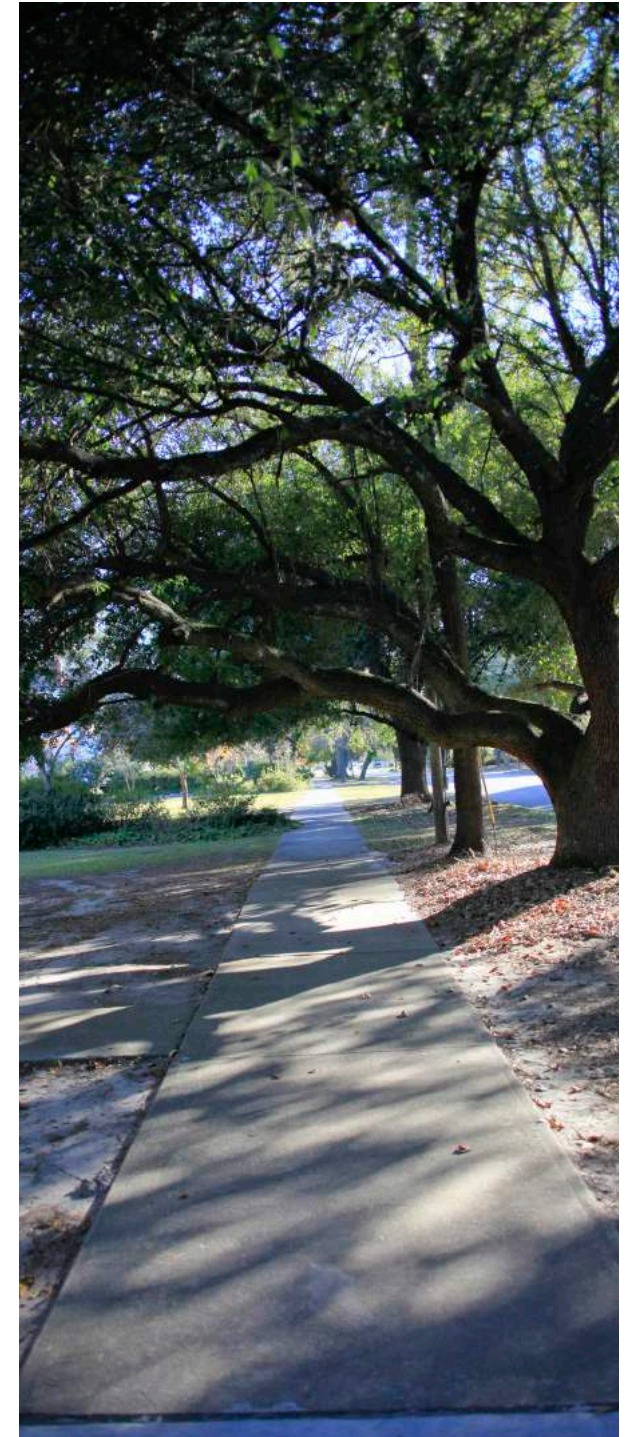
Non-vehicular modes of transportation such as sidewalks, trails, and bike facilities are becoming increasingly popular as ways to commute, exercise, and socialize. According to the 2012-2016 ACS data, just over one percent of all Clarendon County workers over age 16 walk to work. None of the surveyed households had anyone using a bicycle to commute to work.

Walking and bicycling to school may be more prevalent for schoolchildren if the schools are in an accessible location. The elementary, middle, and high schools in Clarendon District 3 are not particularly accessible as they are at least 1.5 miles from the center of Summerton, have no sidewalk access, and are surrounded by farmland, industry, and forest in all directions.

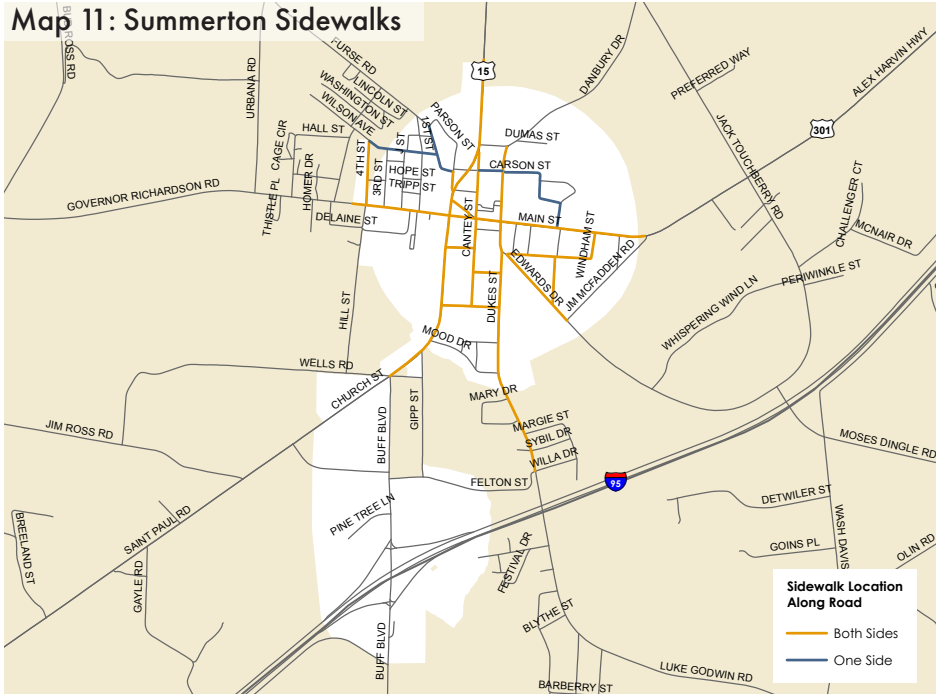
Schools in Clarendon District 2 are more accessible as they are located in the City of Manning, are accessible by sidewalk, and are near some residential neighborhoods. However, the four-lane highway (SC-261) in front of the elementary, middle, and high school may serve as an impediment to walking or bicycling to and from school.

In Clarendon District 1, the elementary school, located in rural New Zion, does not have sidewalk access and is not located near residential development. The middle and high school, co-located in Turbeville, have sidewalk access, are near residential development, and are situated on a two-lane road. This setting may more easily enable walking and bicycling to and from school.

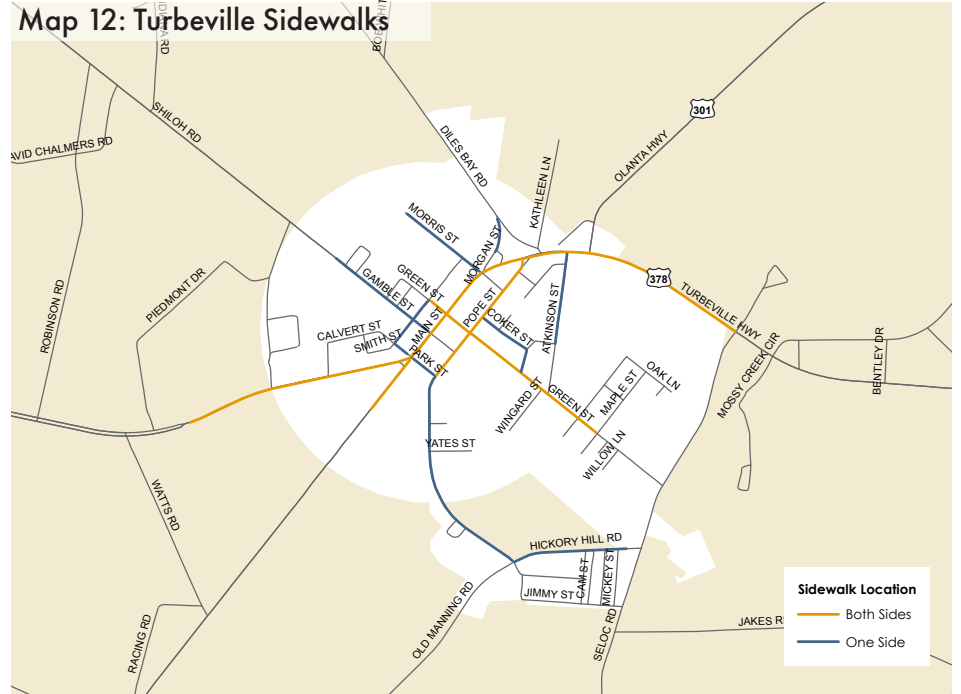
The municipalities, Manning, Paxville, Summerton, and Turbeville, all have a partial or complete sidewalk network (Maps 11-14). There are also some sidewalks in the rural communities of New Zion and Alcolu shown on Maps 15-16.<sup>3</sup> There are however, no formal bike lanes in the municipalities or in the county. There is one trail planned for Clarendon County – the Palmetto Trail that will traverse the state upon completion. Originally planned to cross the old US-301, Francis Marion Bridge over Lake Marion and then continue along the Lake Marion to Poinsett State Park. However, the portion of the trail that uses the US-301 Bridge, has been closed, due to concerns about the safety of the bridge. This may influence the path of the segment of the trail.



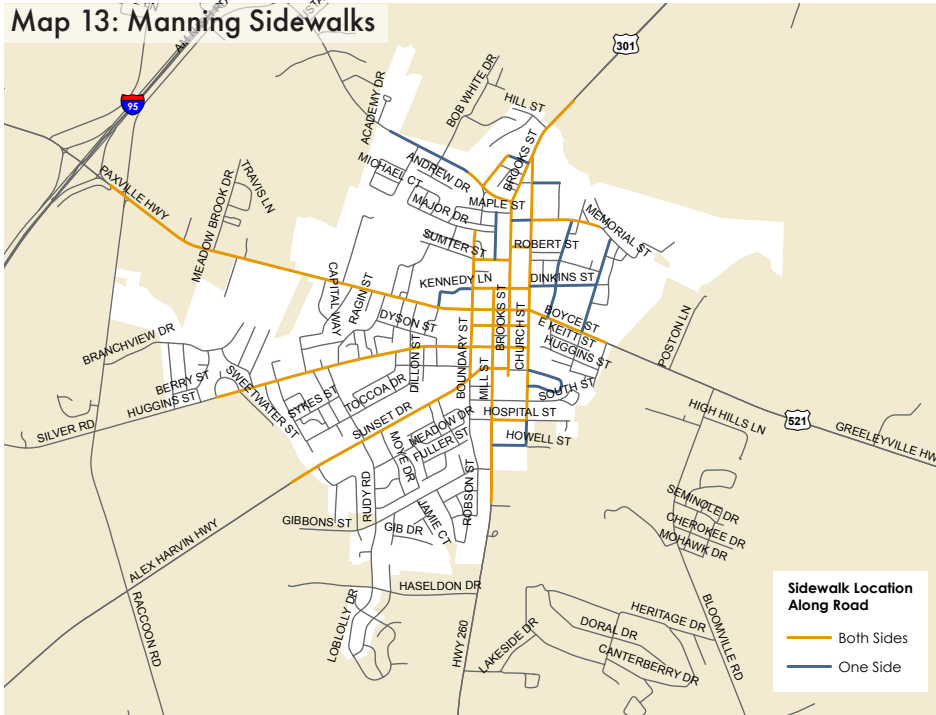
Map 11: Summerton Sidewalks



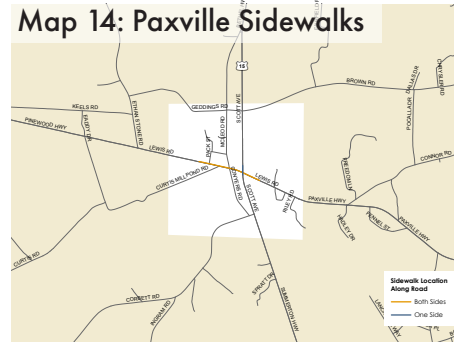
Map 12: Turbeville Sidewalks



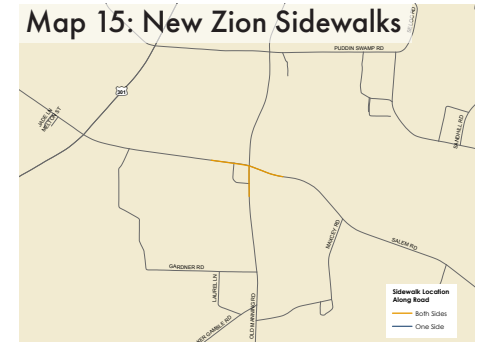
Map 13: Manning Sidewalks



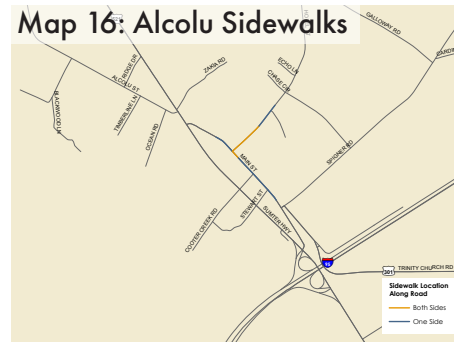
Map 14: Paxville Sidewalks



Map 15: New Zion Sidewalks



Map 16: Alcolu Sidewalks





## Freight & Aviation

### Rail

CSX Transportation operates rail lines that pass through Manning and the middle of Clarendon County connecting Williamsburg and Sumter Counties. This rail line is connected to the Alcolu Industrial Park. Additional rail access is planned to connect to the I-95 megasite, when necessary. Another rail line runs along the Sumter-Clarendon border on the far western side of Clarendon as shown in Map 17. There is no passenger rail service available in the County; however, Amtrak is accessible via stations in Florence and Kingstree.

### Ports

Clarendon County is within 90 miles of one of the busiest ports on the East Coast. The Port of Charleston, easily accessed by I-95 and I-26, handles both containerized and non-containerized cargo as well as cruise passengers. The Port of Charleston was the 6th largest in cargo value with a total value of over \$75 billion in imports and exports in 2015. The Port of Charleston harbor is undergoing significant capital improvements with a new container terminal being constructed which will increase the container capacity by 50 percent. The Port of Charleston is also being deepened to 52 feet which will make it possible to handle larger shipping vessels, meaning more traffic and cargo will be able to come Charleston potentially impacting economic development in Clarendon County.

Clarendon is also approximately 70 miles from the Port of Georgetown; however, that port has seen its shipping decline with the SC Ports Authority determining that the port is at the end of its useful life. The future of the port is to be determined.

