



2018 COMPREHENSIVE PLAN



ORANGEBURG COUNTY, SOUTH CAROLINA

ACKNOWLEDGEMENTS

In accordance with the "South Carolina Local Government Comprehensive Act of 1994," this Comprehensive Planning Document was prepared by the Orangeburg County Planning Commission and recommended to County Council for adoption. State regulations call for updates and periodic revisions to the plan. The 2015 Planning Commission utilized the services of the Planning Director, GIS Manager, and Lower Savannah Council of Governments planning staff to conduct the 10-year updates to the Plan, incorporating 2010 census data, current year estimates and any future year projections. The Orangeburg County Comprehensive Plan reflects a yearlong effort of citizens, County Officials and professional planners to update and refine the future vision for the County. A special thanks goes out to all of the citizens of Orangeburg County for their dedicated participation in the Comprehensive Plan 10-year update process. Below is a listing of those individuals who were a participant in the previous 2002 revision, as well as current year County Council, Planning Commission and support staff.

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Harry Wimberly – Vice-Chairman
Janie Cooper
James Glover
Clyde Livingston
Heyward Livingston
Johnny Wright

2002 Planning Commission

James M. Albergotti - Chairman
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Perry Arant
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William Clark – Deputy County Administrator
Harold M. Young – County Planning Director
Gloria Breland – Grants Administrator
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2015 County Council

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Part 1: Introduction and Background

Chapter 1.1 Introduction

Overview

The Orangeburg County *Comprehensive Plan* (the Plan) is the future vision for preservation and development in Orangeburg County for the next ten years. The Plan establishes strategies for the County to pursue to maintain and enhance its quality and uniqueness with a focus on strategies that the County government can directly influence and achieve.

The comprehensive planning process identified a series of overarching themes that serve as the primary guidance for the recommended strategies and implementation initiatives. These themes include:

1. The major policies and directions of the 2002 Plan and the subsequent 2007 Plan land use review and update are still largely valid and accurate. All future Plan updates and reviews should stay the course and build on the past success of the Plan.
2. Rural preservation is very important. The Plan needs to place emphasis on the protection of the unique Midlands character. Higher intensity growth needs to be directed towards the urban/suburban areas where adequate infrastructure and services are in place, allowing for preservation of the rural character of the majority of the County.
3. Fiscal responsibility is essential to success for the County. New development needs to generate revenue equal to the cost of providing new services and infrastructure so that existing residents and businesses do not pay a disproportionate share of the cost of growth.
4. The broad nature of comprehensive planning is important for a successful future, however, there are areas in the County where more detailed land use studies and planning will be necessary.
5. The County is only one of many stakeholders in the region that can influence the preservation of resources, form of development, and provision of services and infrastructure. It is vitally important that the County recognize its ability to manage its destiny and establish working relationships and/or formal agreements with other jurisdictions and agencies that contribute to the quality of life.
6. The Plan places an emphasis for growth to occur in the central and eastern regions of the County, where public infrastructure and services exist. Additionally, the Plan recognizes the need for mixed-use development and a diversity of housing types that are affordable to County residents and located near existing infrastructure while preserving and protecting the rural area for future generations. A commitment to balance social, economic and environmental considerations is required to achieve the objectives set forth in the Plan.

The integration of these three basic areas of concern into all development processes with broad public participation in decision making is important for achieving sustainable development in Orangeburg County.

Purpose and Intent

The following purpose and intent statement defines the broad role of the Comprehensive Plan.

The Orangeburg County *Comprehensive Plan* will guide public decision-making affecting the quality of life in Orangeburg County through the year 2038. The Plan identifies the community's vision for the future. The vision articulates the essential components of the quality of life in Orangeburg County as identified by the community, and serves as the standard for the *Comprehensive Plan*. The various elements of the Plan are designed to accomplish this vision by defining goals for the future regarding the pattern, quality, and intensity of land uses, the provision of public facilities and services, economic development, availability of housing, and preservation of natural and cultural resources. The Plan also establishes strategies or actions and implementation tools to enable the County to achieve the vision set out in this Plan. The components of the Plan focus on real actions the County can achieve given the appropriate time and resources. The strategies of the Plan elements are tied together in a comprehensive manner and are executed through both the land use and priority investment strategies.

Guide to the Comprehensive Plan

Using the Plan

As stated in the Purpose and Intent, the Plan is a guide for public decision-making. Specifically, the County's elected and appointed officials should use the Plan to evaluate future proposals or policy changes to ensure consistent decisions are made. Furthermore, the Plan should provide guidance to land owners and developers on what is appropriate in the County. This Plan contains a few terms that will be used to describe the various policy recommendations:

- **Vision:** the comprehensive, primary statement of the desired future of the County. The ultimate set of ideals to which the County should aspire.
- **Goal:** a statement of desired end-state or target. Tied very closely to the vision statement and focused on a specific element of the Plan. Provides particular guidance for where the County should be in the future, and sets the tone for the individual strategies for each element.
- **Strategy:** a recommended course of action or task the County or its designated agency could undertake in pursuit of a Goal and the Vision. Provides focused and achievable guidance on specific topics under the Plan element headings. Ties the implementation of the Plan to the Goals and Vision.
- **Initiative:** a specific set of tasks or a coordinated effort to be undertaken in the pursuit of implementation of the Plan.

While all of the various recommendations of the Plan are intentionally interwoven, it is possible to glean information from a particular section or set of recommendations within the individual elements of the Plan. The Plan is provided as a comprehensive guide for the County but specific recommendations may apply more in one circumstance than another. The elements of the Plan are listed below. The Plan dedicates a chapter section to each element that includes background and strategies/recommendations for that element of the Plan.

Plan Structure

Following these introductory chapters 1.1 and 1.2, the Plan is divided into three parts: the Vision (Part 2), Comprehensive Plan Elements (Part 3), and Additional Resources and References (Part 4). The following lists the various sections of each chapter and provides a brief overview of the contents.

Part 2: Vision

- *Chapter 2.1 Vision Statement* is the articulation of the components of the quality of life in Orangeburg County, as identified by the community. This is the main statement of what is important and what the County desires now and in the future.
- *Chapter 2.2 Goals* is the specific targets for the elements of the Plan, which tie the specific strategies for each element to the Vision Statement.

Part 3: Comprehensive Plan Elements

- *Chapter 3.1 Population Element* is the assessment and inventory of population and demographic data to establish existing conditions, forecasts for planning purposes, and strategies to stay apprised of the continually changing needs and preferences of the population.
- *Chapter 3.2 Economic Development Element* is the overview of the economic environment and strategies to influence employment and business growth in the County to support the population.
- *Chapter 3.3 Natural Resources Element* is the recognition of the diverse natural assets in the County and additional strategies beyond those in the Land Use Element to protect and preserve these features.
- *Chapter 3.4 Historic and Cultural Resources Element* is the recognition of the diverse historical and cultural assets in the County and additional strategies beyond those in the Land Use Element to protect and preserve these features.
- *Chapter 3.5 Community Facilities Element* is the inventory and status of the various facilities serving the population of Orangeburg County, and strategies to ensure continued quality services in the future.
- *Chapter 3.6 Housing Element* is the assessment of housing conditions and needs in the County and strategies to ensure adequate and affordable housing supply is available in the future.
- *Chapter 3.7 Transportation Element* is the overview of transportation data and efforts in the County and region as well as a list of necessary improvements to the road network. This Element includes, through reference, the strategies and information in the 2017-2022 State Transportation Improvement Program (STIP), as well as those strategies identified in the Lower Savannah Council of Governments (LSCOG) Long Range Transportation Plan (LRTP).
- *Chapter 3.8 Priority Investment Element* is the element that prioritizes the investment of County resources into the various strategies of the Plan and lists the major initiatives the County should undertake in pursuit of the Plan strategies/recommendations.
- *Chapter 3.9 Land Use Element* is the history of land use development and strategies to shape the future of the Orangeburg County landscape and geographic distribution of preservation and development. This element includes strategies for location, quality, and quantity of land uses.

- *Chapter 3.10 Energy Element* includes information about energy uses, available sources, and provides recommendations to help the County become more energy independent.

Part 4: Additional Resources and References

- *Chapter 4.1 Definitions* is the glossary of specific terminology used in the Plan.
- *Chapter 4.2 Index of References* is the index of data sources, and documents influencing the creation of this Plan which are not included as part of the Plan and a listing of the Appendix Documents included through reference as part of this Plan.

Chapter 1.2 Planning Background

Authority for the Comprehensive Plan

In 1994, the County was granted the authority to prepare and maintain a comprehensive plan through the South Carolina Government Comprehensive Planning Enabling Act (S.C. Code Title 6, Chapter 29). The Act consolidated formerly separate legislative acts regarding the local authority to create comprehensive plans. Chapter 29 has since been updated to include additional sections regarding educational requirements for local planning officials, vested rights, and the Federal Defense Facilities Utilization Integrity Protection Act. In 2007, The General Assembly enacted The South Carolina Priority Investment Act thereby amending sections of the Comprehensive Planning Enabling Act to require local jurisdictions to include discrete transportation and priority investment elements in their plans and enhancing the requirements for the housing element of plans and zoning codes.

Planning in Orangeburg County

The Comprehensive Plan is adopted by County Council as an ordinance. Before adoption, the Planning Commission must make a recommendation and County Council must hold a public hearing, giving the public a minimum of thirty days public notice of the hearing. The Plan must be reviewed once at least every five years to determine if changes are needed which require additions or amendments. The Plan must be updated at least every ten years.

History of Planning in the County

Orangeburg County adopted its first Comprehensive Plan in 2002 after a two year long planning process. The 2002 plan was the first prepared under the 1994 Comprehensive Plan Enabling Act. The Plan was subsequently reviewed and revised in 2007, and now being updated in 2018. The 2002 Comprehensive Plan process was overseen by the Planning Commission and ultimately approved by the County Council. Prior to the 2002 Comprehensive Plan, planning in the County had been done based on geographic subareas of the County.

The 2002 Plan is the effective planning document for the unincorporated portions of Orangeburg County.

Updating the Plan

This Plan is the result of the state mandated five year review and ten year update cycle, the need for the County to conform to the new state statutes (The Priority Investment Act) requiring additional elements in the Plan, and a response to changing economic and growth trends. The County took a comprehensive approach to updating, amending and reviewing the Plan including public outreach, full Planning Commission involvement, and a team of professional planners who assisted in evaluation of trends, and creation of the 2018 Plan Update. This update also includes analysis of County health data and statistics, and recommends policies that address chronic disease and obesity through promoting healthy eating and active living for Orangeburg County citizens.

The updated Plan relied heavily on data collected during the decennial U.S. Census. Beginning with the 2010 Census, much of the data used in the adopted plan was no longer collected. Data on such topics as housing, education, and income is now collected by the U. S. Census Bureau's American Community Survey. This change presented significant challenges in the preparation of this plan

revision. Some data is no longer collected. Some data characteristics are not the same as those previously collected by the decennial census. Additionally, a sampling technique is used and often it produces three or five-year estimates rather than annual figures. South Carolina state agencies have similarly revised their data collection and reporting. When applicable, the effect of the change in data availability is identified in the revised plan.

The County's Role and Other Players

On the surface it may appear that the County should be able to manage growth and provide services as an independent and wholly functioning entity. However, the truth is that Orangeburg County is but one major player in a dynamic regional context. The County is responsible for several functions and services delivered through the County such as Emergency Medical Services (EMS), Public Safety (Sheriff's Office and Detention Center) and Emergency Management. Services that Orangeburg County Government does not directly manage include: Orangeburg County Consolidated School Districts 3, 4 and 5; Parks and Recreation; Bus system; Public Works; etc.

The division of responsibility requires the Orangeburg County Government to work in coordination with agencies to provide services. It also compounds the importance of interagency cooperation to achieve the growth management intent of this Plan.

The County has the primary role in the preparation of the Plan. The implementation of this Plan lies with County Council, the Planning Commission, the Planning Department, the *Zoning and Land Development Regulations Ordinance*, and other County departments. The Priority Investment and Land Use Elements are the pivotal components for the Plan, tying together the various recommendations into a form that the County can and should implement.

The County must focus on coordination and agreements with other agencies to implement the Plan. While this Plan outlines a vision for the future, it is necessary to also recognize the importance of the other agencies outside the direct control of the County. The County cannot autonomously manage growth without the cooperation of these other agencies which provide vital services to the citizens of Orangeburg County.

The Planning Process

2015 Comprehensive Plan Update Process

Overview of the Planning Process

The County completed the *2018 Update* to the *Comprehensive Plan* over a period of three years starting in August 2015. The process included four phases: 1) Data Collection and Analysis; 2) Policy Development; 3) Draft Plan Document; and 4) Adoption.

Phase one included data gathering and technical research. Extensive data was collected and compiled in a manner to be incorporated into the Plan. All ten elements of the Plan were evaluated and reviewed by the Planning Commission. The information gathered was also evaluated by the Planning Commission, and influenced the early development of policies in phase two.

In Phase two, the Planning Commission began shaping the goals for the Plan. These goals along with the existing land use objectives and a draft land use plan were presented to the public for comment and discussion. The comments from Planning Commission and the public led to a revision of the existing goal statements and the land use strategies included in this Plan.

In Phase three, the draft of the updated Plan carried forward many of the original plan objectives and policies. The intent of the updated Plan is to strengthen those recommendations by focusing on the quality of growth in the County, increasing inter-jurisdictional coordination, and ensuring that future development contributes its fair share to the costs associated with growth and does not negatively impact current residents. Following the review of the strategies of the various elements by Planning Commission, the Draft Plan was presented to the public on July 12, 2017. This presentation was intended to present a relatively complete version of the Plan to the public and solicit a round of comments before the final review by Planning Commission and before the Planning Commission recommended the Plan to County Council. The comments from the public at this meeting were compiled and included in the Appendix of the Plan. The Draft Plan was also presented to the public at an Orangeburg County 1,000 meeting April, 23, 2018. This group is part of the One Orangeburg County Initiative. On October 10, 2018, a public hearing was conducted for the presentation of the Current and Future Land Use maps of the Draft Plan.

In Phase four, following the recommendation by Planning Commission, through a resolution, the Plan was forwarded to County Council, which held a public hearing. County Council considered public comments on the Plan and then adopted the updated *Orangeburg County Comprehensive Plan* by ordinance.

Plan Amendments, Reviews, and Updates

In accordance with the provisions of the *South Carolina Local Government Comprehensive Planning Enabling Act*, the Planning Commission must review the *Comprehensive Plan* at least every five years, and update



the Plan when appropriate, or at least every ten years. The Planning Commission adopted a resolution on **July 12, 2017** completing the *ten year update* of the *Orangeburg County Comprehensive Plan* pursuant to the Planning Act.

