

DATE

1/11/24

Bonnie B. Roberts

CLERK OF COURT
CLARENDON COUNTY, SC

ORDINANCE # 2023-07

AN ORDINANCE OF THE COUNTY COUNCIL OF CLARENDON COUNTY, SOUTH CAROLINA TO AMEND ORDINANCE 2018-11 A/K/A THE 2018 COMPREHENSIVE PLAN AND TO ADOPT THE ATTACHED AMENDMENTS IDENTIFIED AS EXHIBIT A IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 6-29 et.seq., CODE OF LAWS OF SOUTH CAROLINA; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Clarendon County broad authority to provide a variety of services and functions within its jurisdiction, including but not limited to, utility planning, programming and construction, transportation planning, programming and construction, land use planning and regulation, economic development planning and programming, and similar activities and services; and,

WHEREAS, Title 6, Chapter 29, et seq., Code of Laws of South Carolina (SCCL), the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, hereinafter referred to as Section 6-29, provides the statutory enabling authority for Clarendon County to engage in planning and regulation of development within its jurisdiction; and,

WHEREAS, Section 6-29, Article 3 establishes the process for the preparation and periodic amendment of the Comprehensive Plan for Clarendon County, including, but not limited to, an inventory of existing conditions; a statement of needs and goals; implementation strategies with time frames; a population element; an economic development element; a natural resources element; a cultural resources element; a community facilities element; a housing element; a land use element, a transportation element and a priority investment element; and,

WHEREAS, pursuant to the requirements of Section 6-29-540, all public and private development proposals shall be reviewed by the Clarendon County Planning Commission (CCPC) to ensure the proposed project is compatible with and implements the latest version of the Comprehensive Plan; and,

WHEREAS, Section 6-29-710 through 779 allows Clarendon County to prepare, periodically amend and enforce zoning regulations that are consistent with and implement the latest version of the adopted Comprehensive Plan; and,

WHEREAS, Section 6-29-1110 through 1199 allows Clarendon County to prepare, periodically amend and enforce land development and subdivision regulations that are consistent with and implement the latest version of the adopted Comprehensive Plan; and

WHEREAS, the Clarendon County Planning Commission (CCPC) considered the amendments as updated elements of the Comprehensive Plan at a public meeting on October 17, 2023; and,

WHEREAS, the County Council conducted a public hearing on December 11, 2023 as required by SCCL Section 6-29-530 to consider the CCPC recommendation and comments from the interested public and subsequently voted to adopt this Ordinance,

NOW THEREFORE, BE IT ORDAINED that Clarendon County Ordinance 2018-11 a/k/a the 2018 Clarendon County Comprehensive Plan is amended per Exhibit A as attached hereto pursuant to the requirements of Section 6-29, Article 3, Code of Laws of South Carolina.

SEVERABILITY

Should any section or provision of this ordinance be declared unconstitutional or invalid for any reason, such declaration shall not affect the validity of the Ordinance as a whole, or any part thereof, which is not specifically declared to be invalid or unconstitutional.

EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption.

First Reading: November 13, 2023

Second Reading: December 11, 2023

Third Reading: January 8, 2024

Public Hearing: December 11, 2023

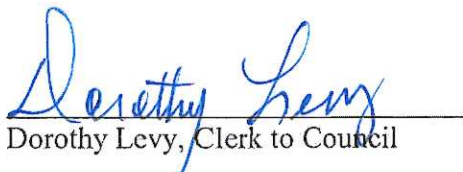
ADOPTED THIS 8th Day of January, 2024

COUNTY OF CLARENDON, SOUTH CAROLINA



Dwight Stewart, Chairman

ATTEST:



Dorothy Levy, Clerk to Council



EDUCATION

Public Schools

Clarendon County School District, located in Clarendon County which is in the east-central portion of South Carolina. The district was formerly composed of two smaller districts Clarendon 4 (Phase 1: Clarendon - Summerton, SC and Clarendon 3 - Turbeville SC) and Clarendon 2 - Manning, SC, prior to legislation passing and constituting us as a countywide district. The new county-wide district as of 2023-2024 school year serves 4,329 students consisting of Pre-K-Kindergarten to Grade 12 within our eleven schools and one Career Center. Clarendon County School District is committed to providing education that is "student centered and future focused" to produce students that are college and career ready. The District is comprised of three hundred and eight professional certified teachers and administrators. Other certified support staff include eleven school counselors, five career specialists, nine media, specialists, ten school nurses, ten instructional coaches, six reading coaches, seven speech pathologists, three school

psychologists, one occupational therapist, one physical therapist, and three social workers. Additionally, our district employs other positions that provide support, including occupational therapists, physical therapists, academic interventionists, parent liaison, parent educators, paraprofessionals, office staff, custodians, and food service staff.