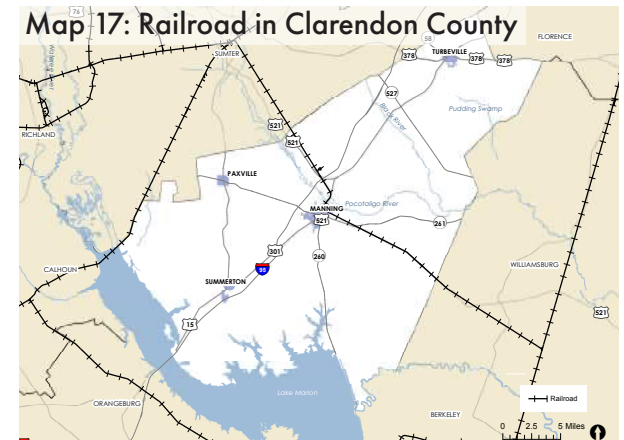
The Ports Authority already operates one inland port in Greer, SC, but is constructing a second inland port in Dillon, SC, scheduled to open in 2018. Less than 90 miles from Clarendon County and located along I-95, this port may also impact Clarendon's economic prospects given the access along I-95.

### Aviation

The Santee-Cooper Regional Airport is located on SC-260 just north of the White Oak Branch of Lake Marion. Opened in 1966, the airport has two paved runways – a 3,600 X 75 ft runways. There is an average of 97 aircraft operations per week, the majority of which are general aviation. Nineteen aircraft, comprised of single-engine planes, gliders, and one helicopter, are stationed at this facility. Self-service fuel is available at this facility as are tiedowns.

There are three airports with commercial and cargo flights within 100 miles Manning.

- The Florence Regional airport in Florence, SC is 51 miles away, but only has a few small commercial flights to Charlotte, NC daily.
- The Charleston International Airport, located in North Charleston, SC is approximately 80 miles away. It is a joint civilian-military airport and is South



Carolina's largest and busiest airport. It is expected to serve over four million passengers in 2017 on only domestic routes.

- The Columbia Metropolitan Airport, approximately 70 miles from Manning, is located in Lexington County and is the regional cargo hub for UPS. The airport serves nearly one million passengers annually.

### Public Transportation

There is no public transportation service in Clarendon County, nor is there any direct access to long-distances buses like Greyhound. The closest cities for accessing long-distance buses are Sumter, Orangeburg, and Florence. Santee-Wateree Regional Transit Authority operated a bus connecting Manning and Sumter, but that service was discontinued in 2017.

There are some para-transit services for seniors and the disabled primarily run through non-profit or private organizations.

## Transportation Planning

### Statewide Transportation Planning

SCDOT develops the Statewide Transportation Improvement Program (STIP) for all projects that receive federal funding. The STIP lists any projects for which funding has been approved and are expected to be undertaken within six years. The STIP is updated every three years and is revised regularly to ensure the project information is up to date.

### Regional Transportation Planning

The Santee-Lynches Regional Council of Governments develops the Long-Range Transportation Plan (LRTP) which provides a 25-year transportation vision for the area for which it covers. The Santee-Lynches LRTP covers Clarendon and Lee Counties, the non-

urbanized portion of Sumter County, and the majority of Kershaw County with the exception of the Lugoff-Elgin area. In addition to providing a long-term transportation vision for the region, the plan serves as a guide for long-term transportation investment and lists both fiscally-constrained and unfunded projects that were identified through data analysis and stakeholder and public involvement. The projects were then ranked using statewide criteria when applicable. The LRTP Projects for Clarendon County are listed in Table 1. The entire plan was approved by the Santee-Lynches Board which includes representatives from the member counties and major municipalities. This planning process allows for the analysis and inclusion of local transportation concerns that may be of lesser priority at a state level; therefore, participation in this long-term planning process is essential to ensure that local transportation needs are being appropriately addressed.

This list then feeds into the Santee-Lynches Transportation Improvement Program (TIP), which is the short-term program of prioritized transportation improvements in the region that can be funded over a five-year period. Once evaluated, these projects are then incorporated into the STIP. There are no projects in the 2017-2022 TIP for Clarendon County.

This list will be revised by the end of 2018 as the LRTP is being revised and updated. The new horizon extending out to 2045.

**Table 1: Santee-Lynches LRTP Projects in Clarendon County**

Project Type	Location
Intersection & System Improvements	I-95 at SC-261
Intersection & System Improvements	US-521 at SR-48 (Bloomville Rd)
Intersection & System Improvements	US-521 (Church St) at SC-261 (W. Boyce St)
Intersection & System Improvements	S-62 (Loss Brook Rd) and S-63 (Raccoon Rd)
Safety	US-15 from SC-261 (Paxville Rd) to I-95
Safety	Alleviate shortcut used to connect SC-261 to US-301 and SC-260 en route to Lake Marion
Corridor Feasibility	US-260 (Manning to Wyboo)
Corridor Feasibility	US-378 (Turbeville to I-95)
Corridor Feasibility	US-15 (Summerton to Lake Marion)
Corridor Feasibility	US-301 from S-15 to S-97

## “C” Program

The “C” Program is a partnership between SCDOT and each county to fund local transportation projects. These funds come from a portion of the gas tax and are distributed to the 46 counties based on population, land area, and rural road mileage. At least 25% of these funds must be spent on the state highway system. Projects are selected by the County Transportation Committee, which is selected by the county’s legislative delegation. For FY 2017-2018, Clarendon received \$1.6 million in these funds.

## Additional Statewide Transportation Planning

With the passage of the 2016 SCDOT funding bill and the 12-cent gas tax increase in 2017, SCDOT anticipates raising approximately \$800 million between 2017 and 2027. By the end of 2017, SCDOT plans to spend \$407 million on resurfacing, \$67 million on bridges, \$161 million on interstate widenings, and \$50 million on the Rural Road Safety Program. Statewide, SCDOT’s plan calls for doubled resurfacing, replacement of 465 bridges, 140 miles of interstate improved, and 1000 miles of safety features added to rural roads. While

all of the road improvement projects over the next ten years have not yet been programmed, SCDOT has programmed projects that will begin over the next few years. This list and map only shows projects programmed by SCDOT, not road projects programmed by the county. The projects are consistently updated and can be found on SCDOT’s Programmed Project Viewer at <http://scdot.maps.arcgis.com/home/index.html>.





## Sources

<sup>1</sup> Office of Highway Safety and Justice Programs 2013-2016 Traffic Collision Fact Book [http://www.scdps.gov/ohsjp/stat\\_services.asp](http://www.scdps.gov/ohsjp/stat_services.asp)

<sup>2</sup> Office of Highway Safety and Justice Programs 2016 Traffic Collision Fact Book [http://www.scdps.gov/ohsjp/stat\\_services.asp](http://www.scdps.gov/ohsjp/stat_services.asp)

<sup>3</sup> Santee-Lynches Regional Council of Governments. 2045 Long-Range Transportation Plan. 2018.

All 2000 data comes from the 2000 U.S. Census

All 2010 data comes from the 2010 U.S. Census

All data referenced as 2016 comes from 2012-2016 ACS Estimates



07

# ECONOMIC DEVELOPMENT





## Introduction

The local economy is central to everything else happening in the community from housing to education to community facilities. For example, a strong local economy provides jobs for people enabling them to live in Clarendon County and pay taxes supporting better services and spend their money at local businesses. These things then improve the quality of life for everyone in the community and can attract new businesses to the county. A sound local economy provides job opportunities for residents, can help ensure fiscal stability for local governments, improve community facilities and services, and provide a secure and business-friendly environment for employers.

This chapter discusses a range of topics that offer insight into the local economy including economic alliances, county finances, labor force characteristics, and current economic development strategies. This information can help local officials plan for the future of Clarendon and ensure that steps are being taken to strengthen and diversify the local economy. A diverse economy driven by a trained and educated workforce is essential to long-term economic competitiveness and resilience. It will also provide Clarendon residents with pathways to economic prosperity.





## Economic Landscape

### Agriculture

Agriculture has long played an important role in the county and continues to provide for the livelihoods of hundreds of farmers. Yet, the agricultural landscape has changed over the past 50 years shifting from smaller 150-acre farms to farming operations of over 400 acres. Figure 1 shows how that farming landscape has changed in the county, particularly in terms of size and number of individual farms.

The agriculture industry is critical to Clarendon's economy. Based on the 2007 Census of Agriculture, the market value of products sold amounted to \$82 million, approximately \$167,021 per farm. Over the next five years, there was a significant increase in agricultural production. According to the 2012

Census of Agriculture, agricultural products sold amounted to \$139.6 million, \$74.3 million (53%) of which were crop sales and \$65.3 million (47%) were livestock sales. Clarendon was ranked 4th in the state for total value of agricultural products sold, 4th for value of crops including nursery and greenhouse products, and 12th for livestock, poultry, and their products. The average sales per farm amounted to about \$331,000 per farm in the County.

There are significant farm production expenses. In 2007, the average expense per farm was \$133,193. That increased to \$256,491 in 2012. Even though farm production expenses increased, the increase in market value of products led to an increase in net cash farm income. This income rose from \$44,885 per farm in 2007 to \$86,973 in 2012. While county figures will be available with the release of the 2017 Census

of Agriculture, net cash farm income has been decreasing across the United States and in South Carolina since 2013, so the 2012 figures may not be reflective of today's income.

There are some potential challenges for agriculture in the county. Similar to the rest of the country, Clarendon's farmers are aging and had an average age of 60.5 in 2012, potentially compromising manpower and expertise to run farms. Additionally, there could be potential climate change impacts on farms such as major flooding events, hurricanes, or droughts. The 2015 floods resulted in \$376 million in statewide estimated loss and prevented planting in much of South Carolina. Other extreme weather events such as drought may have future negative impacts on Clarendon's agriculture.

Figure 1: Change in Farms, 1969-2012

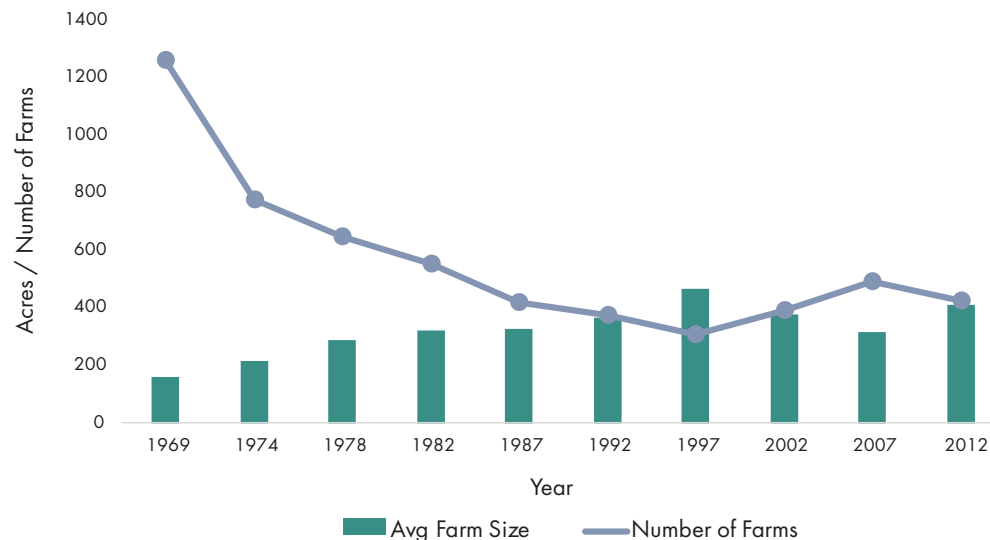






Figure 2: Market Value of Farm Products, 2002-2012

	2002	2007	2012
 Livestock	\$33.5 million	\$44.2 million	\$65.3 million
 Crops	\$28.1 million	\$37.8 million	\$74.3 million
 Total	\$61.6 million	\$82 million	\$139.6 million
 Avg Per Farm	\$157,999	\$167,020	\$330,828

## Industrial Development

Clarendon County has two formal industrial parks, the Clarendon County Industrial Park and the Alcolu Technology and Industrial Park, a megasite along I-95, and several other sites available for industrial development. The two industrial parks are primarily developed by Clarendon County while the megasite is a partnership between Clarendon, Sumter, Lee, and Williamsburg Counties. The two industrial parks have access to essential infrastructure and have completed necessary environmental assessments. The Alcolu site currently has rail access while the Clarendon County Industrial Park does not. The I-95 megasite also already has access to essential infrastructure and has completed some of the necessary environmental assessments. The site does not have access to rail, but there are plans to develop rail construction plans for the site. There are a variety of other industrial sites throughout the county in addition to the three major parks.

Industrial development is critical to the growth and development of Clarendon County. The Clarendon County Development Board primarily focuses on attracting smaller industries under 200 people to the available industrial sites, reserving the I-95 mega-site for a major employer such as an automobile manufacturer that would bring an investment of hundreds of millions of dollars and thousands of jobs.

For smaller industries, the county is focused on recruiting and expanding advanced manufacturing, transportation and distribution logistics, food processing, wood products and

manufacturing, and automotive suppliers. These industries currently match the workforce skills and are industries to which the workforce can more easily adapt. The county is also working to diversify its manufacturing base and obtain more foreign investment particularly, in transportation and distribution logistics.

Potential growth opportunities may arise in the county with the opening of a Volvo Plant in Berkeley County. Volvo's goal of localizing the supply chain so that major suppliers are within two hours could benefit Clarendon County given its proximity and extensive access to I-95 and much of the US market.

Fundamental to all economic development strategies is the marketing of Clarendon County's assets: low labor costs, location along I-95, business-friendly government, central location along the east coast, and access to a significant portion of the US market within a day's travel time.

Clarendon County is also working with other local entities to develop a sustainable and educated workforce. In addition to sponsoring job fairs for current employers, The county is exploring ways to promote careers in advanced manufacturing through manufacturing expos for students, Apprenticeship Carolina, and the dual enrollment opportunities for high school students.

## Solar Energy Development

Investment in solar energy has steadily been growing in South Carolina with Clarendon County beginning to receive significant investment and inquiries about developing solar energy facilities. In 2016, Adger Solar announced a \$200 million investment into two solar farm projects in the county which are expected to generate enough electric to supply 25,000 homes annually. Other solar energy companies have consistently expressed interest in developing in a large-scale project in Clarendon County, opening up new jobs and economic development opportunities in the county.