As this document is intended to be a proactive policy document for the future development of the County based on sound technical merit and public participation, amendments to the Plan should not be viewed lightly. Any amendment to the Plan, even those recommended in the future for specific areas, should be held to the same high standard and comprehensiveness as the creation of the *2018 Update*. Because of the coordinated intent of the elements of the Plan, deviation from one element in an amendment should be weighed against potential impacts on the achievement of other goals, strategies, and implementation measures. Each amendment should be evaluated comprehensively to ensure that proposed changes are consistent with the spirit of this Plan, can be supported by public facilities and services, and are supported by all elements of the Plan; amendments should not be considered solely as an amendment to the Future Land Use Map. The overarching Vision and Goals for the Plan are presented in Part 2.

Part 2: Vision

Chapter 2.1 Vision Statement

The Orangeburg County Council has established a "Mission Statement" for the County of Orangeburg. This mission statement is included as part of the Vision Statement of the *Comprehensive Plan*.

"The County of Orangeburg exists for the purpose of providing a prosperous and healthy environment for its citizens. It seeks to create a positive quality of life and economic opportunity for its citizens through progressive leadership and the development of policies consistent with the present and future needs of the community. The County strives to be accountable to its citizens by providing the most effective and efficient services possible."

Orangeburg County is characterized by its natural beauty, extensive history, diverse culture and economic growth climate. But the greatest asset of the County is the citizens. All of these attributes contribute to the accelerating growth and development for Orangeburg County. As growth continues, it is essential that the people embrace a true vision for the County which respects the natural environment, allows for responsible growth and quality development with an emphasis on regional collaboration. While striving to enhance the quality of life for all citizens, a balance must be maintained between fostering growth and development, and preserving the natural and cultural resources.



Historically an agrarian community, vast expanses of land remain in some form of agricultural use. Every effort must be made to support these activities for cultural economic and aesthetic reasons. Many of the recreational opportunities, quality of life, and tourist attractions are derived from the scenic beauty, historic preservation and abundance of natural resources afforded by the County. These should be preserved and protected for future generations.

The economic climate of the County is shifting; as a community the diversification and growth should be encouraged while providing a variety of opportunities without compromising traditional values and settlement patterns. As a region, supporting economic activities and quality growth require coordination and cooperation among various entities, which will result in improved service delivery, high quality development, and unity. This County must look to the past, consider the present and plan for the future in order to remain an exemplary place to live, work and grow.



Cotton field in Orangeburg County

Chapter 2.2 Goals

The following statements have been developed to reflect the Vision and establish specific goals for the various elements of the Plan. These goals are reiterated later in the Plan as part of the policies and as capstones for each element.

2.2.1: Population Element Goal

A socioeconomically diverse and growing population will be accommodated by Orangeburg County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents.

2.2.2: Economic Element Goal

Orangeburg County will be an integral part of a strong, diverse and growing regional economy, providing opportunities for its citizens and fostering fiscal health for county government services and facilities.

2.2.3: Natural Resources Element Goal

Unique natural resources, such as rivers, creeks, streams, wildlife habitat, forests, farmland, soils, and air quality will be preserved, and actions will be taken to mitigate any potential negative impacts of growth and development, and enhanced, where appropriate.

2.2.4: Historic and Cultural Resources Element Goal

Historic and cultural resources should be preserved and protected from potential negative impacts of growth and development.

2.2.5: Community Facilities Element Goal

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected growth and are in place when needed.

2.2.6: Housing Element Goal

Quality housing that is affordable will be encouraged for people of all ages, incomes and physical abilities.

2.2.7: Transportation Element Goal

A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to moving people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.

2.2.8: Priority Investment Element Goal

Public infrastructure projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

2.2.9: Land Use Element Goal

Accommodate quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.

2.2.10: Energy Element Goal

Promote the use of alternative energy sources and energy conservation measures that benefit the County and its communities.

Part 3: Comprehensive Plan Elements

Chapter 3.1 Population Element

3.1.1: Overview

Purpose and Intent

Analysis of historic, current, and future population trends included in this Element identifies the changing needs and preferences of residents of the County. This information is intended to help shape future land use growth and development, and identify future service needs of the population which can be addressed through the Comprehensive Plan.

3.1.2: Background and Inventory of Existing Conditions

As part of the 2018 Comprehensive Plan Update, population and growth forecasts, municipal boundaries and growth variables were prepared and addressed. Current 2010 U.S. Census Bureau data and current year estimates were used. Future year projections were included, where available, using U.S. Census figures and ESRI Business Analyst Online. Past population trends were also provided. Both the past and future trends in population provide a basis for determining future land use needs for infrastructure and quality of life services.

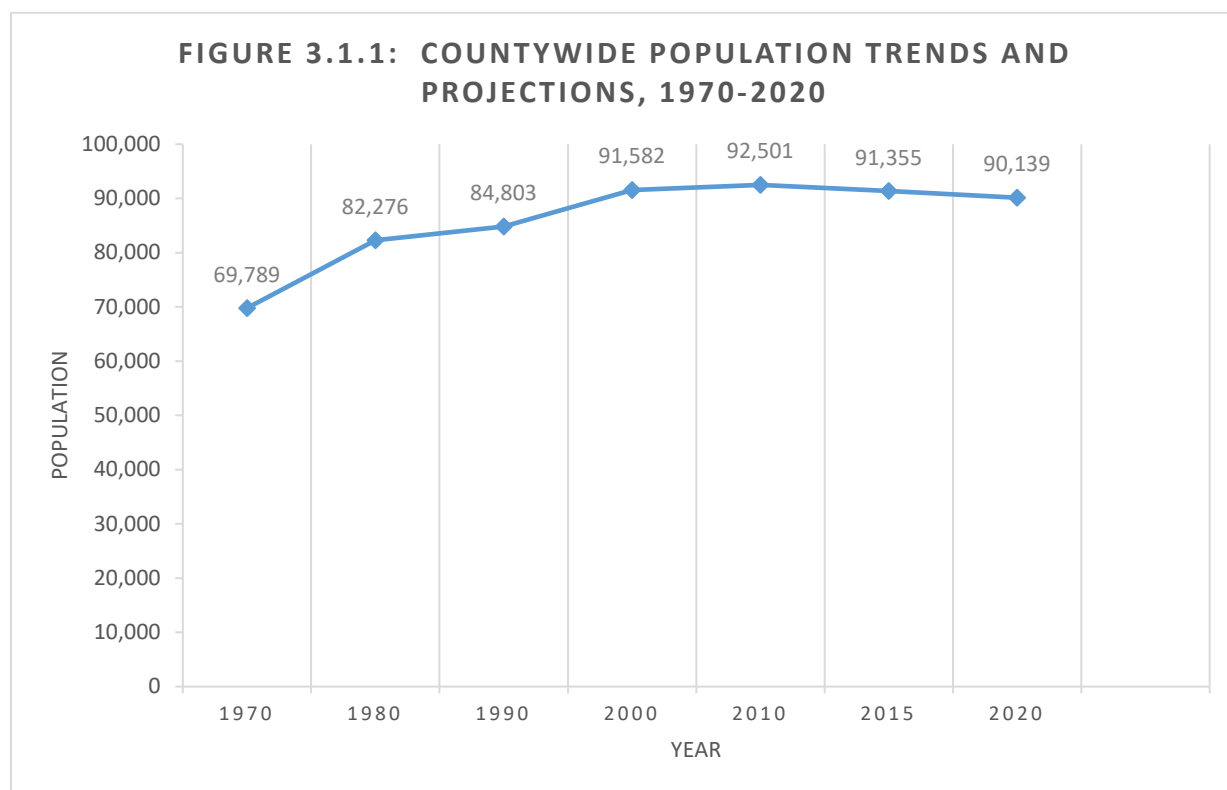
Historically, the population of Orangeburg County was stagnant and did not expand rapidly until after the end of World War II. In fact, for nearly fifty years prior to 1970, there was little change in the population of the county. Once new population growth started and shortly thereafter, the advent of the interstate highway system brought about much change to the face of rural Orangeburg County. The changes to growth in commercial, industrial and tourism oriented economic development has spurred expansions of the transportation system and many of the town's corporate limits.

During the 1990's to 2000, there was a significant increase in the population of the county. An increase of 8.0% occurred during this decade and is reflected on the following page in *Figure 3.1.1: Countywide Population Trends and Projections, 1970-2020*.

Orangeburg County is faced with planning and accommodating for growth and development, which is vital to a healthy and vibrant economy. The county is experiencing growth pressures, unlike that of other rural counties due in part to its landmass size. Orangeburg is the second largest county in land area in the State of South Carolina. Coupled with easy access to I-26, I-95, and Santee-Cooper Lakes, the county has the potential for increased tourism related development in the eastern area of the region. The population of the towns in Orangeburg County remains fairly stable, but the urbanized areas in the unincorporated region is seeing growth.

Population Estimates, Trends and Forecasts

Of all the regions in the United States, the South has consistently seen the most growth in recent decades. By 2030, over half of the American population (52%) is expected to live in the South, according to the U.S. Census Bureau population projections. *Figure 3.1.1: Countywide Population Trends and Projections* illustrates the County's changing population. From 2000 to 2010, the population increased by 1% (919 new residents). From 2010 to 2020, the County's population is projected to decrease by 2.5% to 90,139 residents (2,362 less residents).

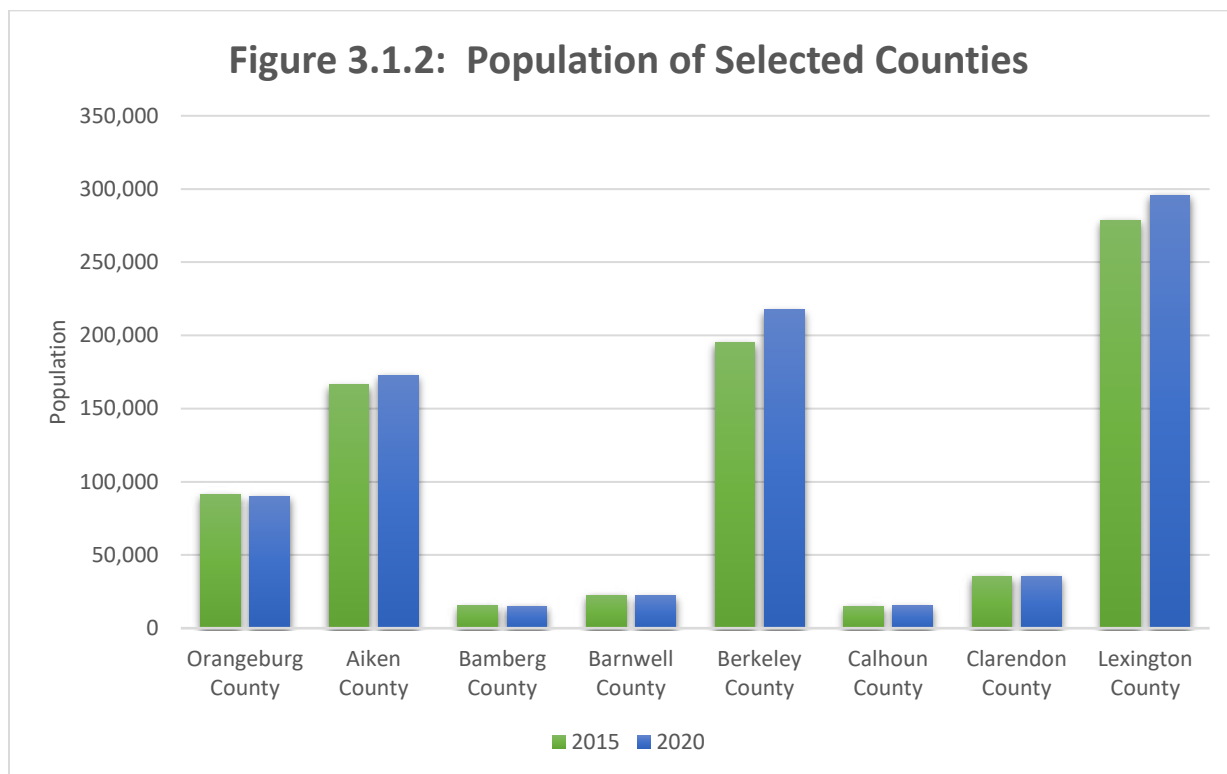


Source: U.S. Census Bureau; ESRI Business Analyst Online

Key components of population change include births, deaths, and migration. Much of the increase reflected in the 1970's through the 1990's are the result from socioeconomic factors. This could include an increase in the availability of job opportunities for higher skilled workers in the area as well as access to post-secondary education. A negative shift in population is shown in the figure above, beginning after 2010. From 2010 to 2015, the County's population decreased by 1.2% (1,146 residents).

It is important to note the population changes in the county as they might relate to changes in adjacent counties. A comparison of population trends from selected surrounding counties is illustrated on the following page in *Figure 3.1.2: Population of Selected Counties*. By comparing the county's population

changes, even by a small increment of time (2015-2020), there are similar counties to that of Orangeburg. Bamberg, Barnwell, Calhoun and Clarendon Counties all appear to have stagnant growth, while Aiken, Berkeley and Lexington Counties are experiencing increases in population.



Source: U.S. Census Bureau; ESRI BAO

Municipal Capture Rates

Table 3.1.1: Population for County Incorporated Places, 1990-2020 depicts the changes in growth for the 17 municipalities of Orangeburg County. During this period, there has been a decrease in the number of people living within the city limits of the majority of the towns in the county (12 municipalities), with the exception of Cordova, Orangeburg, Santee, Springfield and Woodford. Much of the new residential growth has occurred outside of the municipal limits, where there is more available land for expansion.