Private Schools

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

Harvest Community School, a K-12 school located in Summerton, SC was launched in May 2013.

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

Table 3: District Indicators, 2023

INDICATORS	DISTRICT
# of students	4,329
% in poverty (TANF, Medicaid, SNAP, foster or homeless)	82.1%
% with disabilities	9.7%
% served by gifted and talented programs	6.6%
# enrolled in career/technology courses	821
# enrolled in dual enrollment courses	98
% of students (7 th /8 th Grades) enrolled in High School Credit Courses	17.7%
# of ML students	125
\$ spent per pupil	\$15,976
Student-teacher ratio in core subjects	27.2 to 1
% meets or exceeds English Language Arts expectations	44.8%
% meets or exceeds Math expectations	37%
% eligible for LIFE/Palmetto Fellows scholarship	24%

NOTE: \$ per pupil (Federal - \$1,729; State - \$9,185; Local - \$5,062) \$15, 976.

PUBLIC EDUCATION FACILITIES

Table 4: Schools in Clarendon County

School Name	Grade Level	Address
Dr. Rose H. Wilder Elementary School	PreK - 5 th SPED	9297 Alex Harvin Hwy Summerton, SC 29148
East Clarendon Middle High School	6 th - 12 th SPED	1101 Pope St. Turbeville, SC 29162
F. E. Dubose Career Center	9 th - 12 th SPED	3351 Sumter Hwy Manning, SC 29102
Fleming/Felder Head Start	PreK	1413 Hotel St. Alcolu, SC 29001
Manning Early Childhood Center	PreK - 2 SPED	2759 Racoon Rd. Manning, SC 20192
Manning Elementary School	4 th - 6 th SPED	311 W. Boyce St. Manning, SC 29102
Manning Head Start	PreK	621A W Huggins St. Manning, SC 29102
Manning High School	6 th - 12 th SPED	2155 Paxville Hwy Manning, SC 29102
Manning Junior High School	7 th - 8 th SPED	1101 W L. Hamilton Rd. Manning, SC 29102
Manning Primary School	3 rd SPED	125 N Boundary St. Manning, SC 29102
Paxville Head Start	PreK	9137 Paxville Hwy Paxville, SC 29102
Scott's Branch High School	9 th - 12 th SPED	9253 Alex Harvin Hwy Summerton, SC 29148
Scott's Branch Middle School	6 th - 8 th SPED	9253 Alex Harvin Hwy Summerton, SC 29148
Walker Gamble Elementary School	PreK - 5 th SPED	2358 Walker-Gamble Rd. New Zion, SC 29111

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. However, since the start of 2023, that trend appears to be changing. Figure 1 shows the major residential development between 2000 and 2023.

On the economic side of development, there have been multiple industry openings and expansions in the county including Starflo in 2014, ProBrass in 2016, Meritor in 2018, Westinghouse Electric in 2020, T. Hurst Enterprise, Palmetto Yacht, and On Time Distribution in 2021. 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.

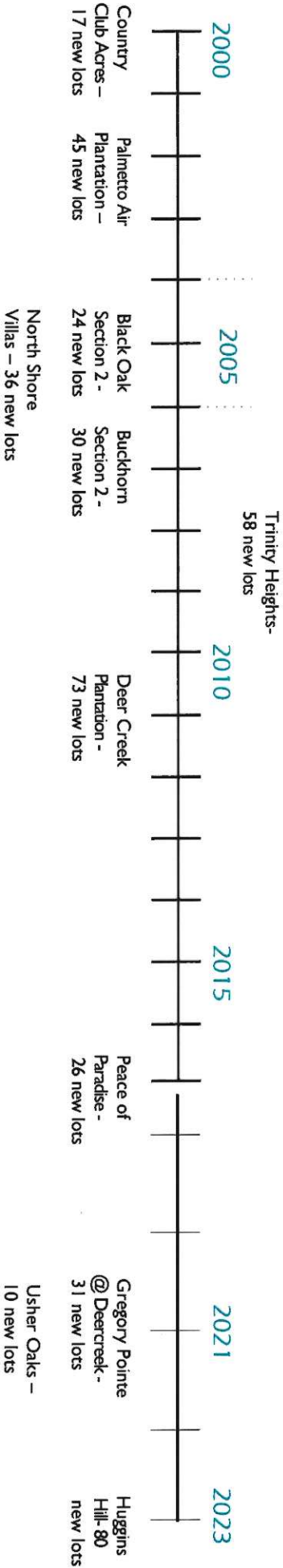
Unlike some counties in the region, Clarendon County is not facing any development pressures in spite of being traversed by I-95. This is changing as people begin to look for more affordable housing options other than in neighboring Berkeley or Florence Counties which have greater development pressures.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

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 is just beginning to accompany the expansion of water and sewer infrastructure, development opportunities and the quality of current development is improving. 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, 2000-2023



Since 2021, Clarendon County has gained 95 new subdivision lots.