## Healthcare and Social Assistance

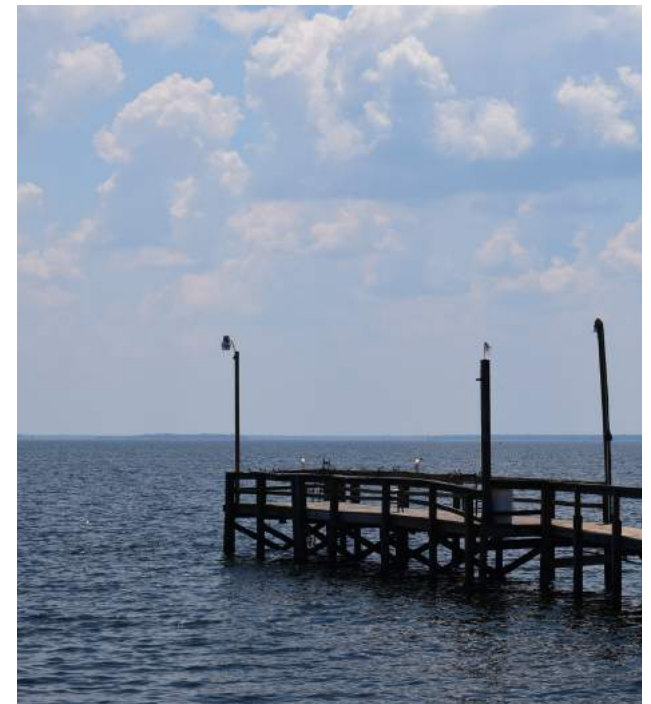
Healthcare and Social Assistance is the largest employment sector in Clarendon County and based on current data, is one of the few expected to grow in the coming years. Employing approximately 20% of the county's current workforce, this industry will have a significant impact on Clarendon's economy in the coming years. No economic impact studies have been conducted on health care and social assistance sector on Clarendon County, but one set of data estimates that this sector contributed nearly \$94 million to Clarendon County's GDP in 2016. This figure has increased from nearly \$52 million since 2001.<sup>1</sup>



## Tourism and Recreation

Clarendon has a rich history that dates back to the Revolutionary War. There are multiple markers of the past including numerous historic buildings, the Swamp Fox Murals Trail, and historic residential and commercial districts. There are also plentiful outdoor recreation opportunities including fishing, birding, hiking, and wildlife observation at the Santee National Wildlife Refuge along Lake Marion, at Woods Bay State Park at the northern tip of the county, or at Taw Caw Park along Taw Caw Creek near Lake Marion. Additionally, there are four golf courses in the County serving as an asset for current residents and a draw for out-of-town visitors. There are also numerous festivals including the Striped Bass Festival in Manning, the Summerton Duckfest, the Puddin' Swamp Festival in Turbeville, that celebrate the legacy of these communities. The Clarendon County Chamber of Commerce along with the county and its municipalities are actively engaged in promoting and enhancing these local assets.

According to estimates from the South Carolina Department of Parks, Recreation, and Tourism (SCPRT), visitors to the county spent \$52.3 million on travel-related expenditures such as transportation, lodging, food, or entertainment in 2016. According to these estimates, approximately 370 jobs and \$7.46 million in payroll are related to travel impacts in the County.<sup>3</sup>





## Current Economic Context

### Employment Sectors

In 2017, an estimated 6,400 jobs were located in Clarendon County with the three largest employment sectors, Health Care and Social Services, Retail Trade, and Educational Services accounting for nearly half of those jobs. This is a different economic landscape from 2000 when there were over 8,500 jobs in the county and the top three sectors were Manufacturing, Retail Trade, and Health Care and Social Services. Accompanying the decline in total jobs between 2000 and 2017 has been a shift in the makeup of the largest sectors shown in Figure 3.<sup>2</sup>

While the decline in the manufacturing sector is one of the most impactful shifts in Clarendon's local economy, other sectors that have experienced significant decline include Administrative and Support and Waste Management and Remediation Services and Construction. Each of these sectors has declined in job totals by more than 60%. There were no sectors that experienced any significant growth from 2000 to 2017. Figure 4 provides a more detailed overview of employment sectors in 2017, providing a sense of the current industry size.

In contrast to Clarendon County, the number of jobs in South Carolina has increased since 2000 with the state adding almost 200,000

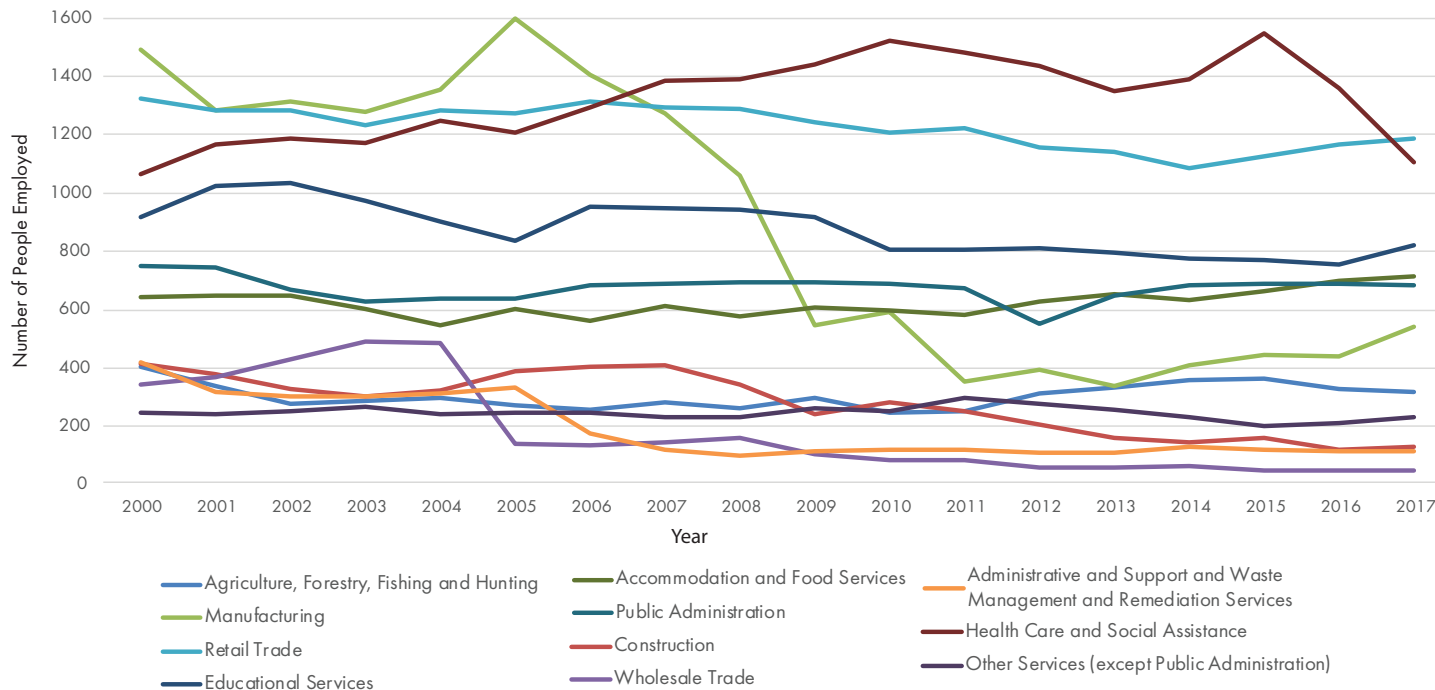
jobs. However, the changing composition of those jobs has been similar to Clarendon County with a declining Manufacturing sector and a growing Health Care and Social Services sector. This trend is true of the other counties surrounding Clarendon to different degrees with the exception of Berkeley and Calhoun Counties, both of which experienced increases in manufacturing and steady increases in other employment sectors.

### Industry Concentration

Clarendon County has certain industry clusters that are more concentrated in the county as compared to the rest of the nation. Location Quotient (LQ), a measure that quantifies the concentration of an industry cluster, can be used to determine which industries make the economy unique and to identify the most export-oriented clusters in the region.

Industry clusters that are concentrated in Clarendon County, as compared to the rest of the nation are Textile/Leather, Agricultural, and Wood/Paper. Textile/Leather has an LQ of 8.33 in the County, which means that businesses in this cluster are eight times more concentrated in the county compared to the rest of the country. The other clusters, Agricultural and Wood/Paper have lower LQs of 3.77 and 2.17, respectively.

Figure 3: Change in Industrial Employment



Of these clusters, the Textile/Leather and Agriculture clusters have grown in the past decade at 6.0% and 1.3% rates, respectively; however, the Wood/Paper industry has shrunk by -6.6% since 2007. Looking to the future, employment in each of these industry clusters is projected to decline over the next decade. The only industry cluster that is forecasted to grow in the next decade is in Health, a sector that the county does not have a comparative advantage and is not necessarily an export industry.

The Santee-Lynches region, the EDD that Clarendon belongs to, has similar industry cluster concentrations with Textile/Leather, Wood/Paper, and Chemicals being the most concentrated industry clusters. Similar to Clarendon County, each of these clusters is projected to decline; however, the Construction, Utilities, Health, Professional Services, and Consumer Services sectors are expected to grow in employment in the region.<sup>4</sup>

#### The Textile/Leather cluster includes:

- Fiber, Yarn, and Thread Mills
- Fabric Mills
- Textile and Fabric Finishing and Fabric Coating Mills
- Textile Furnishings Mills
- Other Textile Product Mills
- Apparel Knitting Mills
- Cut and Sew Apparel Manufacturing
- Apparel Accessories and Other Apparel Manufacturing
- Leather and Hide Tanning and Finishing
- Footwear Manufacturing
- Other Leather and Allied Product Manufacturing

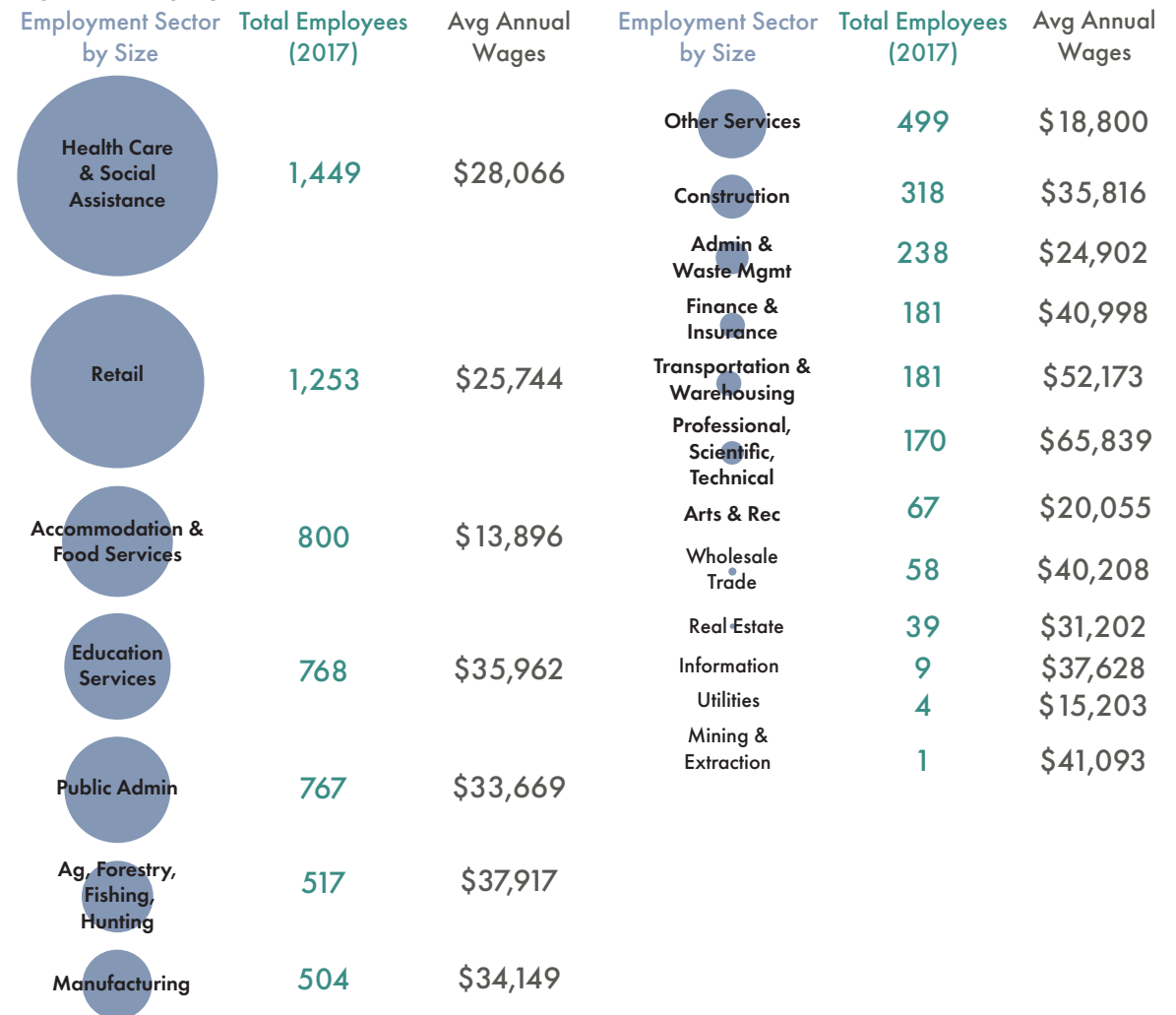
#### The Wood/Paper cluster includes:

- Forestry and Logging
- Sawmills and Wood Preservation
- Veneer, Plywood, and Engineered Wood Manufacturing
- Other Wood Product Manufacturing
- Pulp, Paper, and Paperboard Mills
- Converted Paper Product Manufacturing
- Household and Institutional Furniture and Kitchen Cabinet Manufacturing
- Office Furniture Manufacturing
- Other Furniture Related Product Manufacturing

#### The Agricultural cluster includes:

- Crop Production
- Animal Production
- Fishing, Hunting, and Trapping
- Support Activities for Agriculture and Forestry
- Animal Food Manufacturing
- Grain and Oilseed Milling
- Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing

**Figure 4: Employment Sectors**



## Major Employers

Employment opportunities are centered around the City of Manning, Town of Summerton, Town of Turbeville, and the Clarendon County Industrial Park at I-95/US-301 interchange.

Map 1 shows the general concentration of jobs in the County.