Table 3.1.1: Population for County Incorporated Places, 1990-2020				
Municipality	1990	2000	2015	2020
Bowman Town, SC	1,063	1,198	932	907
Branchville Town, SC	1,107	1,083	1,024	1,014

Cope Town, SC	124	107	73	71
Cordova Town, SC	135	157	167	165
Elloree Town, SC	939	742	681	667
Eutawville Town, SC	350	334	300	290
Holly Hill Town, SC	1,478	1,281	1,273	1,260
Livingston Town, SC	171	148	147	151
Neeses Town, SC	410	413	400	408
North Town, SC	809	813	808	826
Norway Town, SC	401	389	337	334
Orangeburg City, SC	13,772	12,765	13,650	13,415
Rowesville Town, SC	316	378	294	287
Cont'd Table 3.1.1: Population for County Incorporated Places, 1990-2020				
Municipality	1990	2000	2015	2020
Santee Town, SC	638	740	913	883
Springfield Town, SC	523	504	573	588
Vance Town, SC	214	206	165	162
Woodford Town, SC	200	196	197	201
County Total	84,802	91,582	91,355	90,139
Unincorporated	62,153	70,118	69,421	68,510

Source: U.S. Census Bureau; ESRI BAO

A challenge being faced by the County is new development occurring in those areas near existing towns. The actual municipal boundaries for the majority of Orangeburg County's urbanized area are remaining unchanged. This new growth on the periphery of incorporated town limits has led to some instances of conflicting and incompatible land uses within close proximity of the towns. Residents' complaints and concerns have arose as a result of the adjacent land uses not being compatible with their existing property. As growth and development continue to occur in the County, these conflicting land uses are likely to increase. Best planning practices to accommodate new development and growth must be implemented.

Population Composition

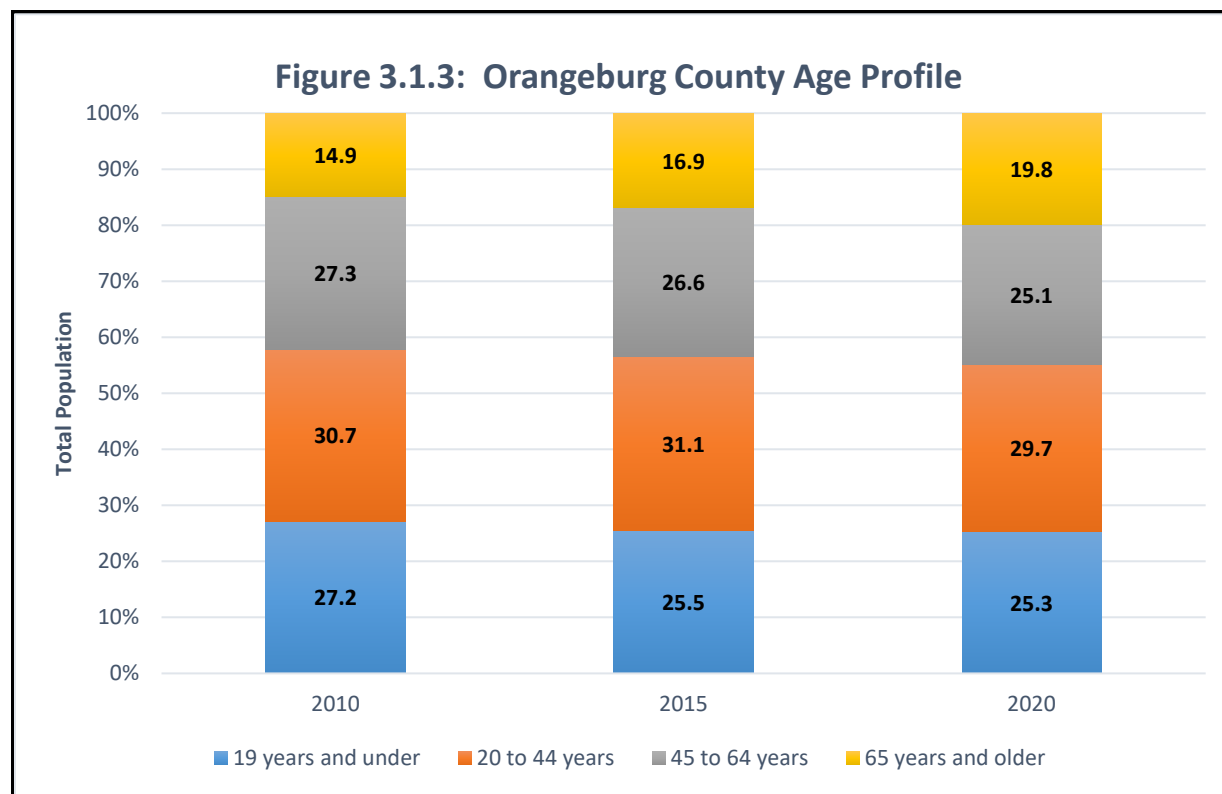
Based on U.S. Census Bureau statistics, the United States population is diversifying in many ways. Racial and ethnic groups are increasing; generational gaps are more prominent; and lifestyle changes are resulting in more heterogeneous households. Orangeburg County's population is seeing some slight diversification, and the shifting of demographics will affect County policies and change the provision of services. The following sections illustrate the County's changing population.

Age Distribution

Orangeburg County’s population is aging, a trend which is also seen in other parts of the country, and as reflected in *Figure 3.1.3: Orangeburg County Age Profile, from 2010 to 2020* below. The percentage of residents age 45 years and older increased from 42.2% in 2010 to 44.9% in 2020. To plan for an increasing proportion of older residents, the County should be aware of changing transportation and housing needs. Access to public transportation and housing that is affordable to those on a fixed income and close to services will be crucial to serving this age group.

In 2010, 30.7% (28,410 residents) of the County’s population was between the ages of 20 and 44 years. This younger group, contains mostly Millennials (those born between the early 1980s and early 2000s) and Generation Xers (those born between the early 1960s and early 1980s). Lifestyle preferences are distinct among younger residents, as many prefer dense urban and suburban settings with opportunities for walkable communities and public transportation, which has implications for land use planning. Younger generations also prefer to communicate in different ways. The County should identify new mechanisms (ex. Social media outlets and innovative community workshops) to engage its younger population in the community planning process.

In 2015, 25.5% (23,262 residents) of the County’s population was 19 years of age and younger. Educational and employment opportunities should continue to be available for the County’s youth, as the County strives to retain its young residents.

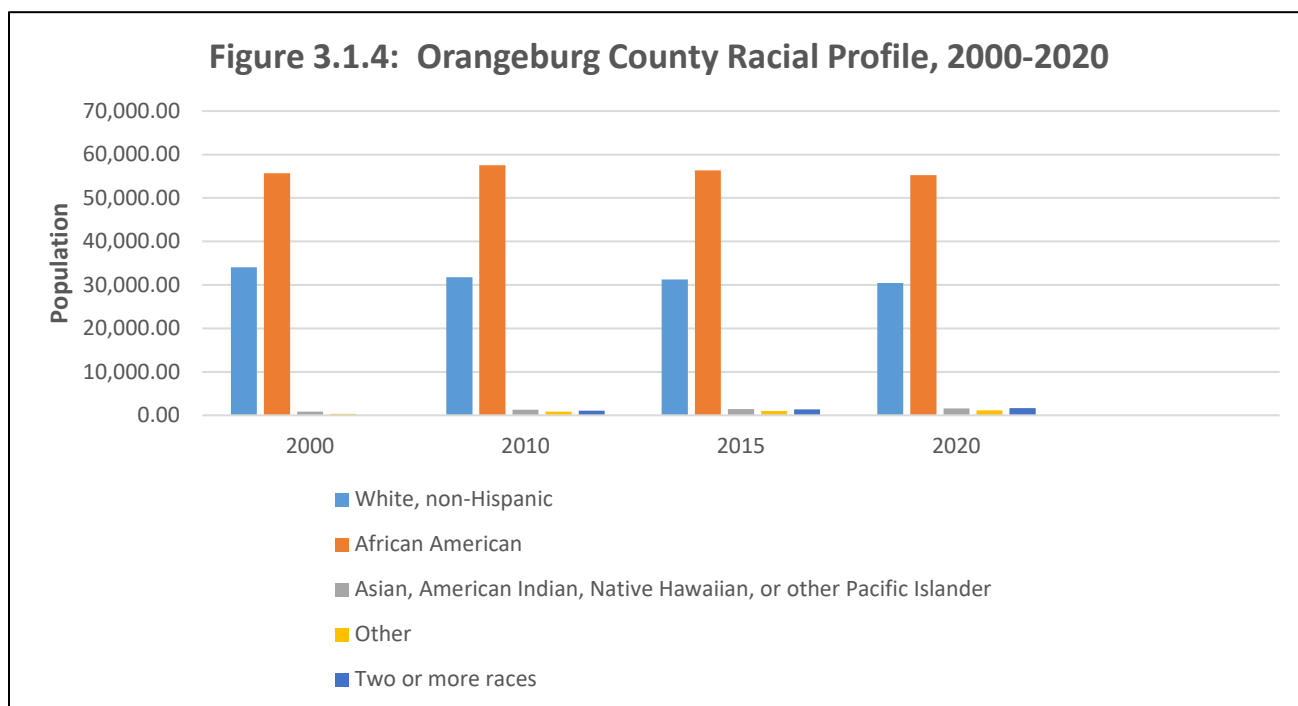


Source: U.S. Census Bureau; ESRI BAO

Racial Composition

In 2000, the racial composition of the County was approximately 1% Asian, American Indian, Native Hawaiian, or other Pacific Islander. The remaining 99% of the population consisted of 34,045 (37.2%) White and 55,736 (60.8%) African American. The Other race category made up less than 1% (330) of the total population.

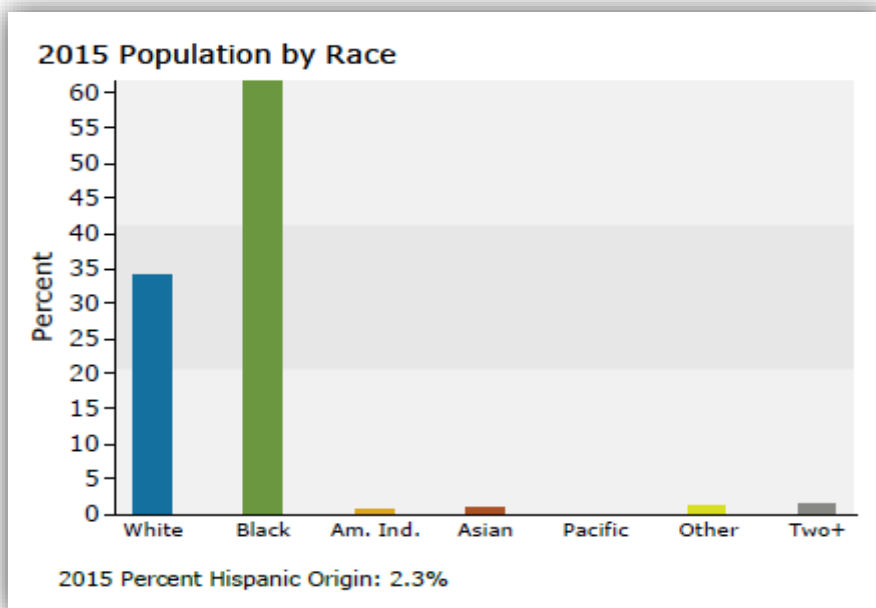
U.S. Census Bureau, 2010 figures reflect a slight increase in African Americans: 62.2% or 57,535, and a decrease in White: 34.3% or 31,770. The Asian, American Indian, Native Hawaiian, or other Pacific Islander category remained the same as well as the Other race category. Two or more races reflected an increase of 1.2%, or 1,096 people. 2015 current year estimates remain essentially the same. The 2020 projections reflect a slight increase in the Other (1.3%) and Two or more races category (1.8%).



Source: U.S. Census Bureau; ESRI BAO

Figure 3.1.5 below shows 2015 current year population by race estimates for Orangeburg County.

Figure 3.1.5: 2015 Population by Race



Source: U.S. Census Bureau; ESRI BAO

Gender

Data from the 2010 U.S. Census reported that 47% of the total population for Orangeburg County were male and 53% were female. 2015 current year estimates reflects the same percentages for males and females.

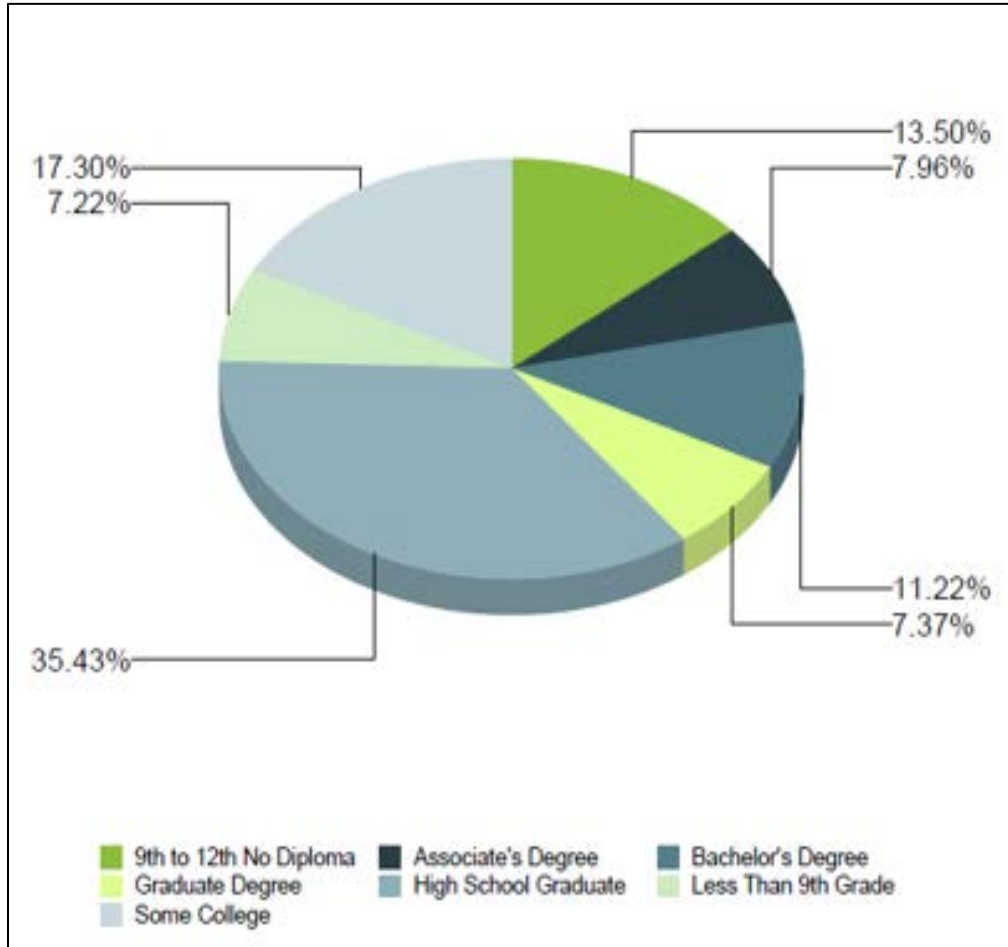
Gender	Orangeburg	South Carolina
Male	43,283	2,276,305
Female	48,553	2,403,297

Source: U.S. Census Bureau, American Community Survey

Education

Figures from the U.S. Census, American Community Survey, 2009-2013 5-year estimates show that 35.4 % of the population age 25 and older have received a high school diploma. Additionally, 11.2%

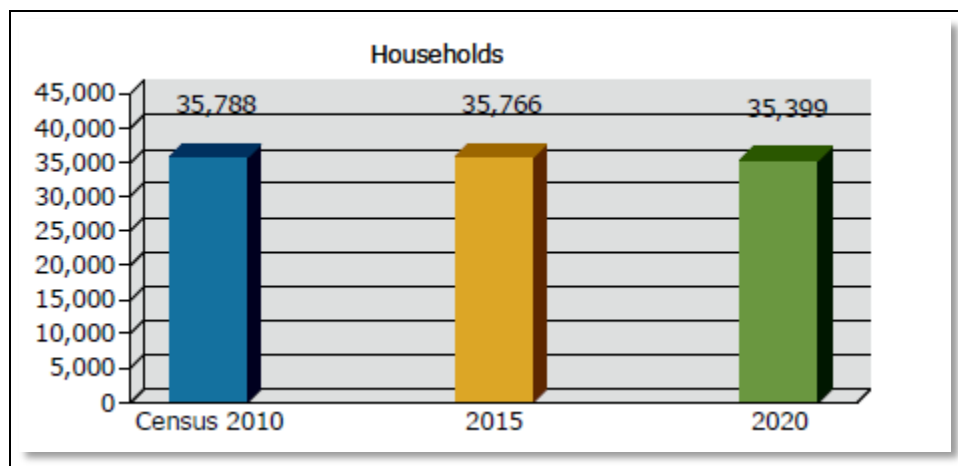
of the same population age attain a Bachelor's degree. These figures are illustrated in the chart below. Educational attainment and enrollment will be discussed in further detail in the Community Facilities Element of this Plan.