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
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	Medium
Public Works/Fleet Department Relocation	Construct and relocate to a larger facility outside of Manning (Alcolu)	TBD	IRPB Series 2023	\$25,000/year from general fund	Short
Summerton Branch Library	Construct branch library within the Town of Summerton	TBD	GO bond(s) and federal grants (USDA Community Facilities), State	Operational Cost Several Funds	Long
Turbeville Branch Library	Construct new branch library within Turbeville	\$2,500,00	SC Library grants (General assembly appropriations and private foundation	Unknown	Short
Develop New Park at Lake	New outdoor recreational facility and Palmetto Trailhead with green space, shelters, parking and restroom facilities	\$200,000	Hospitality fee fund	\$10,000/year from hospitality tax fund	In-progress
New EOC/ Communications Building	Construct new state of the art emergency operations/communications center	\$9,000,000	IRPB Series 2023	\$50,000/year from general fund	In-progress
Relocate Law Enforcement Annex (Animal)	Design and construct on same property as public works in Alcolu	\$1,500,000	IRPB Series 2023	\$25,000/year from general fund	In-progress
Records facility	Refurbish climate-controlled records retention facility with office space	\$50,000	General county revenue	None	Short

Fire Department (Special Purpose District) Projects

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Turbeville Fire Sub-Station	Construct new fire sub-station within Turbeville	\$1,500,000	General Assembly appropriation and IRPB Series 2023	Additional \$12,000/year from SPD	Short
Davis Station Fire Sub-Station	Relocate new fire sub-station near existing station	\$125,000	Unrestricted Fund balance and SPD revenue	\$0/year from SPD	Long

Water System (Enterprise Fund) Projects

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Phase IV SCIP Projects	Continued expansion of system	\$13,265,00	RIA SCIP grant (\$10 million)		Short
Connection of sewer lagoon to Manning force main	Connect and re-route effluent from current lagoon to Summerton force main, feeding into Manning processing plant	\$2,500,000	USDA/RD grants and bonds, SC RIA grant, ARPA		Short

Clarendon Business Development Corporation

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
Alcolu Technology Industrial Park infrastructure	Development, design and construction of significant infrastructure (roads, utilities, etc) with land acquisition	\$3,700,00	SC Department of Commerce grants, corporate funding and CTC C-Program (stateportion)	None	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	None	Ongoing
Ram Bay Industrial Park entrance	Entrance expansion with signage and landscape beautification	TBD	SC Department of Commerce grants, corporate funding and CTC C-Program (stateportion)	None	Ongoing

Additional Projects Projected Beyond Ten (10) Years

Project	Description	Cost	Funding Source	Ancillary Cost Changes	Timeline
New Recreational Sports Complex	Acquire adjacent land and development tournament quality facility	TBD	Revenue bonds secured by Hospitality funds	Unknown	Long
Airport Improvement	Acquire unimproved property around existing airport for future runway construction	\$500,000	Unrestricted Fund balance of the County and general county revenue	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.”²¹ 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 County School District (Est. 2022)
- Laurence Manning Academy
- Clarendon Hall
- Central Carolina Technical College

Utility Providers

- City of Manning Public Works
- Town of Summerton Public Works
- Town of Turbeville Public Works
- Barrianeau Water District
- Black River Electric Cooperative
- Santee Electric Cooperative
- Duke Energy Progress
- South Carolina Electric and Gas
- Clarendon County Water & Sewer

State Agencies

- SC Department of Health and Environmental Control (DHEC)
- SC Department of Transportation (SCDOT)
- SC Department of Commerce
- SC Department of Parks, Recreation, and Tourism
- SC Department of Social Services (DSS)

Regional Agencies

- Santee-Lynches Regional Council of Governments
- Santee-Waree 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

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.	Done				

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.			Done			
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
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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.		Done				

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 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"> • creating a central online and physical space where relevant information is available • establishing a digital tool that can be used to disseminate information about hazards, natural disasters, and county service issues (e.g. water disruptions). 						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

3.3

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 District, the private sector, and other local organizations to align educational programs with local and regional target sectors by <ul style="list-style-type: none"> • facilitating a working group to address educational alignment and long-term workforce needs • conducting a county-specific short-term and long-term workforce needs assessment 					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