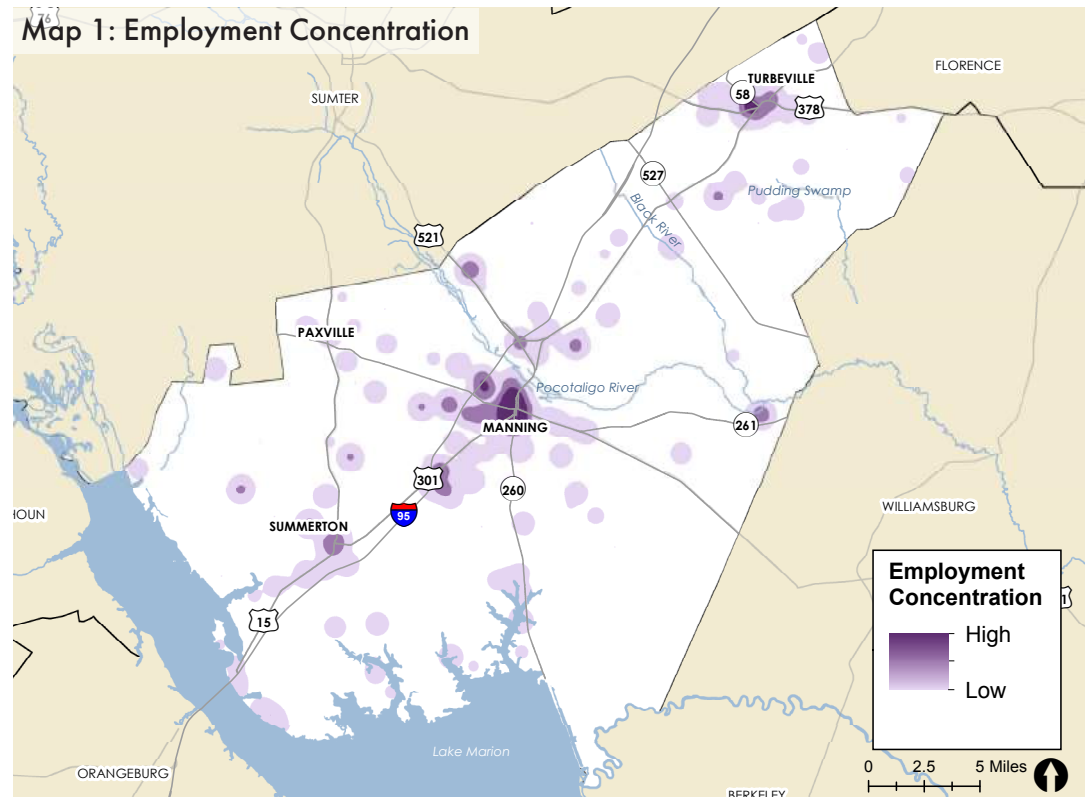
Some of the largest employers in the county are public entities including the three school districts, the Clarendon County Disabilities and

Special Needs Board, the SC Department of Corrections, McLeod Health – Clarendon, and the county administration. This is not unusual in a rural county of this size where public entities tend to be the predominant employers.

However, there is a healthy and growing private sector. The majority of those businesses are between 50 and 150 employees and are located at or near the two industrial parks in the County south of Manning and near Alcolu. Table 1 is a list of the largest private employers.

**Table 1: Largest Private Employers in Clarendon County**

Largest Companies in Clarendon County	Employees
Trimaco Industries	150
Meritor Automotive	140
Georgia-Pacific LLC	138
Bicycle Corporation of America / Kent International	100
A&K Cypress	100
Treleoni Group	54
Select Laboratories	52
Powell Valves	50
Bank of Clarendon	50
Swift Green Filters	40





## Occupations

Within these industries are a variety of occupations and skill sets. Table 2 provides a list of the top 10 occupations by employment in the County along with the average annual wages.<sup>5</sup> In all listed occupation groups except for Personal Care and Service, Clarendon's mean wage is lower than the SC mean wage.

**Table 2: Wages for Occupation Groups**

Occupation Group	Employment Totals	Entry Level Wage	Experienced Wage	Mean Wage	SC Mean Wage
Office & Administrative Support	945	\$20,900	\$34,700	\$30,100	\$33,200
Sales & Related Occupations	852	\$18,600	\$29,300	\$25,700	\$33,700
Food Prep & Serving Related	714	\$16,300	\$20,700	\$19,200	\$20,700
Education, Training, & Library	566	\$29,000	\$45,000	\$39,600	\$45,800
Healthcare Practitioners & Technical	545	\$41,700	\$70,400	\$60,800	\$73,500
Management	508	\$39,400	\$96,100	\$77,200	\$96,900
Personal Care & Service	428	\$17,200	\$26,000	\$23,200	\$23,100
Transportation & Material Moving	508	\$20,600	\$33,800	\$29,400	\$31,700
Building & Grounds Cleaning & Maintenance	359	\$17,200	\$23,600	\$21,500	\$23,400
Production	323	\$23,100	\$38,000	\$33,200	\$36,800

The state's average annual wage for all occupations is approximately \$43,000. This is \$14,000 more than Clarendon's average annual wage of \$29,000.<sup>6</sup> In fact, Clarendon's average annual wage is approximately \$7,000 less than the average annual wages for any of the surrounding counties as seen in Table 3.

**Table 3: Average Wages by County**

County	Average Hourly Wage	Average Annual Wage
Clarendon	\$13.93	\$28,964
Williamsburg	\$17.53	\$36,088
Orangeburg	\$17.78	\$36,972
Sumter	\$17.80	\$37,024
Florence	\$18.13	\$37,700
Calhoun	\$19.85	\$41,288
Berkeley	\$23.10	\$48,048
South Carolina	\$20.70	\$43,056

## Commuting Patterns

While over 34,000 people permanently reside in Clarendon, that population changes during working hours as a result of commuting to jobs. The daytime population can be used as another indicator to understand a community's consumer base and inform retail and commercial opportunities. One measure of that is the employment-residence ratio which is the ratio of the total number of workers working in a place relative to the total number of workers living in a place. Clarendon County has an employment-residence ratio of 0.59 which means that the county exports its labor force. Of the nearly 12,000 workers living in the County, over 8,000 people or 70% of workers leave the county for work. Approximately 3,300 people come into the county from other places to work, while 3,600 people both live and work in the county.

Within the county, Manning has the highest employment-residence ratios of 2.15 highlighting its role as an economic center in the County. While over 1,000 people leave Manning for work, nearly 3,000 come into the city for work. Turbeville also has a high employment-residence ratio of 1.87, but on a smaller scale than Manning with approximately 300 leaving Turbeville for work, but 550 entering the town. Summerton and Paxville all have lower employment-residence ratios of 0.77 and 0.16, respectively.

As noted, many Clarendon County residents work in other places than the county. While over 30% of workers remain in the county to

work, they travel throughout South Carolina for work. Table 4- shows the top ten counties where Clarendon County residents work.

Because of the job location, most people commute to work. Almost 30% of workers commute between 10 and 24 miles, 16.3% commute between 25 and 50 miles, and 28.4% commute more than 50 miles. Figure 5 shows the general distance and direction of workers based on 2015 U.S. Census data.

Just as people commute out of Clarendon, thousands commute into the county. Of the almost 7,000 workers in the county, 47.6% belong to residents from other counties. Table 5 shows the top ten counties those workers come from.

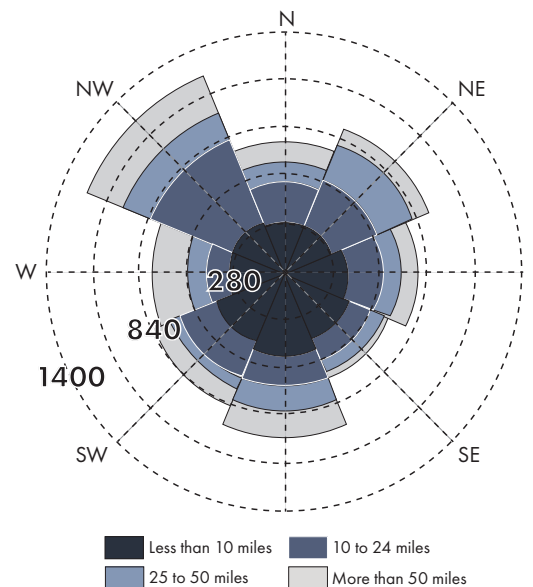
**Table 4: Where Clarendon Residents Work**

County	# of Workers	% of Total Workers
Clarendon	3,646	31.1%
Sumter	2,242	19.1%
Florence	899	7.7%
Charleston	758	6.5%
Richland	485	4.1%
Horry	440	3.8%
Williamsburg	422	3.6%
Orangeburg	397	3.4%
Berkeley	359	3.1%
Greenville	206	1.8%

**Table 5: Where Clarendon Workers Come From**

County	# of Workers	% of Total Workers
Clarendon	3,646	52.4%
Sumter	972	14.0%
Florence	319	4.6%
Williamsburg	287	4.1%
Orangeburg	209	3.0%
Berkeley	185	2.7%
Richland	137	2.0%
Lexington	98	1.4%
Dorchester	79	1.1%
Charleston	75	1.1%

**Figure 5: Distance & Direction for Clarendon Commuters, 2015**



## Economic Development Organizations and Partnerships

There are several entities in and around Clarendon County that focus on short and long-term economic development planning and analysis.

### Clarendon County Development Board

Economic development and business recruitment and expansion are led by the County's Economic Development Board. Its primary focus is to (1) recruit small and medium-sized industries in advanced manufacturing, transportation and distribution logistics, food processing, wood products manufacturing, and automotive parts, (2) market and develop industrial parks to ensure they are Class A sites, and (3) sell Clarendon County globally. To do this, the Board provides businesses with community information, site and community tours, financial incentive packages, and other customized assistance.

### Clarendon County Chamber of Commerce

The Clarendon County Chamber of Commerce's goal is to develop, promote, and foster business interests in the county, promote civic interests and the general welfare of the community, and encourage the participation of all Clarendon businesses in participating in Chamber activities. In addition to supporting

businesses through groundbreaking ceremonies, ribbon cuttings, networking events, promotion opportunities, and more, the Chamber also engages in tourism effort and takes a lead role in putting on the county's biggest annual festival, the Striped Bass Festival every spring.

### Central SC

Central SC is a not-for-profit public/private partnership that recruits capital investment in the central South Carolina region. Comprised of eight counties and the City of Columbia, Central SC promotes the region for business recruitment and expansion by providing project management, marketing, economic development research and consulting, incentive facilitation, relocation assistance, and event coordination.

### Santee-Lynches Economic Development District

Clarendon County, along with Kershaw, Lee, and Sumter counties, belong to the Santee-Lynches Economic Development District, a region designated by the U.S. Economic Development Administration to help lead regional economic development. Every five years, a strategic blueprint is developed through collaboration with public, private, and non-profit sectors. This strategy, the Comprehensive Economic Development Strategy (CEDS), is an assessment of economic development needs and goals and objectives. This EDD designation and strategy also enable access to federal EDA funds that can support a wide variety of economic development activities. The most recent CEDS,

approved in 2017, had four over-arching goals:

1. Grow our skilled workforce and expand educational attainment
2. Develop critical infrastructure to enhance economic development
3. Foster innovation and sector diversity in the region's economy
4. Enhance livability and quality of life

### Santee-Lynches Workforce Development Board

The Santee-Lynches Workforce Development Board is comprised of business and industry leaders, CEOs, plant managers and executives of public agencies partnering to improve the quality of the workforce. In addition to problem-solving regional workforce issues, the board partners with various non-profit agencies to provide services for job seekers at the region's SC Works Centers and with area youth providers in each county.

### SC Works

SC Works, in partnership with the SC Department of Employment and Workforce, provides job seekers with career counseling, job referrals, testing and training services, and resume-writing assistance. Additionally, employers can use this service to find a candidate or register job openings. There are permanent SC Works locations in the Cities of Sumter and Camden. For Clarendon County, the agency provides services one day a week at the Harvin Clarendon County Library.



## Workforce Development

### Dual enrollment programs

High school juniors and seniors in Clarendon County are able to earn college credit at local higher education institutions as long as they meet the eligibility requirements. Courses are offered at the F.E. DuBose campus outside Manning.

### Central Carolina Scholars

Central Carolina Scholars, a scholarship initiative available to students in Clarendon, Kershaw, Lee, and Sumter counties, provides graduating high school students with free tuition at Central Carolina Technical College, the regional technical college institution. The initiative began with the goal of enhancing economic development and expanding higher education opportunities to local students. After a successful pilot program in Clarendon, Kershaw, and Lee Counties that resulted in

double enrollment between 2011 and 2015, Central Carolina Technical College and community and corporate partners launched a four-year plan that provided eligible students from the graduating classes of 2016, 2017, 2018, and 2019 with up to six consecutive semesters of free tuition.

### readySC

readySC is a workforce training program that seeks to prepare South Carolina's workforce to meet the needs of existing and potential SC business and industry. readySC, a division of the SC Technical College System, offers qualified companies recruitment assistance, curriculum development, and training for area workforce.

### Apprenticeship Carolina

Apprenticeship Carolina, launched in 2007 as a partnership between South Carolina's businesses and its 16 technical colleges, is a workforce development program that aims to

promote economic development and workforce competitiveness in South Carolina. Through this program, participating companies provide structured on-the-job training, mentorship and progressive wages to apprentices as they increase education. As of April 2018, six companies in Clarendon County are participating in the Apprenticeship Carolina program with nine people being trained through this program.

## County Finances

### Property Taxes

Property tax revenues are significant to local governments as they make up the majority of the local government revenues. These taxes accounted for approximately 63.8% of the county's revenues in FY 2016-17 and have made up around 60% of Clarendon County's revenues since FY 2010-11.

Property tax rates in Clarendon County are determined by adding the county base millage rate, the city millage rate (if charged), the school district millage rate (excluding owner-occupied residential real estate), and other special purpose

district mills charged to the property and applying it to the assessed value of a property. A mill is equal to one-thousandth of a dollar and is assessed at the rate per \$1,000 of assessed value. For example, a property with an assessed value of \$1,000 and a total millage rate of .100 would have a property tax of \$100. The assessed value of a property is determined by multiplying the assessment ratio, set by the state, by the property's appraised value. Table 6 lists the assessment ratios for different types of property.<sup>6</sup>

Figure 6 shows the millage rates found in the County for 2017.