Household Size & Composition

In 2000 there were 34,118 households in Orangeburg County, with the average family size being 2.58. A slight increase was seen in 2010 with a total of 35,788 households. U.S. Census 2010 reports that 23,580 of households are families, with the average family size being 3.06. Of the total population in 2010, 80% is family households, 16% nonfamily households and 4% living in group quarters (combined institutionalized and noninstitutionalized).

Figure 3.1.6: Households in Orangeburg County

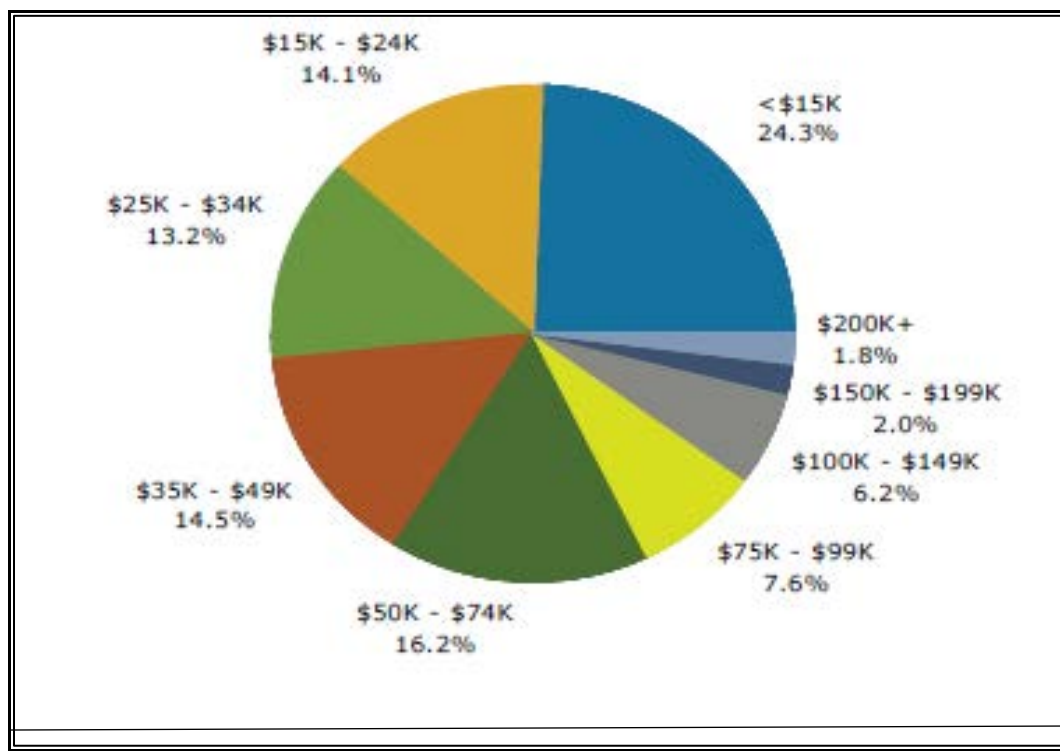


Source: U.S. Census Bureau; ESRI BAO

Income Levels

Since 2007, the local economy has been recovering from one of the worst recessions in recent years when unemployment rates increased nationwide, and the housing and financial markets collapsed. Orangeburg County experienced a slowing of the local economy, which will be discussed in more detail in the Economic Development Element. To better understand the income levels of the County's residents, Figure 3.1.7 on the following page illustrates the percentage breakdown of 2015 household income in Orangeburg County. Approximately 24% of households had an income of less than \$15,000 in 2015. The median household income in 2015 was \$33,430, compared to \$37,700 in 2000. Projections for 2020 median household income in Orangeburg County is \$38,126.

Figure 3.1.7: 2015 Household Income



Source: U.S. Census Bureau; ESRI BAO

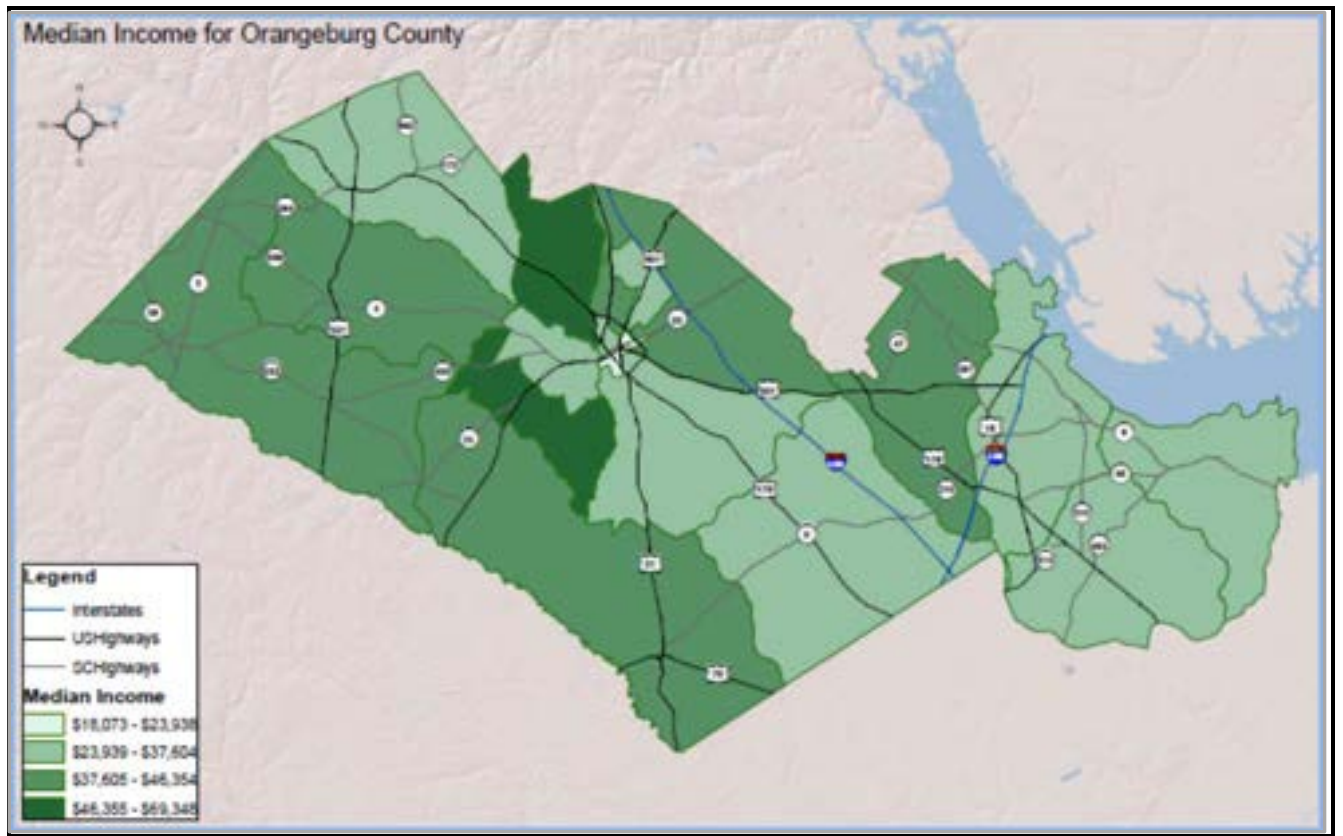
The following table shows the per capita income broken down by surrounding counties. When compared to the nation and state, per capita income ranges from a high of 88% of the national average in Aiken County to a low of 43% of the national average in Allendale County. Aiken County is the only county in the surrounding region that has a higher average per capita income than the State.

Table 3.1.2: Per Capita Income by County

	Aiken	Allendale	Bamberg	Barnwell	Calhoun	Orangeburg	State	US
Per Capita Income	\$25,093	\$12,277	\$19,136	\$18,695	\$23,042	\$17,645	\$24,222	\$28,555
% of State Avg.	104%	50%	79%	77%	95%	73%	-	118%
% of National Avg.	88%	43%	67%	65%	81%	62%	85%	-

Source: U.S. Bureau, 2010-2014

Map 3.1.1: Median Income by Census Tract



The above map shows the median incomes by census tracts for Orangeburg County.

Poverty Levels

In 2015, the median family income for Orangeburg County was \$43,290. This figure was based on U.S. Census Bureau's 2008-2012 ACS median family income estimates, and as reported by U.S. HUD. The very low-income limit for a 4-person family household is based on 50% of the median family income for Orangeburg County, and has been reported at \$23,600. Table 3.1.3 below shows the FY 2015 Very Low Income Limits (50%) for Orangeburg County as reported by U.S. HUD.

Table 3.1.3: 2015 Very Low Income Limits for Orangeburg County

Area	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Orangeburg County	\$16,550	\$18,900	\$21,250	\$23,600	\$25,500	\$27,400	\$29,300	\$31,200

Source: SC/U.S. Department of Housing and Urban Development (HUD)

The poverty guidelines are a federal measure issued each year by the Department of Health and Human Services (HHS). The guidelines are a simplification of the poverty thresholds for determining eligibility for certain federal programs.

The following table is the 2015 HHS poverty guidelines for the 48 states and the District of Columbia

Table 3.1.4: 2015 Household Poverty Guidelines

PERSONS IN FAMILY/HOUSEHOLD	POVERTY GUIDELINE
1	\$11,770
2	\$15,930
3	\$20,090
4	\$24,250
5	\$28,410
6	\$32,570
7	\$36,730
8	\$40,890
For families/households with more than 8 persons, add \$4,160 for each additional person.	

Source: Department of Health and Human Services (HHS)

Health Overview

The United States has the highest obesity rates in the developed world (behind four tiny Pacific island nations). In 2014, SC ranked 10th in the nation for obese adults; 31.7% have a Body Mass Index (BMI)¹ of 30 or greater (Trust for America's Health and Robert Wood Johnson Foundation). South Carolina ranks 7th in the nation for overall (all ages) obesity. Robert Woods Johnson 2015 data reports that 41% of Orangeburg County adults are obese – placing Orangeburg County among the 3rd highest rank of SC counties in adult obesity. Obesity disproportionately affects certain racial and ethnic minorities, residents of rural areas and those with low socioeconomic status. Risk factors for obesity include physical inactivity and improper nutrition.

Obesity and Chronic Disease

Obesity is associated with more than 30 major diseases. Obesity can lead to such health risks as elevated cholesterol, diabetes, high blood pressure, sleep apnea, orthopedic complications, mental health problems, coronary heart disease, stroke, and certain types of cancer (such as endometrial, breast, prostate, and colon), and arthritis. (US Surgeon General). According to the SC Department of Health and Environmental Control (SCDHEC) data, compared to those of normal weight, obese individuals have 90% higher risk of having coronary heart disease and 40% higher risk of having a heart attack. “Overweight and obesity-related conditions affect an estimated 97 million Americans and are the second leading cause of preventable death in the United States” (Brady, USC Upstate, 2013).