In general, the appropriate tax or millage rate would be determined by dividing the assessed value of all property that can be taxed by the necessary revenues that need to be generated by property tax revenue. Oftentimes, in areas that are densely populated or have a high concentration of major industries and commercial development, there are lower millage rates because there are more and bigger contributors to property taxes. In rural counties, like Clarendon, millage rates are often higher because there is less development, there are fewer industries or major commercial businesses, and some of the major types of property in the county are agricultural, meaning they assessed at a lower rate than manufacturing or commercial businesses.

**Table 6: Assessment Ratios**

Property Type	Assessment Ratio
Manufacturing & Utility Companies	10.5%
Residential (Owner-Occupied)	4.0%
Residential (Renter-Occupied)	6.0%
Commercial	6.0%
Agricultural (private ownership)	4.0%
Agricultural (corporate ownership)	6.0%
Motor Vehicles	6.0%
All Other Personal Property	10.5%

**Figure 6: Clarendon County Millage Rates**

County Base Millage		School District Millage	
Clarendon County Total	.17190	Clarendon 1	.18690
County Operations	.15860	Clarendon 2	.13760
Debt	.00980	Clarendon 3	.29950
Vocational School	.00350		
Municipal Millage		Other Millages	
Manning	.20710	Rural Fire	.0345
Summerton	.10040		
Turbeville	.11130		

While development type and density significantly impact the county's millage rates, there is also a millage cap that limits local government spending. Beginning in 2007, local governments were restricted by state legislation from increasing their millage rates based on their own discretion and were instead governed by the millage cap. The millage cap is based on a formula of adding the percent increase in population and the percent increase in the Consumer Price Index.

For FY 2018-19, Clarendon County had a 2.13% millage rate increase limitation which was only attributed to the increase in the CPI as there was a slight population decline in the county for the year. Since FY 2010-11, there has only been one year where population growth contributed to the millage rate increase; all other years have resulted in millage rate increases only tied to increases in the CPI. This formula limits the county administration from being able to increase its millage rate and therefore inhibits them from being able to increase or enhance its services.

Moreover, this lack of population growth and therefore lack of residential growth means that there are no additional properties to help contribute to property tax revenues and thus lower the property taxes for current residents and businesses.

Municipalities, special districts, and school districts also have separate millage rates. As seen in Figure 4, Manning, Summerton, and Turbeville all have millage rates with Manning having the highest rate, while Paxville does not levy any property taxes. There is a rural fire district that covers Turbeville, Paxville, Summerton, and the unincorporated parts of the county. Those areas are served by the Clarendon County Fire Department. Manning, which has its own fire department, is not subject to that millage.

The three school districts also have different millage rates with Clarendon District 3 having the highest millage rate. When the millage cap was imposed in 2007, the state legislature also exempted owner-occupied residential properties from paying the school district millage, meaning

that much of the school district funding has to be born by businesses, industry, and renter-occupied residential property. Clarendon District Three's high school district millage rate may be a result of the relatively few industries, commercial businesses, and renter-occupied units in that part of the county, whereas District Two and Three have more business, industry, and renter-occupied units and have lower millage rates. Therefore, residents in different parts of the county can be paying significantly different taxes. Figure 4 shows the mills for the different school districts in the region.

The property tax base significantly impacts the county's ability to provide vital services and make public investments that can improve the quality of life for Clarendon residents and attract private investment.



## Sources

1 Jobs EQ. Industry Snapshot. 2018Q1

2 U.S. Census Bureau. Quarterly Workforce Indicators (1998-2016) <https://qwiexplorer.ces.census.gov>.

3 The Economic Impact of Travel on South Carolina Counties <https://embed.widencdn.net/pdf/plus/scprt/ji2hyeyhtml/SC%202016%20TEIM%20Report%20Final.pdf?u=kceaj9>

4 Jobs EQ. Industry Clusters for Clarendon County. 2018Q1

<sup>5</sup> Jobs EQ. Occupation Snapshot for Clarendon County. 2018Q1

<sup>6</sup> Jobs EQ. Occupation Snapshot for South Carolina. 2018Q1

6 South Carolina Association of Counties. 2017 Property Tax Report



08

LAND USE







## Introduction

The Land Use Element is a culmination of the information and analyses presented in the other elements of the Comprehensive Plan. This element is used to guide development in the community in an efficient and responsible way that improves the quality of life for all residents and anticipates future development.

Developing a land use plan is a complex process as there are numerous variables to consider. A land use plan requires incorporating current and historical trends and land use patterns, public input, environmental factors, market demand, population and economic trends, community character, community facilities and services, and future goals. There is no one set way to account for all of these variables, making the development of land use plan a difficult task.

This chapter will show existing land uses throughout the county, a summary of development trends since the previous land use plan, and a future land use map and associated policies. The future land use map is a visual representation of the aforementioned variables, meant to guide future development. The future land use map and policies are not rigid and not intended to illustrate parcel-specific uses. Rather, the future land use plan is a broad, advisory document and is intended to inform area-based land uses.



## Development Trends

### Development Patterns

Over the past decade, Clarendon County has not experienced any significant growth or development. Prior to the recession, the County was experiencing growth around Lake Marion and at some interchanges along I-95. Between 2000 and 2010, there was an increase of over 2,000 housing units in unincorporated parts of the County.

However, since the recession, there has been little residential development. According to Census estimates, there has been an estimated decline of 300 housing units in the county between 2010 and 2016. Since the recession, the county has received no formal applications for any major residential development. Figure 1 shows the major residential development between 2000 and 2018.

On the economic side of development, there have been several industry openings and expansions in the county including Starflo in 2014, ProBrass in 2016, and Meritor in 2018. There have also been some approved solar farm investments near Paxville and in Panola with additional interest in developing others in other parts of the county.

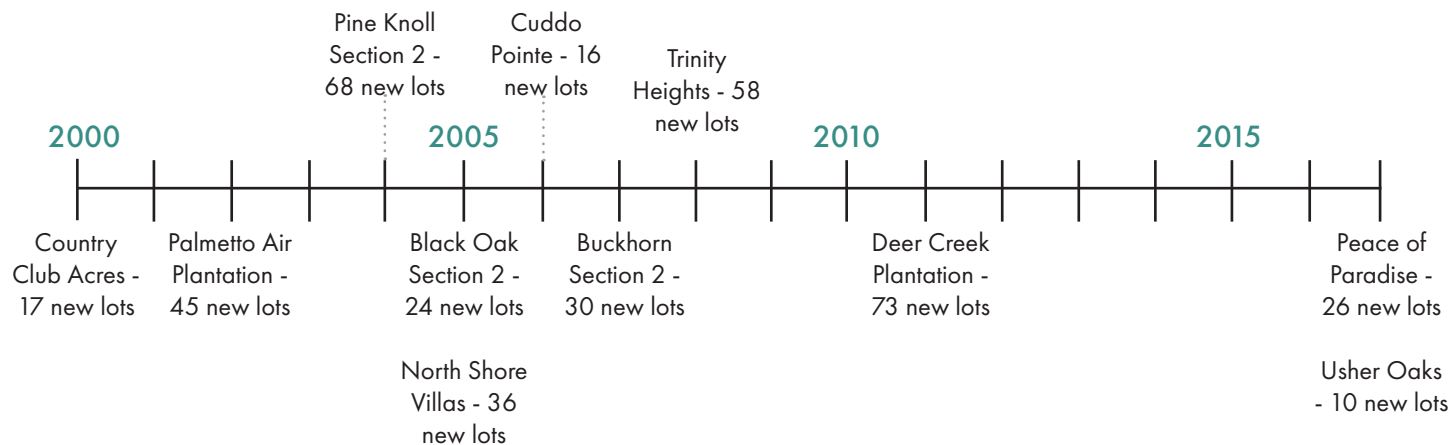
Unlike some counties in the region, Clarendon County is not facing any development pressures in spite of being traversed by I-95. This may change as people begin to look for more affordable housing options than in neighboring Berkeley or Florence Counties which have greater development pressures. However, it is expected that Clarendon County will experience marginal growth in the foreseeable future unless there are significant shifts in the economic landscape like the development of the I-95 megasite.

### Utility Impacts

The water and sewer infrastructure in Clarendon County is less extensive compared to other counties. Clarendon and its municipalities have been expanding their water and sewer service with water lines extending towards Paxville and becoming more available in areas south of Manning and closer to development around the Lake. There has also been some sewer expansion, particularly in the Wyboo area near the lake.

While new development has not accompanied the expansion of water and sewer infrastructure, it improves development opportunities and quality of current development. However, it is critical to be mindful of the impacts of expanded water and sewer infrastructure such as induced sprawl and land consumption.

Figure 1: Subdivision Development, 2000-2017



Since 2008, Clarendon County has lost 11 proposed subdivisions with a total of 1,158 new lots.

## Existing Land Use

To begin planning for future land use and development policies and strategies, it is essential to look at an inventory of existing land uses, development trends and patterns, the goals of the community, and the overall impact of current policies. The following is a description of the existing land uses with Map 1 displaying those existing land uses. This is a generalized map created using assessor data, floodplains and wetlands, and public lands.

## Land Use Categories

### *Industrial*

Land used for manufacturing, warehousing, and transporting goods fall under industrial land uses. Clarendon County has two certified industrial parks and several other sites of industrial production or potential production. Many of these industrial uses are located on US-301 near an I-95 interchange and along US-521 near an I-95 interchange. There are 1,417 acres of land reserved in the northern part of the County for a mega-site. No industry has located there yet.

### *Commercial*

Commercial land uses include general businesses, retail, trade, professional activities, personal services, and administrative services. Most commercial development is found in the municipalities, but there are commercial land uses on outskirts of the cities, at rural crossroads, and at other places scattered throughout the county.

### *Institutional*

Institutional lands are primarily defined as land uses that support a community's social, educational, health, governmental, and recreational needs. These can be public or private facilities and can include churches, government offices, utility offices, schools, libraries, parks, or community non-profits. This also includes some parks and protected lands owned by different government entities.

### *Undeveloped/Agricultural*

Undeveloped/Agricultural lands include those mostly used for agricultural or forestry or remain undeveloped by property owners. These properties may include residences for property owners or workers and storage for equipment and crops. This includes all properties classified as agricultural for assessment purposes, regardless of property size.

### *Residential*

Land occupied by single-family structures, multi-family units, and manufactured/mobile homes are considered to be residential land uses. In Clarendon County, single-family homes and manufactured/mobile homes make up the majority of the residential development in the unincorporated parts of the county. Multi-family units comprise only 2.8% of all homes in unincorporated Clarendon County. Most of the multi-family housing is found in the municipalities.

The majority of residential development in the unincorporated County is near Lake Marion or around Manning. Much of this residential development is typical of modern subdivisions dominated by homes.

Other residential development is scattered throughout the county at rural crossroads, along major roads, and in small, rural neighborhoods that often just appear to be a number of homes grouped together, not laid out as they would be in modern subdivisions.

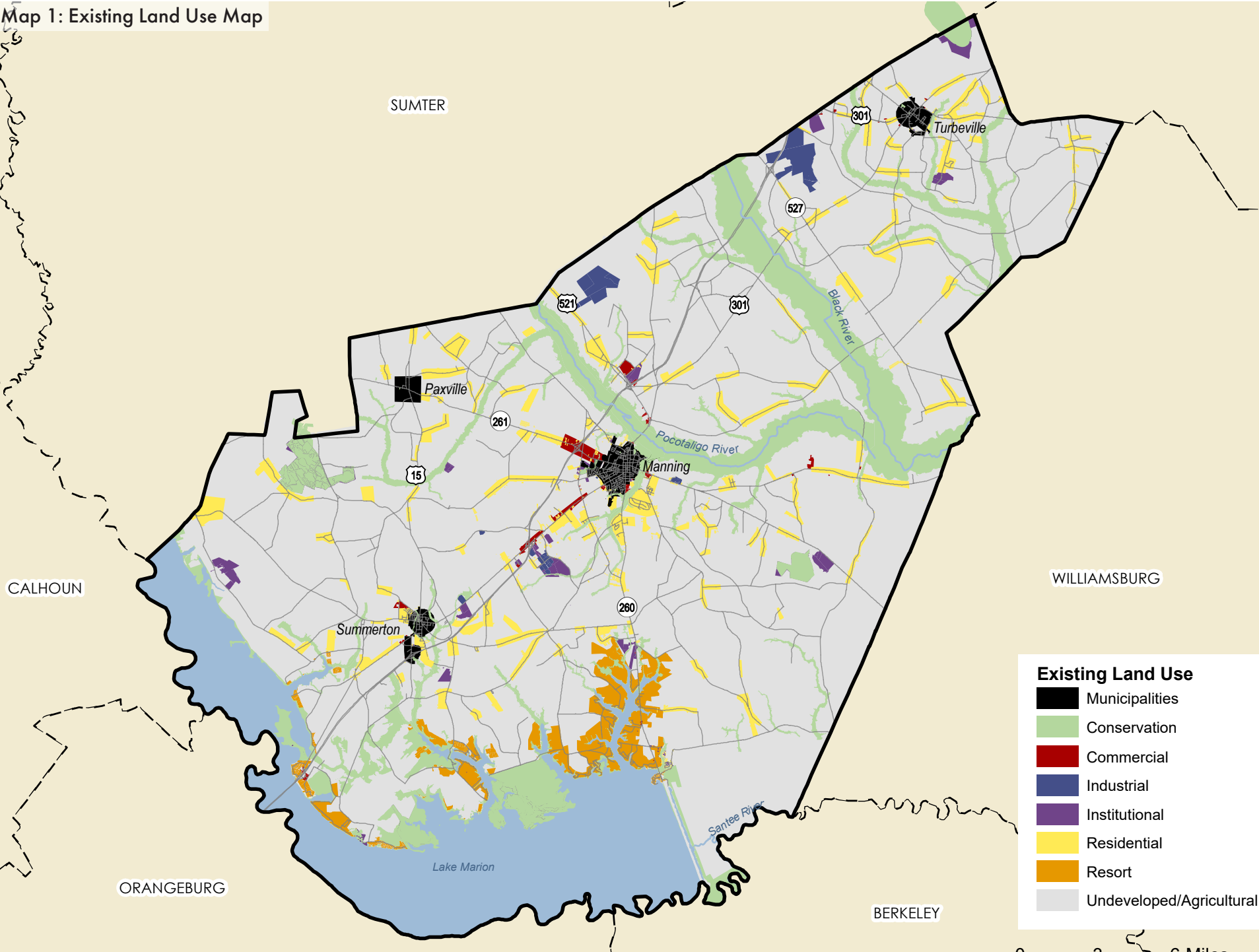
### *Resort*

This land use category is dedicated to land uses around Lake Marion and captures land uses that are related to the lake and lake access. Comprised mostly of single-family residences and manufactured/mobile homes around the lake, this category also includes campgrounds, marinas, and commercial businesses that support Resort development.

### *Conservation*

Properties in the Conservation land use category are those designated as environmentally sensitive such as Carolina Bays and lands found in the 100-year floodplain. There are additional areas such as wetlands that should be conserved, but that is easier to ascertain at a smaller scale.

Map 1: Existing Land Use Map



**Existing Land Use**

- Municipalities
- Conservation
- Commercial
- Industrial
- Institutional
- Residential
- Resort
- Undeveloped/Agricultural



## Future Land Use

This land use plan represents a departure from Clarendon's previous land use plan. Whereas previous land-use plans were more parcel-based, this plan seeks to create more flexibility with general land use districts. These districts aim to provide general zones for different types of development as opposed to specific parcels, support and protect the interests of individual property owners, particularly in rural areas, and promote diverse development in a variety of areas throughout the county. This land use plan is intended to be simple to understand for developer, businesses, residents, and decision-makers. The plan and categories are also broad so as to promote development while protecting the rights of individual property owners.

This land use plan is not a zoning ordinance, but it is meant to inform the Zoning and Development Standards Ordinance, ensuring that the regulatory structure reflects the long-term goals of the County.

## Land Use Categories

### *Rural/Agriculture*

The Rural/Agriculture land use is the predominant land use in the County. This area is mostly characterized by forested areas, farmland, and intensive animal farming, with single-family and manufactured/mobile homes scattered throughout. Ideally, this area would remain relatively undeveloped as it is intended to support agricultural uses and low-density residential development in a more relaxed regulatory environment. Higher density

development may be supported if water and sewer service becomes available, but ideally denser development would be targeted to a Mixed Use, Residential, or the Resort districts.

### *Residential*

The Residential areas are characterized by suburban-style development along the periphery of the municipalities. These are areas as primarily single-family units, but multi-family and manufactured/mobile homes are permitted. These areas are separated from any non-residential uses and require an automobile to travel for shopping, work, and other aspects of life. Generally, these districts require an extension of services, which can be costly to local governments even with increased fees. While exclusively residential land uses are appropriate in Clarendon County, new residential development should only locate in close proximity to existing residential land or where there is easy access to various amenities. This will reduce traffic impacts, prevent sprawl, and be less costly for service providers.

### *Mixed Use*

The areas designated as Mixed Use are currently home to a mix of uses including large-lot single family homes, subdivisions, commercial establishments like automotive shops, storage facilities, and gas stations, and community institutions like churches. The intention of this district is to continue to promote a variety of supportive uses but in a harmonious, low-impact way.

The Mixed Use areas are intended to have multiple purposes:

- (1) foster mixed-use development and connectivity between residential, commercial, recreational uses and employment centers
- (2) act as buffers between the Rural/Agriculture district and the municipalities and or other developed communities like Alcolu,
- (3) minimize sprawl and promote the protection of Rural/Agriculture lands, and
- (4) provide transitions from denser development to rural development.

### *Industrial/Economic Development*

Land areas identified as Industrial/Economic Development are meant to support a full range of business, commercial, industrial, and service uses with a particular focus on industrial development. Each of the three corridors identified incorporate existing industrial development with the goal of creating industrial clusters or corridors. These three corridors are along major transportation routes including I-95 and US-521. Additionally, these areas are already served by water/sewer infrastructure or are able to be served by public utilities. These areas are also suitable for commercial uses and other services that promote overall economic development in the county.

## Resort Mixed Use

The Resort/ Mixed Use areas are intended to support and promote development oriented towards Lake Marion. These areas can include multiple uses including residential, commercial, institutional, recreational, and appropriate industrial uses. Ideally, development in this area will capitalize on proximity to the lake with increased residential development and supportive commercial and civic services and recreational development like marinas, golf courses, or campgrounds.

While much of the area is low density, there are increasing development opportunities with the expansion of water and sewer infrastructure in this part of the county. While it is anticipated this area will remain primarily low-density

residential, opportunities to increase and diversify development should be considered to make this part of the county a more livable place with easier access to amenities. Additionally, important to this district is the protection of water quality and the preservation of unique natural environments found in this part of the county.

## Commercial

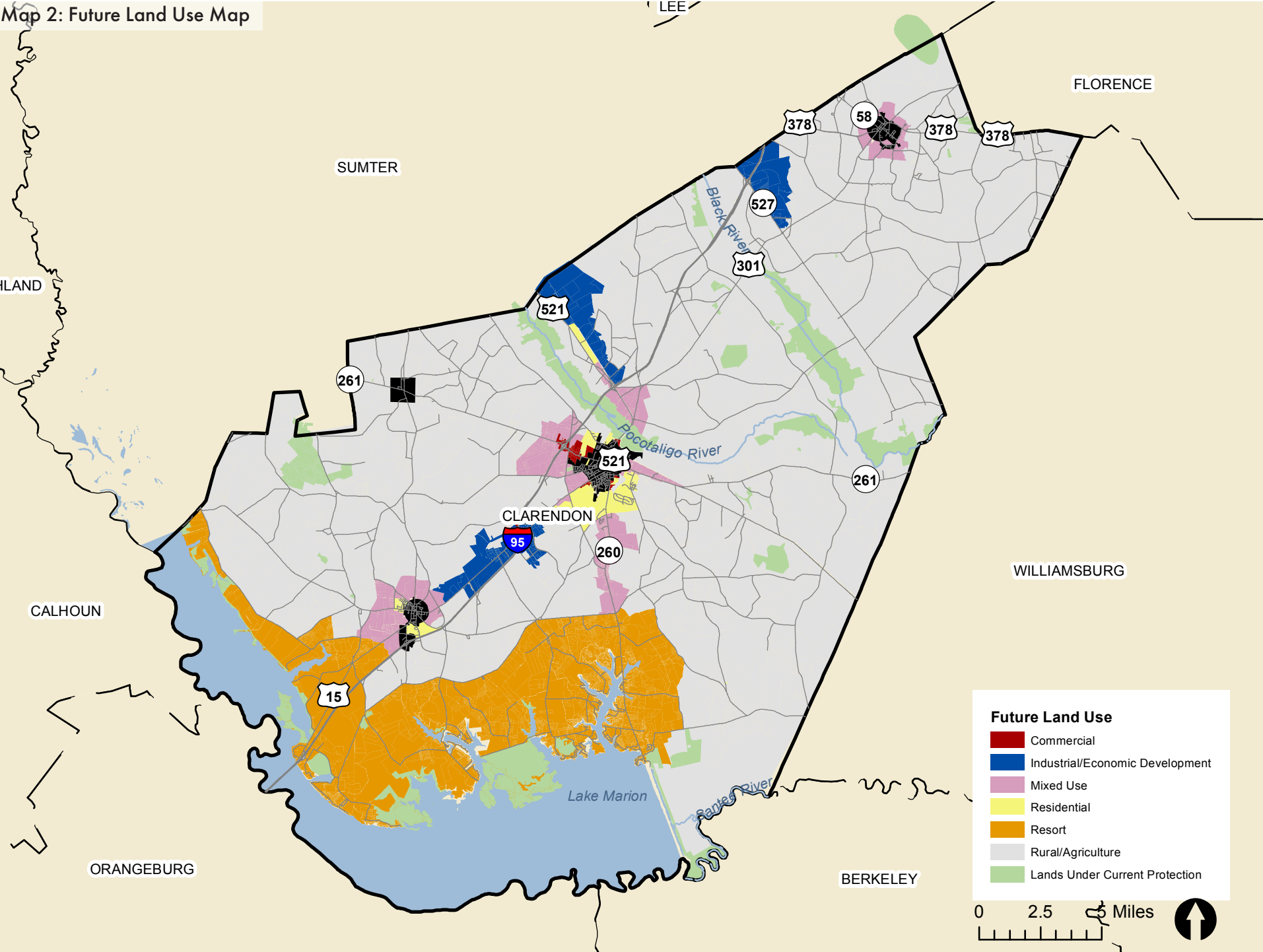
There are few commercial areas identified in this land use plan as the goal of the plan is to encourage more flexibility. The remaining commercial land uses are centered around Manning and are intended to provide consistency with the existing land uses in the city and to serve as transitions into Mixed Use districts.

## Conservation

The Conservation land use shown on the map covers areas in the 100-year floodplain and protected areas like Santee National Wildlife Refuge. However, this is not inclusive of all land that would be protected. Land under conservation is scattered across the county and includes floodways and floodplains, wetlands, parks and preserves, and other protected lands. There are various state and federal regulations governing the development of some of these lands and there is little expectation that there will be development in parks, preserves, or other conserved areas. To see areas that would be affected by conservation measures, refer to the Environment Element.



Map 2: Future Land Use Map





## Future Land Use Focus Issues

As noted, the Land Use element is intended to be the synthesis of the other Comprehensive Plan elements. It should put forth a development framework to address challenges brought forth in elements such as Housing or Community Facilities, guide future development, and address other land-use related issues. The following are critical considerations in future development decisions for the county. Goals and strategies related to these considerations are included in the Strategic Plan.

## Flexibility for Developers and Property Owners

With the performance zoning component of the Unified Development Code (UDC), Clarendon County has adopted a flexible strategy to land development. Performance zoning is a type of zoning that regulates the design and location of a use based on a particular site, rather than the traditional establishment of districts and associated area and bulk standards. Performance zoning seeks to increase the range of uses and allow for more innovative land uses as long as the development meets the performance standards set forth. This type of zoning can help limit conflicts between incompatible land uses, ensure that the use is appropriate for the site, and provide the developer with more discretion. This land use plan encourages maintaining the performance zoning component of the UDC; however, an evaluation of the performance standards should occur to ensure they are objective, fair, and actually direct development to the appropriate areas.

The second aspect of this flexibility is an examination of how single-family residential zoning is applied throughout the county. The current zoning ordinance has spots of single-family residential zoning throughout the county, where a few single-family homes or manufactured/mobile homes may be concentrated. While this zoning is representative of the type of housing on the land, it can impose restrictions that neighboring lands zoned agricultural do not have. Even though the housing is single-family, the character of the land is more agricultural, rather than the single-family neighborhoods found around the municipalities or near the lake.

It may be useful to reexamine this zoning to make it more representative of the area enabling property owners to have more say over what they can do with their property. Different intensities of agricultural zoning can be used to protect these homeowners from any encroachments of potentially harmful agricultural uses like intensive animal farms. To provide flexibility to property-owners, it may be useful to examine these areas throughout the county and evaluate if the single-family regulations are appropriate.

## Community Appearance

A consistent theme heard throughout public engagement was overall concern about the appearance of the county, ranging from dilapidated housing to litter along roadsides.

The county does not have a property maintenance code that would provide some grounds for code enforcement and improve property maintenance. However, even if the county were able to adopt such an ordinance, they do not have the staff or resources to enforce it. This limits the county's ability to improve appearance throughout its jurisdiction.

Another approach, besides a county-wide property maintenance code, is to adopt context-specific codes to designated areas. For example, rural areas may have more flexibility while denser residential areas are subject to stricter standards. Context-specific rules could also help create a cohesive appearance in an area or neighborhood and promote a stronger sense of community. As part of the update to the UDC, it may be useful to evaluate the need for and interest in regulations to enhance community appearance and property maintenance.

## Water and Sewer Expansion

In the past decade, municipal and county entities have enhanced and expanded water and sewer service. This has improved the county's ISO rating and provide some residents and businesses with access to central water and sewer. There are plans to expand water service in the Panola/Rimini area, but that is awaiting approval. While the expansion of these services brings benefits like better service and development opportunities, there is potential for sprawl related to infrastructure development. Coordinating land use decisions and infrastructure development will be critical as services expand.

Another issue related to water infrastructure, brought up during community engagement is continuing to monitor water levels making well water access more difficult in rural areas. Water quality, particularly in the Panola and Rimini area, is of concern of residents. Expansion of services may be necessary in areas where wells were sufficient and water was safe.



09

# PRIORITY INVESTMENT





## Introduction

The Priority Investment element includes an analysis of current and potential funding sources that may be available to finance various initiatives, capital improvements, and other projects throughout the county. This element is intended to (1) identify the initiatives and projects the county wants to undertake, (2) identify the means of funding these improvements, (3) help coordinate major capital improvements and investments, and (4) provide the basis for future Capital Improvement Plans and the incorporation of projects into annual budgets. Ideally, the recommendations in this element should be “coordinated with adjacent and relevant jurisdictions and agencies (counties, other municipalities, school districts, public and private utilities, transportation agencies, and any other public group that may be affected by the projects.”<sup>1</sup>

The inclusion of this element into the Comprehensive Plan encourages the county to develop and fund initiatives and projects consistent with the Comprehensive Plan goals and objectives and anticipate the need for coordinated public expenditure. The recommendations in this element should not be planned for in a vacuum, but rather in a systematic fashion that anticipates impacts that investments have on each other.



## Current Local Government Funding Sources

The following revenue sources and funding mechanisms are or could be used by Clarendon County to fund significant planning projects or capital improvements.

### General Fund

The General Fund includes all of Clarendon County's funding resources that are not restricted for special purposes. The general fund includes revenues from ad valorem taxes (real estate and personal property), charges for services, intergovernmental funding, fines and forfeitures, licenses and permits, and among other revenue sources. Money from this fund is spent on public safety, public works and utilities, and general government services. These funds go towards salaries, retirement, health insurance, and supplies.

Revenues anticipated for FY 2018-19 are \$21.3 million.

### General Obligation Bond

General Obligation Bonds are backed by credit and taxing power of the jurisdiction. The bond is usually paid back through taxation or revenue from projects. General Obligation Bonds are usually used for projects that will serve the entire community such as parks, infrastructure, or government buildings.

### "C" Funds

"C" Funds are allocated to the counties by SCDOT for transportation improvements. The funds are distributed based on a formula. One-third of the money is based on a ratio of the land area in the county to the land area of the state, another third is based on the ratio of county population to state population, and one-third is based on a ratio of rural road mileage in the county to rural road mileage in the state. Each county has a County Transportation Committee that selects and approves projects to be used by "C" funds. In FY 2018-2019, Clarendon County received \$1.3 million in "C" funds.