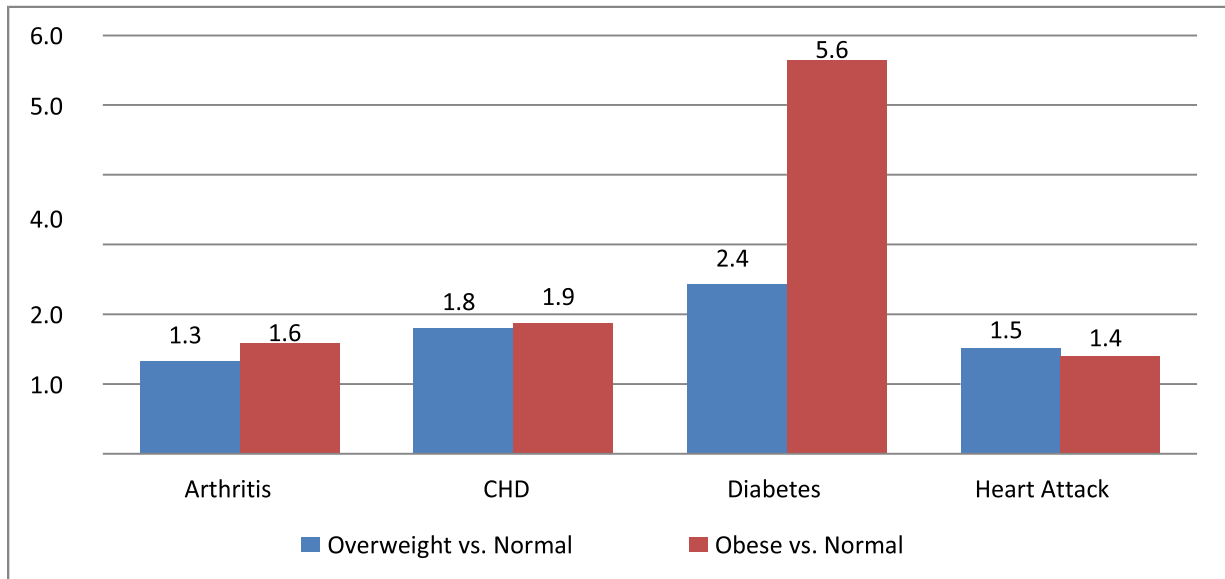
According to SCDHEC statistics, compared to normal/recommended weight status, *overweight* South Carolina individuals have:

- 50 percent higher odds of having a heart attack
- 30 percent higher odds of having arthritis
- 80 percent higher odds of having CHD
- Odds of having diabetes that are 2.4 times the odds of individuals of recommended weight status

Compared to normal/recommended weight status, *obese* South Carolina individuals have:

- 40 percent higher odds of having a heart attack
- 60 percent higher odds of having arthritis
- 90 percent higher odds of having CHD
- Odds of having diabetes that are 5.6 times the odds of individuals of recommended weight status

Figure 3.1.8: SC 2010 odds of having Various Chronic Diseases by Weight



Source: 2011 SC Obesity Burden Report

Table 3.1.5: 2010 Percentage of Adults who are Obese

2010 Percentage of Adults			
	Orangeburg County	SC	US
Obese ¹	43.6*	30.3	27.7
Not meeting recommended physical activity ²	61.6	54.6	49.4
Not eating recommended fruits and vegetables ³	83.9	82.6	76.6

Source: SCDHEC

*2015 percentage = 41%

- 2012 number two cause of death in Orangeburg County was heart disease
- 2011 South Carolina was 8th highest state in prevalence of stroke. Stroke was the 4th leading cause of death in SC and in 2012 64 Orangeburg County Residents died of stroke.
- 2012 cerebrovascular disease (which includes stroke) was the 3rd highest cause of death in Orangeburg County.
- 2010 South Carolina was the 8th highest state in the prevalence of diabetes - 50% increase in 10 years.

- 2012 Diabetes was seventh highest cause of death in SC, and the 4th highest in Orangeburg County
- 2011 9.9 % of Orangeburg County residents had diabetes.
- 2012 in Orangeburg County 509 emergency room visit were directly related to diabetes as were 151 hospitalizations

Source: SDHEC Epidemiology Data

Obesity Burden Disparities

The 2011 South Carolina Obesity Burden Report (SCDHEC/ESMMSC) records a disparity in the burden of obesity and the severity of related health conditions among different population groups. Whereas obesity is of national health concern in the general population, research has shown that persons within certain population sectors are more susceptible than others to this health problem:

- Ethnic and racial minorities
- Mentally and physically disabled persons
- Residents of rural areas
- Low socioeconomic status

Table 3.1.6: Overweight Percentage for Adults By Race/Ethnicity

Location	White	Black	Hispanic	Asian/Native Hawaiian and Pacific Islander	American Indian/Alaska Native	Other
South Carolina	63.7%	73.3%	66.3%	NSD	NSD	62.4%

Source: Kaiser Family Foundation 2013

2007-2009 PERCENT ADULT RISK FACTOR BY RACE ORANGEBURG AND NEIGHBORING COUNTIES		
COUNTY	WHITE	BLACK
AIKEN		
Obese ¹	26.2	44.2
Not meeting recommended physical Activity ²	54.6	60.0
Not eating recommended fruits and Vegetables ³	79.9	82.8
BAMBERG		
Obese ¹	25.3	46.5

Not meeting recommended physical Activity ²	66.0	61.7
Not eating recommended fruits and Vegetables ³	86.4	85.7
BARNWELL		
Obese ¹	34.8	42.0
Not meeting recommended physical Activity ²	53.2	66.7
Not eating recommended fruits and Vegetables ³	78.0	83.6
BERKELEY		
Obese ¹	34.8	38.9
Not meeting recommended physical Activity ²	57.3	48.0
Not eating recommended fruits and Vegetables ³	83.0	71.0
CALHOUN		
Obese ¹	27.7	38.7
Not meeting recommended physical Activity ²	41.3	70.6
Not eating recommended fruits and Vegetables ³	81.7	93.7
CLARENDON		
Obese ¹	33.7	51.0
Not meeting recommended physical Activity ²	59.5	53.4
Not eating recommended fruits and Vegetables ³	75.7	79.3
DORCHESTER		
Obese ¹	30.9	39.8
Not meeting recommended physical Activity ²	52.5	47.2
Not eating recommended fruits and Vegetables ³	79.5	89.6
LEXINGTON		
Obese ¹	25.9	33.2
Not meeting recommended physical	49.2	48.3

Activity ²		
Not eating recommended fruits and Vegetables ³	78.8	81.2
ORANGEBURG		
Obese ¹	27.9	45.4
Not meeting recommended physical Activity ²	54.5	62.1
Not eating recommended fruits and Vegetables ³	83.7	79.9

Low Income Preschool Percentage of Children who are Obese in Orangeburg and Neighboring Counties:

Aiken County	19.9
Bamberg County	19.9
Barnwell County	16.6
Berkeley	11.8
Calhoun County	15.6
Clarendon County	13.6
Dorchester County	12.6
Lexington County	15.5
Orangeburg County	14.6

Source: USDA 2009 - No total state % available, Median of all SC counties = **13.4%**

Definition of overweight and Obese

¹The Center for Disease control (CDC) defines overweight as having a Body Mass Index (BMI) between 25 and 29.9 pounds per square inch. Obesity is defined as having a BMI greater than 30. Simply stated, BMI is the relationship of a person's height to their weight.

Physical Activity Recommendations

² The US Department of Health and Human Services (DHHS) physical activity recommendation is that adults should engage in at least 150 minutes (2 hours and 30 minutes) a week of moderate-intensity, or 75 minutes (1 hour and 15 minutes) a week of vigorous-intensity aerobic physical activity or a combination of the moderate and vigorous-intensity physical activity. DHHS also recommends that adults engage in muscle-strengthening activities that are moderate or high-intensity and involve all major muscle groups on two or more days per week. 61.6% of Orangeburg County adults engaged in **no** leisure time physical activity.

Dietary Recommendations

³ The DHHS recommended fruit and vegetable consumption is 2+ fruits and 3+ vegetables daily. 83.3% of Orangeburg County adults do not meet these dietary recommendations.

Childhood Obesity

The 2011/2012 National Survey for Children’s Health conducted by the center for Disease control (CDC) reports that 39.2 % of South Carolina children ages 11-17 were overweight or obese – the 3rd highest state in the US. Currently there is no county-specific data on childhood obesity for Orangeburg County.

Table 3.1.7: 2012 SOUTH CAROLINA CHILDHOOD OVERWEIGHT/OBESITY BY PERCENTAGE		
AGE GROUPS	OVERWEIGHT%	OBESITY%
2 - 4	8.2	21.0
5 - 10	17.4	23.1
11 - 13	18.4	20.7
14 - 17	15.4	15.1
Preschool	---	21.3
Elementary	15.5	24.0
Middle School	22.1	17.7
High School	14.6	15.7
Not in School	13.0	19.5

Source: SCDHEC Children Health Assessment Survey

“Research shows that an obese teenager has up to an 80 percent chance of becoming an obese adult. Overweight and obese children are at higher risk than their healthy-weight peers for a host of serious illnesses, including heart disease, stroke, asthma and certain types of cancer. Obese children are being diagnosed with health problems previously considered adult illnesses, such as type 2 diabetes and high blood pressure” (Spartanburg County Childhood Obesity Task Force).

Chronic Disease and Obesity Prevention

- Healthy eating can play a major role in the prevention of many chronic diseases. These diseases include cancer, cardiovascular disease (e.g. congestive heart failure, hypertension, stroke), diabetes, gastrointestinal disorders (e.g. diverticular disease, irritable bowel syndrome, constipation, hemorrhoids), and osteoporosis. A healthy diet that is well-balanced and varied reduces the risk for all of these diseases. (ESMMSC)
- Physical activity is a protective factor against overweight and obesity. According to the U.S. Surgeon General, adults can obtain significant health benefits by including moderate physical activity on most days of the week. Engaging in regular physical activity is one of the most important steps to reduce risk for chronic disease, build physical and mental health and prevent overweight and obesity.

HEALTHY EATING AND ACTIVE LIVING ORGANIZATIONS:

Eat Smart Move More South Carolina Options for Action

In October 2014 SCDHEC announced a five-year Obesity Action Plan. The mission of the plan is: “to educate, engage, and mobilize partners to help make the healthy choice the easy choice for South Carolinians. The state plan aims to build on the success of current efforts and offers new strategies to reduce obesity rates in the Palmetto State.” The plan focuses on strategies in four main areas to reduce and prevent obesity:

- Communities
- Worksites
- Healthcare
- Schools and Child Care

For more information and to review the plan see www.scaledown.org

Eat Smart Move More Orangeburg County

Eat Smart Move More Orange County (ESMMOC), a local coalition of Eat Smart Move More South Carolina, formed in October 2010. “Eat Smart, Move More Orangeburg County is a partnership of many organizations throughout the County. While we represent a range of populations, beliefs and professional fields, we have one thing in common; our vision is to create an Orangeburg County in which healthy eating and active living are essential parts of the everyday culture where we live, learn, work, pray and play. Our mission is to lead a unified movement to make the healthy choice the easy choice” (ESMMOC website). In April 2015 the Tri County Health Network agreed to offer support and administration for ESMMOC and provide leadership from among the Tri County members. Under Tri-County Health Network leadership, the ESMMOC coalition will be reinvigorated and positioned to develop and implement healthy eating and active living programs for Orangeburg County citizens.

Orangeburg County Going Well Program

Going Well 2014 Program

The Orangeburg Going Well program was an eight-week health and awareness program conducted between January and March 2014 in which participants weighed in at the administration, EMS, library, sheriff, or public works buildings and receive a talk on health topics such as healthy eating, exercise, cardiovascular disease, high blood pressure, and diabetes. Each time participants weighed in, they were automatically registered for a \$100 gift card. One hundred twenty participants lost a total of 795.5 pounds. Prizes were given to the winners. In addition to weight loss, the goal of each participant was to engage in a total of at least 30 minutes of physical activity per day for five days of the week and to eat five servings of fruit and vegetables each day.

In addition, a representative from the hospital made an evaluation of items offered in the county snack machines and as a result the machines are stocked with healthier snack options including bottled water in the drink machines. This practice is still on-going.

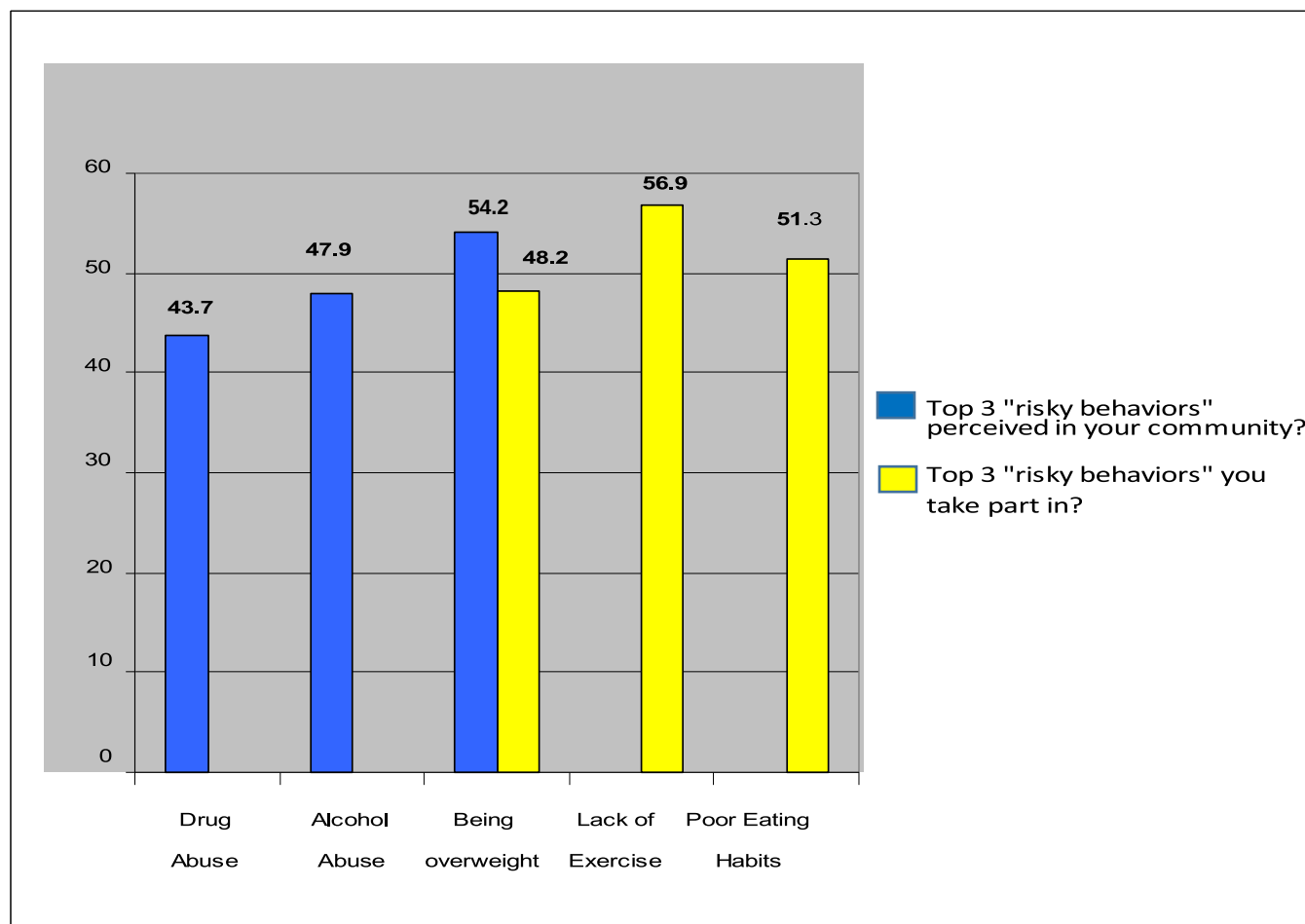
Going Well 2015 Program

As a result of the popularity of the Going Well Orangeburg 2014 program, the county is reinstituting a weight loss contest which will run from May – December 2015. There will be bi-weekly weigh-ins available at all county facilities and prizes will be given to participant county employees who lose the most weight.