### SCDOT Guideshare

Through the SCDOT Guideshare Program, each transportation planning district receives funds for highway improvements. As the regional transportation planning district, the Santee-Lynches Council of Governments estimates that it will receive approximately \$3.2 million annually in Guideshare funds. This does not account for all transportation improvements done in the region, as SCDOT or the county often carry out transportation improvement activities.

### Enterprise Funds

Clarendon County has two enterprise fund, the Water and Sewer Utility and Weldon Auditorium. Enterprise funds are business-like fund and are usually self-supporting and offer fee-based services.

In FY 201819, Clarendon Water and Sewer has anticipated revenues of \$762,400. After all accounting, including the addition of grant revenue and depreciation expense, the total net utility income is expected to be \$1.8 million. Weldon Auditorium has anticipated revenues of \$49,000; however, the operating expenses, debt service, and depreciation result in a total net loss of approximately \$20,000.

### Road User Fee

Clarendon County collects a road user fee on all motorized licensed vehicles. This fee is expected to bring in \$1.05 million in FY 2018-19.

### Local Option Sales Tax

South Carolina counties are authorized to impose local option sales taxes in addition to the six percent sales tax imposed by the state. There are three types of local option sales taxes counties can impose:

1. Capital Projects: A 1% sales tax can be collected by the local government for up to seven years for capital projects such as courthouses, libraries, cultural facilities, or water and sewer projects. Voters must approve this type of sales tax.
2. Transportation: This is a one-percent voter-approved sales tax intended to fund transportation projects in the community. Projects may include road, transit systems, greenbelts, and other transportation-related facilities like drainage improvements. This tax may not exceed 25 years.



3. Local Property Tax Credit Sales Tax: This is a general sales tax with the goal of property tax relief. The rate is set at an amount estimated to produce revenues to replace property tax revenue. There is no time limit on this tax.

Clarendon County has a 1.0% Local Option Sales Tax.

## Accommodation Tax and Hospitality Tax

Counties can choose to impose a local accommodation and hospitality tax. An accommodations tax can be applied to gross proceeds from accommodations. It may not exceed three percent. The revenues from this tax must be used for tourism-related projects and programs. A hospitality tax is applied to the sale of prepared meals and beverages and may not exceed 2%.

Clarendon County collects a 3% accommodations tax which is projected to amount to \$220,000 in FY 2018-2019.

## School District Tax

While this tax revenue is not used for county operations, Clarendon County is authorized by the SC General Assembly to collect a 1% sales and use tax for schools. This tax is used for local school districts and as an educational capital improvement tax.

In total, Clarendon has a sales tax rate of 8%.

## Potential Sources of Funding Grants

A grant is a sum of money given by an organization for specific projects. Grants are one-time funding opportunities and there is no guarantee that grant funding will be made again in the future. Grant sources include:

- Economic Development Administration (EDA): The EDA provides grants in economically-distressed regions to encourage economic development, innovation, and competitiveness. These grants can cover public infrastructure development, economic adjustment assistance, planning efforts, research, trade adjustment assistance, and technical assistance.
- SC Rural Infrastructure Authority (RIA): The RIA helps communities with financing for infrastructure projects including water and wastewater systems, storm water drainage, or other public facilities that help build sustainable communities and support economic development.
- Community Development Block Grants (CDBG): The CDBG program provides annual federal grants to states and localities to carry about a variety of community development activities, particularly for low-income communities, including infrastructure development, affordable housing initiatives, and neighborhood stabilization.

- HOME Investment Partnerships Programs: This program provides grants for states and localities to fund a wide range of housing activities for low-income people. It can include building or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance.
- United State Department of Agriculture (USDA) Rural Development: This program offers dozens of diverse financial assistance tools for rural areas that address economic development, infrastructure, broadband connectivity, and entrepreneurship.

## Revenue Bonds

A revenue bond is used to finance income-producing projects and is obtained when there is a secure source of revenue. This revenue pays both the principal and interest of the bond.

## Development Impact Fee

These fees are paid by developers or builders to mitigate the costs of capital improvements or services (e.g., schools, public safety) within new development. The fees are established based on the capital and operating impacts of the new development. In many cases, these costs get passed on to the purchaser of the structure. This mechanism is usually used in high-growth areas.



## Local Government Improvement Districts

The South Carolina Legislature has developed several financing mechanisms that help local governments construct public improvements. The County Public Works Improvement Act (CPWID) (SC Code Sec. 4-35-10 *et seq.*) and the Residential Improvement District Act (RID) (SC Code Sec 6-35-10 *et seq.*) allow counties to create improvement districts. These districts allow for local government “to plan and implement public infrastructure improvements and to apply assessments on property within the district, with the concurrence of property owners, to pay all or a portion of the cost of the improvements.”<sup>1</sup> Creation of one of these districts requires an improvement plan, a public hearing, and the adoption of an ordinance creating the district. This tool provides “local governments with the ability to leverage the assessment revenue through the issuance of debt in the form of improvement district or revenue bonds.”<sup>2</sup> This tool should be used with close consultation with a local government attorney and qualified bond counsel.

## Special Purpose Districts

In South Carolina, a Special Purpose District is a district that provides any governmental function or power such as fire protection, sewer service, water distribution, or recreation. Clarendon County has a rural fire special purpose district and a special purpose district for F.E. DuBose Vocational School.

## Transportation Alternatives Program (TAP)

TAP funds, coming from a partnership between SCDOT and the Federal Highway Administration (FHWA), used for projects related to active transportation including pedestrian and bicycle facilities, recreational trails, safe routes to school projects, and streetscaping. There are three categories of funding: (1) urbanized areas with populations over 200,000, (2) non-urban areas with populations greater than 5,000, and (3) non-urban areas with a population less than 5,000. Clarendon County would qualify under the second category and the municipalities would qualify under the third category. The second and third categories received \$1.8 million and \$2.6 million allocated, respectively. This program usually requires a 20% match from local governments.

## Priority Investment Projects

The following are projects identified in the plan's objectives and strategies. There are three time frames: Short (1-3 years), Medium (4-6 years), Long (7-10 years) and Long+ (beyond 10 years). This is an active list and will change as community needs shift.

## General Fund Projects

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Sheriff's Office Improvements	Improve second floor for training room and additional office space.	\$250,000	Unrestricted Fund balance of the County, general county revenue and Sheriff discretionary cash	\$15,000/year from general fund	Short
New Ball Field at JC Britton Park	Update existing fields, demolish Legion field, develop new field, install fencing and improve entrance at JC Britton Park	\$100,000	General county revenue	None	Short
Public Works Department Relocation	Relocate to a larger facility	\$150,000	Unrestricted Fund balance of the County and general county revenue	\$45,000/year from general fund	Medium
Summerton Park Improvements	New outdoor recreation facility with green space, playground and picnic shelters	\$250,000	TBD	\$15,000/year from general fund	Medium
Summerton Branch Library	Construct branch library within the Town of Summerton	\$1,000,000	GO bond(s) and federal grants (USDA Community Facilities)	None	Medium
Turbeville Branch Library	Construct branch library within the Town of Turbeville	\$1,000,000	GO bond(s) and federal grants (USDA Community Facilities)	None	Long

## Fire Department (Special Purpose District) Projects

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Wyboo Fire Sub-Station	Relocate and build new facility	\$650,000	Unrestricted Fund balance and SPD revenue	\$5,000/year from SPD	Short
Turbeville Fire Sub-Station	Construct new fire sub-station within Turbeville	\$1,000,000	GO bond(s), Unrestricted Fund balance and SPD revenue [1.0 mill increase FY22]	\$10,000/year from SPD	Medium
Davis Station Fire Sub-Station	Relocate and build new fire sub-station in Davis Station area	\$100,000	Unrestricted Fund balance and SPD revenue	None	Medium
Alcolu Fire Sub-Station	Expand, renovate and equip existing fire sub-station with living quarters to support anticipated increase activity	\$85,000	Unrestricted Fund balance and SPD revenue	\$3,000/year from SPD	Long

## Water System (Enterprise Fund) Projects

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Phase II Expansion	Construct approximately 9 miles of water mains down SR 260 and from Davis Station down Rickenbaker Rd	\$5,400,000	USDA/RD grants and bonds, SC RIA grant, connection fees		Short
Phase III-A (Eagle Pt connector)	Install new well and connect Eagle Point and Wyboo Point water systems	\$580,000	SC RIA grant		Short
Phase III-A (elevated water tank)	Construct elevated 100,000 gal. water tank to III-A connector at well site	\$550,000	SC RIA grant		Short
Connection of sewer lagoon to Summerton force main	Connect and re-route effluent from current lagoon to Summerton force main, feeding into Manning processing plant	TBD	USDA/RD grants and bonds, SC RIA grant		Medium



## Clarendon Business Development Corporation

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Alcolu Industrial and Technology Park	Park entrance and infrastructure construction	TBD	SC Commerce RIF grant(s), corporate funding		Ongoing
Megasite Rail Spur	Design, engineer, and acquire rights-of-way and construct rail spur supporting mega-site industrial park	TBD	SC Commerce RIF grant(s), corporate funding		Ongoing

## Additional Projects

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Expansion of J.C. Britton Park	Acquire adjacent land and development tournament quality facility	TBD	TBD	Unknown	Long
Airport land acquisition	Acquire unimproved property around existing airport for future runway construction	\$350,000	Unrestricted Fund balance of the County and general county revenue	Unknown	Long +
New main library facility	Construct new main library facility in Manning	\$5,500,000	GO bond(s), federal grants (USDA Community Facilities) and community fundraising	None	Long+
New airport runway	Build second runway of 5200 feet at airport	\$12,750,000	FAA Grant(s) - both federal and state, state commerce RIF grant, and General Fund balance	Unknown	Long+

## Intergovernmental Coordination

There are multiple entities involved in helping achieve the goals of a Comprehensive Plan. Under the Priority Investment Act (PIA), there should be coordination among “governmental entities and utilities - counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies and other public entities - that are affected by or have any planning authority over the public project identified in the priority investment element must be consulted in the coordination process.”<sup>1</sup> The basic level of coordination requires a written notification and opportunity for comment on proposed projects. The following is a list of jurisdictions and agencies who can be involved in the development and implementation of the Clarendon County Comprehensive Plan.

### Municipalities

- City of Manning
- Town of Summerton
- Town of Paxville
- Town of Turbeville

### Neighboring Counties

- Sumter County
- Orangeburg County
- Calhoun County
- Berkeley County
- Florence County
- Williamsburg County

### Education

- Clarendon District 1
- Clarendon District 2
- Clarendon District 3
- Central Carolina Technical College

### Utility Providers

- City of Manning Public Works
- Town of Summerton Public Works
- Town of Turbeville Public Works
- Barrineau Water District
- Black River Electric Cooperative
- Santee Electric Cooperative
- Duke Energy Progress
- South Carolina Electric and Gas

### State Agencies

- SC Department of Health and Environmental Control (DHEC)
- SC Department of Transportation (SC-DOT)
- SC Department of Commerce
- SC Department of Parks, Recreation, and Tourism

### Regional Agencies

- Santee-Lynches Regional Council of Governments
- Santee-Wateree Regional Transit Authority

### Other Relevant Organizations and Agencies

- Central SC Alliance
- Santee Cooper
- McLeod Health - Clarendon
- Clarendon County Agency on Aging
- Clarendon County Board of Disabilities and Special Needs
- Clarendon Behavioral Health Services
- Summerton Resource Center
- Clarendon County Chamber of Commerce

## Sources

<sup>1</sup> American Planning Association - South Carolina Chapter. South Carolina Priority Investment Act Implementation Guide for Local Governments. <https://www.masc.sc/SiteCollection-Documents/Land%20Use%20Planning/PIA.pdf>

<sup>2</sup> American Planning Association - South Carolina Chapter. South Carolina Priority Investment Act Implementation Guide for Local Governments. <https://www.masc.sc/SiteCollection-Documents/Land%20Use%20Planning/PIA.pdf>



10

# STRATEGIC PLAN



## Introduction

The Strategic Plan is the practical synthesis of the goals and objectives that were identified during data collection and analysis and the public engagement components of the planning process. Using information from the elements of the Comprehensive Plan and the community feedback, this section offers three goals and a series of objectives and strategies that can will help make Clarendon a more prosperous and livable community.

## Plan Organization

The Strategic Plan is organized around three goals:

1. Encourage sustainable and efficient growth that preserves Clarendon County's character and promotes its assets.
2. Support programs and services that enhance the livability of Clarendon County for all residents.
3. Foster economic development and growth throughout the County
- 4.

Under each of those goals is a series of interconnected objectives and strategies that address the priorities established throughout the planning process. The objectives identify the specific areas of focus that support the implementation of the over-arching goal. Each of the objectives contains multiple action-oriented strategies that support the successful implementation of the Clarendon County Comprehensive Plan. There is also an Implementation Timeline attached to each strategy. There are four time-frames: Short-term (1-3 years), Medium-term (4-7 years), Long-term (7-10 years), and Ongoing.

These goals recognize that long-term growth and development requires a synthesis between housing, transportation, environment, and the other elements documented in the Comprehensive Plan. However, to provide some categorization and connection to the Elements, the strategy table does list the general Comprehensive Plan element that each strategy is connected to. In some cases, there are multiple categories for a strategy.

The following are the categories listed in the Strategies table:

- ED: Economic Development
- CC: Culture and Community
- H: Housing
- E: Environment
- T: Transportation
- LU: Land Use

# 1

## Encourage sustainable and efficient growth that preserves Clarendon County's character and promotes its assets.

### Objectives

- 1.1 Maintain Clarendon's rural/agricultural landscape and heritage.
- 1.2 Use Lake Marion as a focal point for developing a unique and cohesive lake-centered community.
- 1.3 Promote varied, sustainable, and efficient commercial development at desirable locations throughout the County.
- 1.4 Promote diverse, affordable, accessible, and active neighborhoods for all residents.
- 1.5 Encourage connectivity within and between neighborhoods, amenities, public spaces, retail, and employment centers
- 1.6 Encourage environmentally-sustainable practices and conserve natural assets



# 1.1

## Maintain Clarendon's rural/ agricultural landscape and heritage.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Limit extension of water/sewer infrastructure into Rural/Agriculture zone except when connecting sewer service to industrial parks and dense residential development.					CC LU
Locate commercial entities at major rural crossroads or arterial intersections.					LU
Support residential development at a minimum of one unit per acre in locations where soils are most suitable for septic tanks.					LU E
Allow clustered residential development with lot sizes less than an acre in Rural/Agricultural areas provided units do not encroach on incompatible uses and meet zoning and building regulations.					LU
Allow new large-scale livestock production facilities to be located only in remote areas of the County and protect them from encroach by incompatible land uses.					LU
Explore the need and options for developing and enforcing context sensitive regulations related to community appearance, property maintenance, and nuisance in the Rural/Agricultural district.					LU
Ensure that there are appropriate transitions within areas adjacent to Rural/Agriculture areas.					LU

# 1.2

Use Lake Marion as a focal point for developing a unique and cohesive lake-centered community.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Continue expansion of water and sewer infrastructure into the Resort area to support existing development and encourage future development					CC LU
Explore options for expanding public access to Lake Marion through new property acquisition or enhancing existing public access points.					CC E LU
Explore the need and options for developing and enforcing context sensitive regulations related to community appearance, property maintenance, and nuisance in the Resort district.					LU
Evaluate and revise the performance zoning component applicable to this district to make it more objective and predictable for developers.					LU

# 1.3

**Promote varied, sustainable, and efficient commercial development at desirable locations throughout the County.**

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Favor clustered commercial development at arterial or collector intersections over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors.					LU
Revise the Unified Development Code to encourage improved vehicle and pedestrian circulation by <ul style="list-style-type: none"> <li>• having a shared primary entrance point for retail development</li> <li>• providing for pedestrian circulation with sidewalks and median breaks within parking lots, and</li> <li>• using site features like landscaping, walkways, and drainage areas to make development more attractive, secure, and easier for customers to use</li> </ul>					LU T
Collaborate with municipalities to ensure that commercial design and development standards along municipality-county borders and along major roadways.					LU
Encourage large retail, employment, and commercial uses to use major intersections and arterial corridors like SC-261 near I-95, SC-260 between Manning and Lake Marion, and US-378 between Turbeville and I-95.					LU



# 1.4

**Promote  
diverse,  
affordable,  
accessible,  
and active  
neighborhoods  
for all  
residents.**

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Prioritize and concentrate residential development in areas already served by or can be easily connected to water and sewer infrastructure and areas where Police, Fire, and EMS are best able to respond.					LU
Promote diverse housing types (apartments, condos, town homes, and single-family units) and housing designs in new residential development.					H LU
Explore the need and options for developing and enforcing context sensitive regulations related to community appearance, property maintenance, and nuisance in Residential areas.					LU
Collaborate with the municipalities to develop consistent design and development standards particularly along corridors.					LU
Explore developing connectivity standards and guidelines that require greater street connectivity and provide allowance for pedestrian and bicycle connections when street connectivity cannot be had.					LU T
Ensure proper access to and between subdivisions in order to offer a choice in routes for residents and provide multiple access points for emergency responders.					LU T CC

# 1.4

**Promote  
diverse,  
affordable,  
accessible,  
and active  
neighborhoods  
for all  
residents.**

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Increase the viability of alternative housing types (townhomes, condominiums, tiny homes, etc) by cultivating relationships with regional developers and ensuring that zoning regulations allow for diverse types of housing					H LU
Update the Unified Development Code (UDC) and subdivision regulations/ordinances to incorporate provisions that support active modes of transportation like sidewalks or bike lanes.					LU T
Review Unified Development Code to allow for accessory structures for family housing to support multi-generational families and family caregiving.					LU H

# 1.5

**Encourage connectivity within and between neighborhoods, amenities, public spaces, retail, and employment centers.**

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Support mixed-use development in appropriate locations (Mixed-Use zones around municipalities and in the Resort district).					LU
Explore the need and options for developing and enforcing context sensitive regulations related to community appearance, property maintenance, and nuisance in the Mixed Use areas.					LU
Collaborate with municipalities to ensure that there is residential and commercial consistency or appropriate transitions from the municipality to the county.					LU
Incorporate consideration of bicycle and pedestrian transportation into every level of community planning including development review, community development, recreation, and public transportation.					LU T
Encourage development of greenways to connect natural spaces within the county including community parks, wildlife refuges, state parks and preserves, and public spaces along Lake Marion.					T E
Explore multi-jurisdictional public-private partnerships to promote alternative modes of transportation throughout the County (e.g. bike racks at businesses, car free streets, etc.)					T



# 1.6

## Encourage environmentally-sustainable practices and conserve critical natural assets

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Educate land owners and businesses about best management practices for stormwater protection.					E
Assist in mosquito control throughout the county by encouraging removal of standing water on properties.					E
Advocate with state and federal legislators to proactively address the Pinewood hazardous waste site and its potential implications on water quality for both Lake Marion and area groundwater.					ED C
Protect sensitive wildlife and conservation areas (Santee National Wildlife Refuge, Woods Bay State Park, Bennet's Bay Heritage Preserve, etc) from encroachment of incompatible uses.					E LU
Use the Green Infrastructure Network in the site permitting process to ensure that development is not significantly detrimental to the landscape or to guide development in ways to reduce impacts on the landscape.					E LU

# 2

## Support programs and services that enhance the livability of Clarendon County for all residents.

### Objectives

- 2.1 Cultivate community cohesion and civic engagement
- 2.2 Enhance County government transparency and accessibility
- 2.3 Promote access to educational and cultural opportunities for all residents
- 2.4 Encourage development of programs and services to aid vulnerable populations
- 2.5 Support programs, policies, and design that promote community health
- 2.6 Enhance resiliency through infrastructure development and hazard mitigation efforts

# 2.1

## Cultivate community cohesion and civic engagement

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Facilitate collaboration of local community organizations, neighborhood representatives, business organizations, and other stakeholders by holding regular meetings to provide information on county activities and help coordinate local efforts to ensure that resources are maximized.					CC
Collaborate with the municipalities to develop a series of consistent and affordable activities and events (e.g. movie in the park, bike ghost tour, art stroll, etc) to build community culture and cohesion throughout the County.					CC
Develop regular and consistent community sessions (e.g. festivals, public workshops, etc.) to build local investment in the community, share county accomplishments, obtain input on what is going well in the community, and obtain feedback on ways to improve.					CC
Increase lawful activity in public spaces to help enhance police-community relations and strengthen the social networks that enhance public safety.					CC
Explore partnerships to develop and sustain a community center(s) to provide all residents of Clarendon County with a recreation and activity space.					CC



# 2.2

## Enhance County government transparency and accessibility.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
<p>Improve digital access to county services and information by</p> <ul style="list-style-type: none"> <li>• updating the website to have more direct payment portals for taxes or service (e.g. water or sewer)</li> <li>• consolidating information from County-affiliated websites (e.g. Economic Development Board) onto one site</li> <li>• providing a guide for moving to and/or living in the County with all relevant information</li> <li>• linking other County-affiliated sites onto the County website (e.g. school districts, the Chamber of Commerce, municipal websites)</li> </ul>					CC ED
Assist in creating a young adult leadership program to engage the next generation of Clarendon County leaders.					CC
Develop a local government internship program to provide students with professional work experience and enhance civic knowledge about local government, public services, etc.					CC
Provide the public with regular communication regarding county policies, programs, and decision-making using traditional outreach methods (newspaper, mailings, etc.) and social media.					CC

# 2.2

Promote access to educational and cultural opportunities for all residents.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Partner with existing facilities (East Clarendon Middle-High School and Summerton Resource Center) to provide permanent library services in all parts of the county.					CC
Continue the Central Carolina Technical Scholars program beyond 2019.					CC
Collaborate with schools, non-profits, foundations, and other community partners to develop after-school and summer programs for youth and teens.					CC
Participate in local and regional education initiatives such as career expos, literacy programs, and STEM-related activities.					CC ED
Collaborate with Clemson Extension, local schools, and other community partners to promote nature education for area youth.					CC ED

# 2.4

## Encourage development of programs and services to aid vulnerable populations.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Encourage the development of affordable housing for low to moderate income households by establishing financial incentives for development of affordable housing					H
Locate new affordable housing development near a municipal area to ensure services and amenities are accessible without transportation access.					H LU
Develop housing options for individuals and families in need of temporary or transitional housing as a result of homelessness, natural disaster, financial difficulties, etc.					H CC
Partner with McLeod Health to ensure community-centric health programs such as the Community Paramedic program can continue and expand if needed.					CC
Ensure that affordable transportation services are available to and from health and other community facilities especially the elderly, special needs, minority, and low-income groups.					T CC
Collaborate with local transportation providers to provide services to under-served areas in the county and connect the municipalities together and to larger regional centers.					T
Designate sites that are well-suited for elderly housing.					H LU



# 2.5

Support programs, policies, and design that promote community health.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Incorporate consideration of bicycle and pedestrian transportation into every level of community planning including development review, community development, recreation, and public transportation.					T LU
Integrate recreation facilities and open space into large-scale residential development to provide parts, activity areas, and green spaces.					E CC LU
Enhance existing public, recreational spaces by ensuring that all facilities are maintained and updated to reflect diverse recreational interests of County residents and recreation trends.					CC E
Work with DHEC and other relevant agencies to monitor and discuss regulations about water usage that negatively impacts water well levels and overall water supply					E

# 2.6

## Enhance resiliency through infrastructure development and hazard mitigation efforts

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Regularly evaluate and clean drainage ditches in high problem areas to help mitigate flooding and standing water.					E CC
Participate in development and review of the regional hazard mitigation plan in 2020 to ensure that Clarendon County is involved in plans and programs that could impact the County's ability to prepare for and respond to natural or man-made disasters or events.					E CC
Improve public awareness about regional hazards, risks, and emergency preparedness by <ul style="list-style-type: none"> <li>• creating a central online and physical space where relevant information is available</li> <li>• establishing a digital tool that can be used to disseminate information about hazards, natural disasters, and county service issues (e.g. water disruptions).</li> </ul>					E CC
Continue to establish a multi-jurisdictional potable water supply program for the entire county considering the (1) correction of existing health or safety problems, (2) prevention of potential surface or groundwater quality problems, and (3) facilities to support future development in designated growth areas.					E CC ED
Develop and incorporate a community equity standard into capital investment planning and projects (e.g. recreation facilities, water, sewer, transportation network) to ensure that all residents throughout the county are being serviced.					CC

# 3

## Foster economic development and growth throughout the County

### Objectives

- 3.1** Diversify economic development approaches to improve opportunities for current residents and attract new residents
- 3.2** Support a multi-modal transportation network that enhances community connectivity, access to jobs, and efficient movement of goods and people.
- 3.3** Support an educated and skilled workforce that meets the needs of area businesses and increases the economic opportunities for residents



# 3.1

Diversify economic development approaches to improve opportunities for current resident and attract new residents

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Pursue commercial development by <ul style="list-style-type: none"> <li>• developing a retail recruitment strategy in collaboration with the Chamber of Commerce and other municipalities</li> <li>• developing a commercial development package (incentives, land, regulatory strategies, streamlined permitting)</li> </ul>					ED
Participate in regional planning and businesses recruitment spin-off opportunities emanating from major developments in the region.					ED
Evaluate current home occupation regulations to determine if there is need to allow more flexibility to support small or start-up businesses.					H ED
Expand strategies to enhance county growth and development by <ul style="list-style-type: none"> <li>• encouraging the development of retirement communities</li> <li>• marketing affordable living costs for residents who may commute to other regional employment centers</li> <li>• evaluating and enhancing County's historic assets to use as a tourism draw</li> </ul>					ED H CC

# 3.1

Diversify  
economic  
development  
approaches  
to improve  
opportunities  
for current  
resident and  
attract new  
residents

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Support industrial recruitment and expansion by <ul style="list-style-type: none"> <li>• developing an industrial gateway master plan for the Clarendon County Industrial Park and Alcolu Industrial and Technology Park</li> <li>• establishing a beautification program to provide landscaping enhancements along targeted industrial corridor</li> </ul>					ED
Collaborate with the Chamber of Commerce to continue to highlight the historic and natural assets of the County for local residents and visitors.					ED CC
Continue to pursue development of the I-95 megasite through the addition of rail service.					ED T

# 3.2

Support a multi-modal transportation network that enhances community connectivity, access to jobs, and efficient movements of goods and people

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Enhance access management by <ul style="list-style-type: none"> <li>• developing and maintaining an access management policy that is in accordance with or stricter than SCDOT's Access and Roadside Management Standards as updated.</li> <li>• collaborating with municipalities to have consistent access management policies to ensure traffic flows are consistent throughout the county.</li> </ul>					T LU
Develop a county-wide bicycle and pedestrian transportation plan that can be used to leverage private investment and be incorporated into SCDOT projects such as restriping or repaving.					T
Continue to work with regional and local planning partners to coordinate transportation planning and funding priorities for roads, freight, public transportation, and other transportation modes.					T
Collaborate with municipalities, SCDOT, and other relevant parties to develop wayfinding signage for county amenities, sites, and public facilities.					T
Evaluate the need for sidewalks in neighborhoods adjacent to commercial centers to enhance public safety and access for residents.					T
Evaluate paving dirt roads based on travel demand, cost, condition, and other relevant factors.					T CC
Collaborate with SWRTA and other partners to establish transportation service within Clarendon County and to surrounding employment centers.					T
Actively participate in the Santee-Lynches Long Range Transportation Planning Process to prioritize interjurisdictional improvements and ensure Clarendon County's transportation needs are being addressed.					T



# 3.3

Support an educated and skilled workforce that meets the needs of areas businesses and increases the economic opportunities for residents.

Strategies	Short-Term (1-3 years)	Medium-Term (4-7 yrs)	Long-Term (8-10 yrs)	Ongoing	Category
Develop an apprenticeship program to help build local institutional knowledge and train future local government workforce for the future.					ED CC
Work with Central Carolina Technical College, the Clarendon County Chamber of Commerce, Clarendon School Districts 1, 2, and 3, the private sector, and other local organizations to align educational programs with local and regional target sectors by <ul style="list-style-type: none"> <li>• facilitating a working group to address educational alignment and long-term workforce needs</li> <li>• conducting a county-specific short-term and long-term workforce needs assessment</li> </ul>					ED CC
Promote workforce training programs, apprenticeships, and other educational opportunities to enhance the employability of Clarendon residents and ensure that the workforce meets the needs of area businesses.					ED CC