Tri County Health Network Community Health Needs Assessment

Orangeburg County residents are aware of the connections with obesity/overweight, poor nutrition, and lack of exercise with their health. In 2012 the Tri County Health Network conducted a community health needs assessment for Orangeburg, Calhoun, and Bamberg counties. In an Eat Smart Move More Orangeburg County survey of Orangeburg County residents, the three highest risky behaviors the respondents admitted to were lack of exercise, poor eating habits, and being overweight. Being overweight was also the number one risky behavior perceived to be a problem in Orangeburg County.

Figure 3.1.9: 2012 Most Common Health Risk Behaviors



Source: 2012 ESMM Orangeburg County Survey

Lower Savannah Council of Governments Regional Bicycle and Pedestrian Master Plan

LSCOG Bicycle and Pedestrian Regional Plan Vision Statement: “The LSCOG Regional Bicycle and Pedestrian Facilities Plan envisions a six-county network of safe communities, facilities, and programs for bicycling and walking that equitably support multi-modal travel, healthy lifestyles, and improved quality of life for all citizens, businesses, and visitors of the region.” The LSCOG region is Aiken, Allendale, Bamberg, Barnwell, Calhoun, and Orangeburg. Bicycle and Walk Friendly Action Plans were prepared for the Cities of Barnwell and Orangeburg as separate elements of the master plan. The plan recommendations include:

Engineering Recommendations and Examples:

- On-Road Bicycle Facilities: paved shoulders, shared lane markings (sharrows), bike lanes, and signed bicycle routes

- Off-Road Bicycle and Pedestrian Facilities: shared use paths and greenways, side paths, and sidewalks Ancillary Improvements: bicycle parking, speed limit reduction, bicycle and pedestrian access to transit, intersections and crossings

Non-Infrastructure Recommendations and Examples

- Education: professional development courses, adult cycle skills, training.
- Encouragement
- Safe Routes to School: walk and bike for health program.
- Enforcement: bicycle patrol unit, bicycle light enforcement, crosswalk enforcement
- Evaluation & Planning: bicycle and pedestrian counts, on-going crash analysis

Seven of the twelve priority projects identified in the plan are in Orangeburg County and include bike lanes, pedestrian crossing enhancements, sidewalks, and greenways.

LSCOG PRIORITY BIKE/PED PROJECTS

Project	Street/Intersection	Closest City	Recommended Improvement
1	US 78/ Heritage Hwy	Connects Bamberg and Denmark	6-ft Bike Lane/Paved Shoulder
2	US 601/magnolia St	Orangeburg	6-ft Bike Lane/Paved Shoulder
3	US 178/Charleston Hwy	Orangeburg and Bowman	6-Ft Bike Lane/Paved Shoulder
4	US 21/Rowesville Rd	Orangeburg	6-ft Bike Lane/Paved Shoulder
5	SC 33/Russell St	east of Orangeburg	4-ft Bike Lane/Paved Shoulder
6	US 78 and SC 39	Williston, SC	intersectionrealignment
7	US 15 and SC 6	Santee, SC	Pedestrian crossing enhancements
8	Lemon Park to Fuller Park	Barnwell, SC	Greenway
9	US 278/EllentonSt	Barnwell, SC	Add sidewalks and other pedestrian improvements
10	US 178/21/ Whitaker Parkway	Orangeburg, SC	Add sidewalk
11	Edisto Gardens Greenway	Orangeburg, SC	extension of Greenway north up north Fork of the Edisto River
12	US 78/ Heritage Hwy	Williston, SC to Denmark, SC	Construct greenway along rail corridor connecting the Cities

The Regional Bicycle and Pedestrian Plan will be addressed in further detail in the Transportation Element of this Plan to include maps and other relevant information.

The Lower Savannah Council of Governments Regional Bicycle and Pedestrian Master Plan is herein adopted by reference into the Orangeburg County Comprehensive Plan.

3.1.3: Population Element Goals

A socioeconomically diverse and growing population will be accommodated by Orangeburg County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents.

Population Element Needs

Population Element needs include, but are not limited to, the following:

- Monitoring population and cultural shifts and national trends;
- Developing policies to meet the needs of the County's population; and
- Encouraging diversity within communities.
- Develop policies and programs for addressing the overall health of the citizens.

3.1.4: Population Element Strategies and Timeframes

The County should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed at a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- P 1. Monitor population growth trends and demographic shifts as indicators of population change and use this information to guide future updates to the *Comprehensive Plan*.
- P 2. Develop land use strategies and implementation measures that address the needs of the population.
- P 3. Support a diverse population through land development regulations which accommodate a range of housing, transportation, and employment opportunities.
- P 4. Continue to monitor and evaluate population, cultural shifts, and national trends for their potential impacts on land use and development patterns.
- P 5. Adopt innovative planning and zoning techniques (such as Form-Based Zoning and Multiple Use Overlay Zoning District regulations) that encourage diverse communities and respect culture and history.
- P 6. Identify new mechanisms (such as social media outlets and innovative community workshops) to engage the County's younger population in the community planning process.
- P 7. Develop strategies and policies for the prevention of obesity and chronic disease, caused by poor diet and physical inactivity (such as policies that address the production, process, distribution, access and consumption of foods that limit the risk of diet-related chronic disease;

active living policies that promote a way of life that integrates physical activity, such as walking and biking into daily routines).

- P 8. Support and implement the Lower Savannah Council of Governments Bicycle and Pedestrian Regional Plan.
- P 9. Support Eat Smart Move More SC (ESMMSC) healthy eating programs.

Chapter 3.2 Economic Element

3.2.1: Overview

The County includes Economic Development as an Element to help balance business and employment growth with that of population, housing, transportation and land use. A balance is necessary to ensure the community continues to thrive. The County should act and has acted to correct imbalances as they occur or are anticipated. The County has a strong and active Economic Development Commission (OCDC) that works to improve the quality of life for all citizens through the growth of jobs and capital investment. OCDC acts as the liaison with the State, surrounding counties, and numerous other entities to attract industries and commerce to the County. OCDC celebrated its 60th Anniversary year in 2015 with their efforts in the past six decades to attract and anchor new industry in the area as well as maintaining existing industry and continuing to foster its continued growth.

Purpose and Intent

Economic development is an important component of the Comprehensive Plan to tie recommendations for business and employment growth with the land use, transportation, and housing recommendations. The purpose and intent of this chapter is to provide strategies that allow Orangeburg County to be a key player in supporting a unified economic development vision for the Orangeburg Region. The strategies for economic development should foster a stable and competitive business climate to draw business to the region and should support and strengthen the economic viability of existing industries. The strategies contained in this Element are also intended to encourage business start-ups, including small business enterprises, high-technology and knowledge-based business, and attract new targeted industry sectors to Orangeburg County. The County, in partnership with OCDC, should continue to promote the development of a trained quality workforce, evaluate new economic opportunities as they arise, and support the other recommendations of this Plan as part of the comprehensive strategy for the future of the County.

3.2.2: Background and Inventory of Existing Conditions

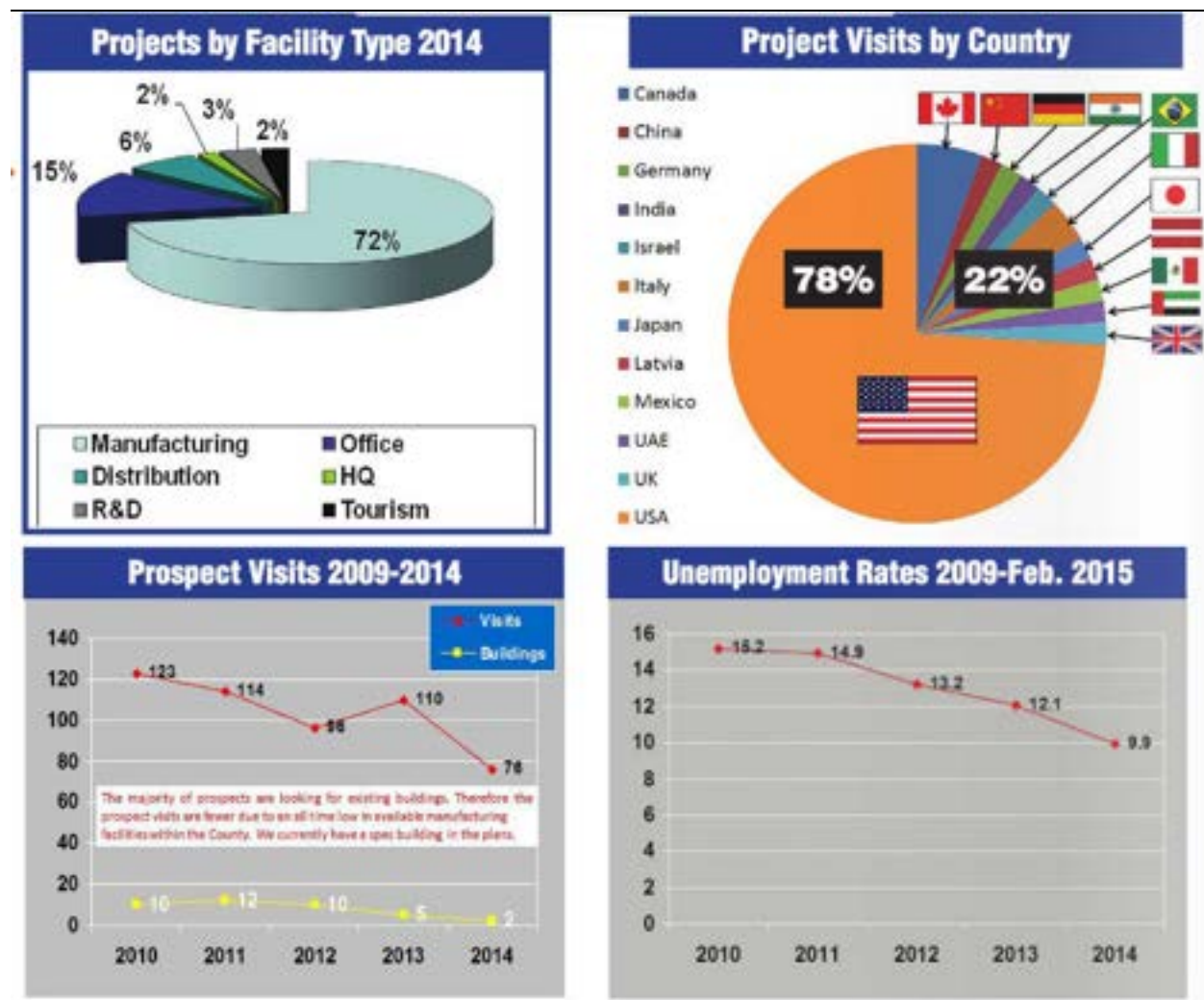
Orangeburg County has continually placed a high priority on economic development. This is evident through the many projects that have been undertaken to make the county more attractive to industry and other activities related to economic growth. For example, the county expanded emergency medical services (EMS) substations; it played an integral role in the development of a regional landfill through Three Rivers Waste Authority; it has supported the development of industrial parks throughout the region; it has supported water and sewer expansion projects and has promoted a regional water system; placed a high priority on the I-95/US 301 interchange as well as I-26 exits; and continues to support a countywide broadband internet access project, just to name a few.

Orangeburg County has eight industrial parks, and is conveniently located 70-100 miles from two of the busiest ports on the East Coast. The County is crossed by two major interstates (I-95 and I-26), eight US Highways, is served by both Norfolk Southern and CSX railroads, and has airport access.

From heavy manufacturing and service related facilities to sod farms, the industrial base in the County currently employs more than 8,300 and has over 100 industrial or distribution operations.

Historically, agriculture and manufacturing have been a major component of Orangeburg County's economic base. In recent years, a shift is occurring from agriculture to a more high-technologically driven and heavy manufacturing economic environment.

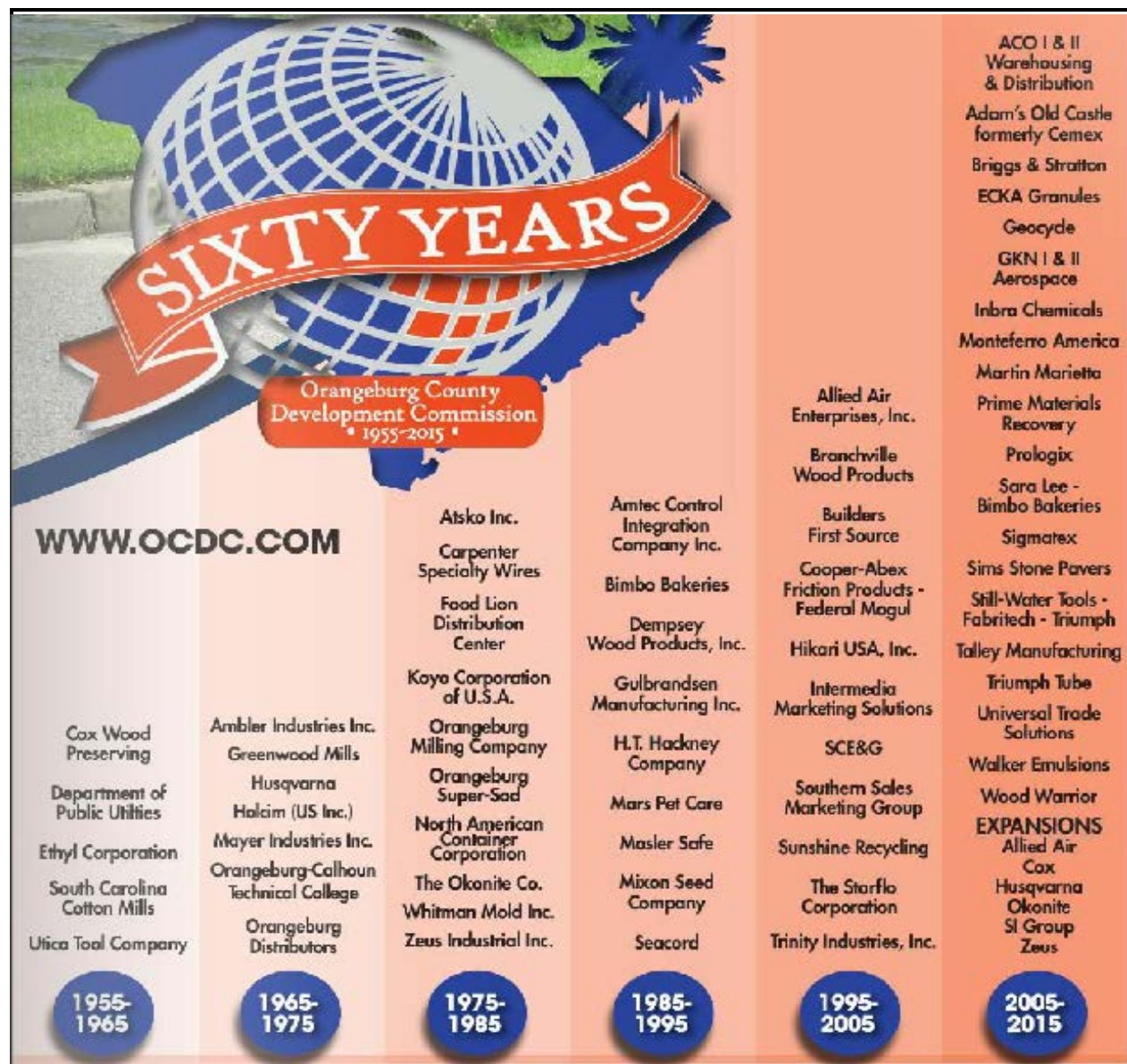
Economic Visual Snapshot



Source: OCDC – 60 Years: 1955-2015 One Decade at a Time

OCDC is a partner with readySC and works closely with companies to provide the recruiting and customized training assistance needed for new and expanding business and industry. The mission of readySC is to promote the economic and workforce development of the state of SC. Orangeburg County is certified by SC as a Work Ready Community. Having this designation through the SC Work Ready Communities Initiative proves to employers that the County has the necessary skilled labor

force ready to work. Also, potential employees can earn certifications identifying their skill sets while giving employers another method to screen hires. *Source: T&D, Sept. 29, 2015.*



Source: OCDC

The image above is a listing of industries and expansions in Orangeburg County in the last 60 years by decade. Orangeburg County's economic climate is growing, and because it takes an assertive approach to development, the upward trend is evident. Domestic and international companies are choosing to locate in the region due to the many positive attributes mentioned earlier. Much of the focus for growth and expansion is on infrastructure and the continued development of the I-26, US 301, and I-95 corridor, also known as the "Global Logistics Triangle." Over the past five years,

Orangeburg County has had numerous expansions and new industry locations with a combined investment of more than \$518 million, and the creation of 1,850 new jobs.

On October 14th, 2015, Orangeburg County leaders, both public and private-sector, gathered to kick off the One Orangeburg County Initiative (TOOCI). This initiative aims to identify actionable priorities to be completed and make a significant impact on the County by 2021. This collaborative effort among public sector, private sector and educational leaders, has a common goal for the County to work towards making it an even better place to live, work and play, ultimately attracting new industry and jobs to the area. OCDC has taken the lead on this initiative, and has contracted with Sagacious Partners, a private economic development consulting firm, to guide and facilitate this effort.

Key Economic Development Allies

Beyond Orangeburg County and the OCDC mission for economic development activities and initiatives, several local and state agencies and nonprofit entities round out the overall regional service offering to businesses and industries. These include:

The S.C. Department of Commerce – serving the State of South Carolina, this agency joins forces with the County throughout the corporate recruitment process, as well as in initiatives designed to retain and expand manufacturing, corporate headquarters, research and development, and other significant business operations. The state offers financial incentives which can include offsets to the state corporate income tax, grants and cash rebates to underwrite some business project costs, and workforce training programs designed to deliver a “turn- key” workforce at little to no cost to the employer.

Area municipalities – business sites often exist within the major municipalities of Orangeburg County – namely, Orangeburg, Holly Hill, and Santee. These municipalities are valuable allies to Orangeburg County in the recruitment, retention, and expansion of businesses.

The Lower Savannah Council of Governments – this six county regional organization by law exists to act as a regional facilitator on all federally funded transportation, water, and sewer projects. It also administers the Workforce Innovation and Opportunity Act (WIOA) programs designed to strategically funnel federal dollars into workforce training in relevant in-demand occupations. Beyond these roles, the LSCOG also acts as the clearinghouse on a variety of federal statistics, including the U.S. Census and transportation data.

Orangeburg County Chamber of Commerce – this organization engages in a collaborative effort involving the City, County DORA and the Chamber to pursue numerous initiatives designed to advocate for good public policy which will safeguard and improve the area’s business climate. The Chamber is active in areas such as public education, higher education, infrastructure, and other projects. The Chamber offers programs to assist entrepreneurs and small business owners. In a statement from Gregg Robinson, Executive Director of OCDC, the climate of Orangeburg County’s economic development growth is expressed: *“Attractive to business and industry, Orangeburg County is enjoying economic growth. Strategically located between Columbia and the port city of Charleston, Orangeburg County*

features a strategic location, excellent infrastructure, positive business climate, natural beauty, temperate climate, and enjoyable quality of life. The past five years have proven to be unprecedented in terms of retail expansion. With population increases, a rise in per capita income, aggressive marketing efforts and industrial growth, the future of Orangeburg County is exciting. For six years in a row, Orangeburg County has enjoyed record industrial growth. More than 4,000 new manufacturing jobs have been created in the last six years.”

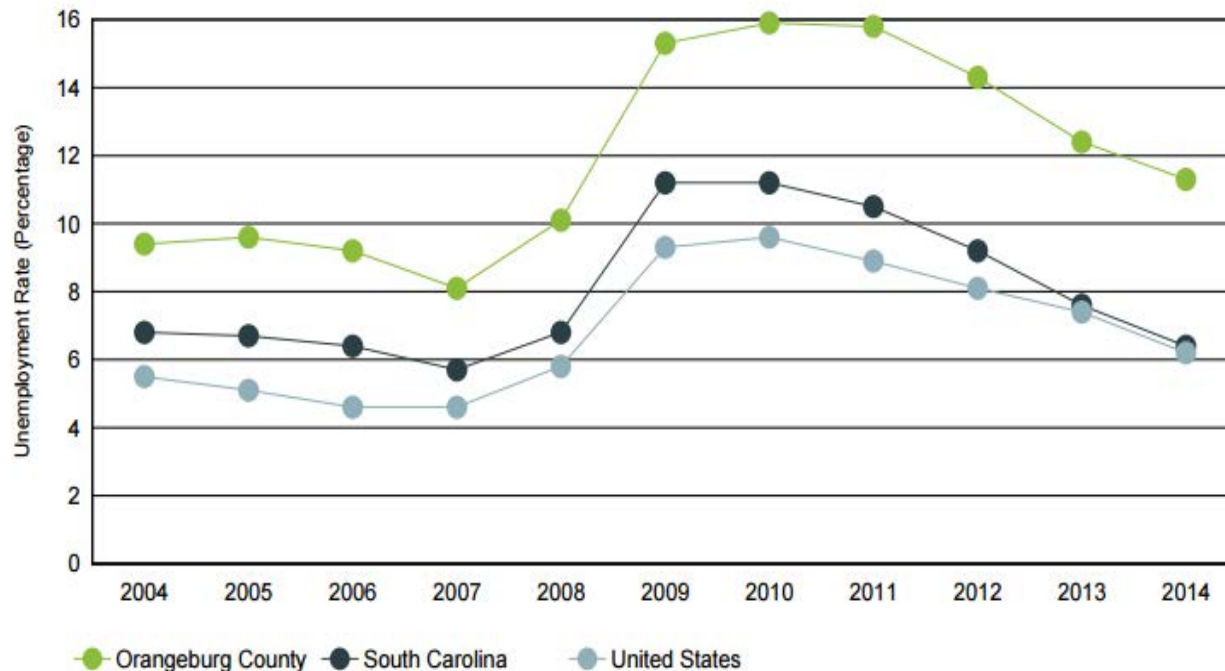
Tri-County Regional Chamber of Commerce – strives to make the Berkeley, Dorchester and Orangeburg area a better place to live and work. The Chamber works with the region’s economic development commissions for new and expanding industries in an effort to stimulate additional capital investments, create more and better paying jobs, and to diversify and broaden the tax base.

Central SC Alliance – is a 501 (c)(3) not-for-profit public/private partnership which engages in the recruitment of companies for capital investment and job creation in a 9 county region.

Unemployment Rate

Below in Figure 3.2.1 is a trends analysis and comparison of the unemployment rate for Orangeburg County as reported by the SC Department of Employment and Workforce (SC DEW). Unemployment rates for Orangeburg County peaked during the 2009-2011 time period, and is quantified in the table on the following page.

Figure 3.2.1: Annual Unemployment Rate Trends



Source: SC DEW, 2016

Table 3.2.1: Annual Unemployment Rate

Year	Orangeburg County			South Carolina			United States		
	Employment	Unemp	Rate	Employment	Unemp	Rate	Employment	Unemp	Rate
2014	33,778	4,292	11.3%	2,056,136	141,451	6.4%	146,305,000	9,617,000	6.2%
2013	33,595	4,769	12.4%	2,013,452	166,641	7.6%	143,929,000	11,460,000	7.4%
2012	33,638	5,591	14.3%	1,978,328	199,830	9.2%	142,469,000	12,506,000	8.1%
2011	33,812	6,350	15.8%	1,942,109	228,937	10.5%	139,869,000	13,747,000	8.9%
2010	33,723	6,380	15.9%	1,915,045	240,623	11.2%	139,064,000	14,825,000	9.6%
2009	35,196	6,344	15.3%	1,910,670	242,075	11.2%	139,877,000	14,265,000	9.3%
2008	36,936	4,151	10.1%	1,996,409	145,823	6.8%	145,362,000	8,924,000	5.8%
2007	37,031	3,271	8.1%	2,005,686	120,205	5.7%	146,047,000	7,078,000	4.6%
2006	36,342	3,686	9.2%	1,973,337	135,760	6.4%	144,427,000	7,001,000	4.6%
2005	36,659	3,904	9.6%	1,929,233	139,366	6.7%	141,730,000	7,591,000	5.1%
2004	35,985	3,749	9.4%	1,894,141	139,169	6.8%	139,252,000	8,149,000	5.5%

Source: S.C. Department of Employment & Workforce

Based on the table above, Orangeburg County has a much higher unemployment rate when compared to the State of South Carolina and the United States. However, the annual trend is shown to be decreasing. As of December 2015, the unemployment rate for Orangeburg County has dropped to 8.6%, compared to the State's rate of 5.5%, as reported by SC DEW. Still, the County ranked 4th in the State with the highest unemployment rate.

Employment

The table below shows the annual Labor Force, Employment and Unemployment data for Orangeburg County in multiple time periods.

Table 3.2.2: Labor Force Trends for Orangeburg County

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
1990	39,148	36,186	2,962	7.6%
2000	41,179	38,715	2,464	6.0%
2005	40,563	36,659	3,904	9.6%
2010	40,103	33,723	6,380	15.9%
2014	38,070	33,778	4,292	11.3%

Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce

The total civilian labor force for Orangeburg County in 2014 was 38,070, of which 89% were employed and 11% were unemployed.

The table below shows estimated average wage information for Orangeburg County and compares it to South Carolina for the year 2015.

Table 3.2.3: Employment Wage Statistics

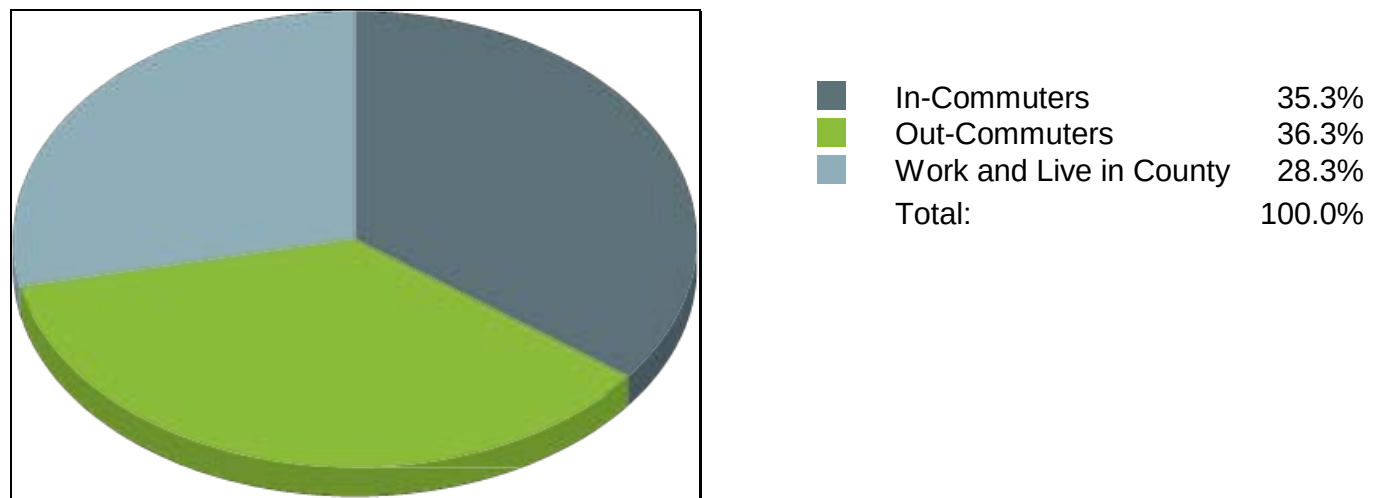
Area Name	Total Average Employment	*Average Hourly Wage	Average Weekly Wage	*Average Annual Wage
Orangeburg County	27,533	\$16.95	\$678	\$35,256
South Carolina	1,954,469	\$19.70	\$788	\$40,976

** Assumes a 40-hour week worked the year round.*

Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce

Worker Commuter Patterns

Commuting data provides insight on the traveling patterns of employees in and out of Orangeburg County. Additionally, worker commuting patterns reveal a great deal about the relative strength and size of the County's economic base. Generally speaking, the larger the job market, the more likely an area is to be a worker importer. Given the size of Orangeburg's economic base and size, it would be assumed that the County was an importer. This is not the case. Orangeburg County is exporting more workers than importing by 1%, or 935 workers. Below are illustrative statistics from the US Census Bureau, 2010 showing the commuting patterns of employees.



In 2010, 72.4% of South Carolina workers age 16 and over were employed in their county of residence. The rate was much lower in Orangeburg County, where 28.3%, or 27,270 workers live and work in the County. Based on the graph above 34,016 workers travel into the County, while 34,951 workers travel outside the County for their place of work.

The top 10 places residents are commuting to are reflected in the following table below.

Table 3.2.4: Top 10 Places Residents are Commuting To

Area	Workers
Richland County, SC	1,727
Lexington County, SC	1,134
Charleston County, SC	826
Dorchester County, SC	715
Calhoun County, SC	714
Bamberg County, SC	528
Berkeley County, SC	525
Aiken County, SC	273
Barnwell County, SC	217
Sumter County, SC	208

Source: U.S. Census Bureau, 2010

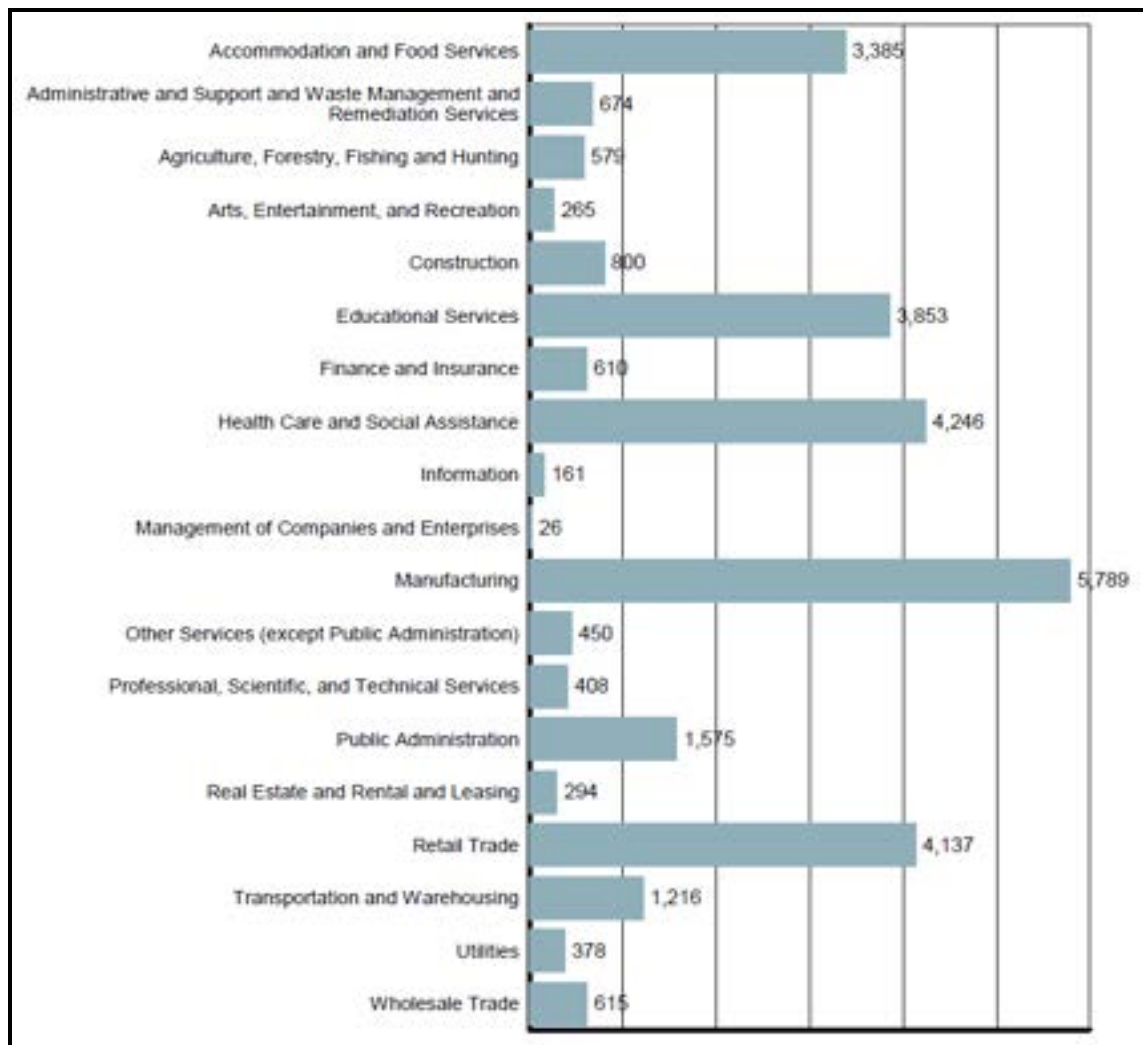
The top 10 places residents are commuting from are shown in the table below:

Table 3.2.5: Top 10 Places Residents are Commuting From

Area	Workers
Calhoun County, SC	1,759
Bamberg County, SC	971
Clarendon County, SC	640
Lexington County, SC	621
Dorchester County, SC	581
Richland County, SC	453
Barnwell County, SC	241
Colleton County, SC	211
Berkeley County, SC	202
Sumter County, SC	195

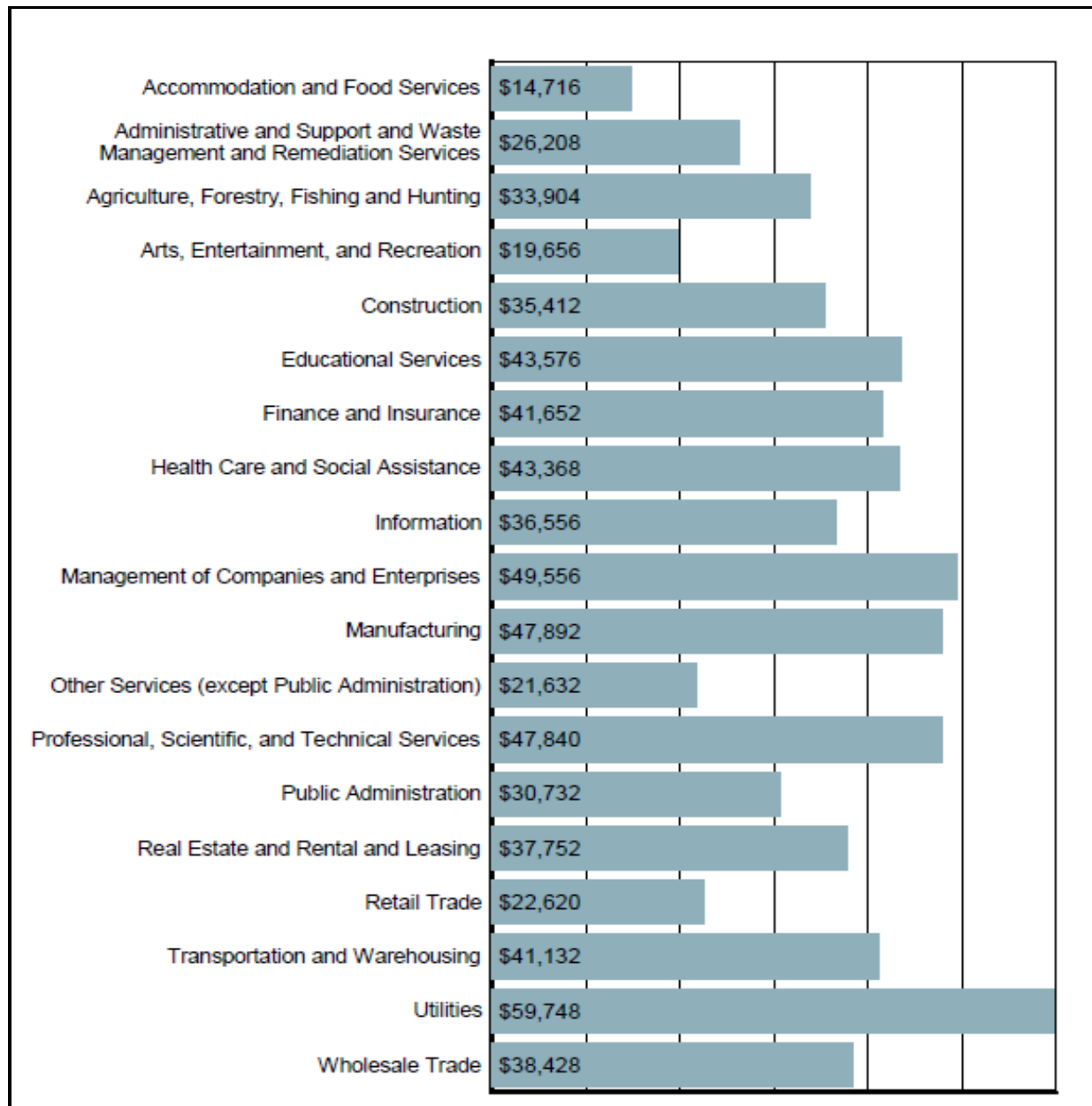
Source: U.S. Census Bureau, 2010

Figure 3.2.2: Employment by Industry



Source: SC DEW, 2015

Figure 3.2.3: Average Annual Wage by Industry



Source: SC DEW, 2015

Table 3.2.6: Age of Worker by Industry

Industry	14-18	19-21	22-24	25-34	35-44	45-54	55-64	65+
Total, All Industries	576	1,457	1,905	6,051	6,212	7,154	5,548	1,827
Agriculture, Forestry, Fishing and Hunting	6	13	17	84	108	139	96	68
Utilities	0	5	12	52	82	86	64	8
Construction	6	22	31	146	125	155	110	28
Manufacturing	14	273	411	1,386	1,520	1,978	1,369	222
Wholesale Trade	3	22	31	124	136	157	128	62
Retail Trade	286	497	452	1,032	751	825	588	279
Transportation and Warehousing	3	18	36	168	238	297	212	70
Information	0	0	6	45	53	40	40	5
Finance and Insurance	0	10	33	147	142	167	122	43
Real Estate and Rental and Leasing	0	6	12	54	54	61	56	24
Professional, Scientific, and Technical Servi	0	7	17	93	79	89	61	27
Management of Companies and Enterprises	20	17	11	13	8	8	9	3
Administrative and Support and Waste Manageme	4	29	70	184	194	193	113	49
Educational Services	4	16	108	564	876	971	1,025	335
Health Care and Social Assistance	12	74	167	864	968	994	812	236
Arts, Entertainment, and Recreation	8	15	14	31	36	46	47	36
Accommodation and Food Services	203	408	416	755	466	493	311	126
Other Services (except Public Administration)	3	12	16	80	73	87	94	64
Public Administration	0	13	44	232	304	365	290	142

Source: U.S. Census Bureau, Local Employment Dynamics

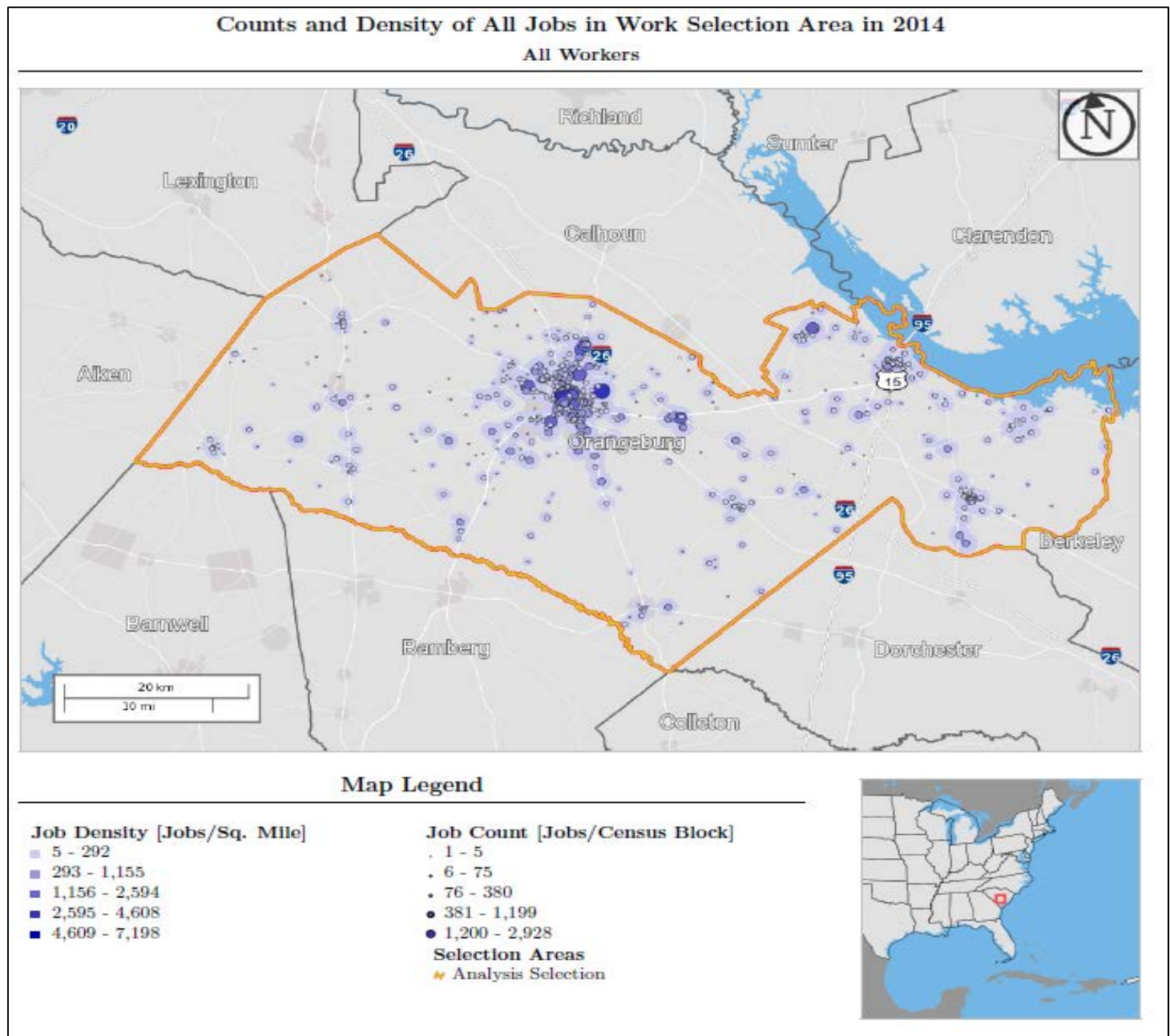
Figure 3.2.4: Top 20 Largest Employers

(Listed Alphabetically)

Corporation Name
ALLIED AIR ENTERPRISES INC
BI-LO INC.
CLAFLIN UNIVERSITY
COUNTY OF ORANGEBURG
DELHAIZE AMERICA DISTRIBUTION LLC
HUSQVARNA CONSUMER OUTDOOR PRODUCTS
KOYO BEARINGS NORTH AMERICA LLC
LOVES TRAVEL STOPS & COUNTRY STORES
ORANGEBURG CALHOUN TECHNICAL EDUCAT
ORANGEBURG CONSOLIDATED SCHOOL DIST
ORANGEBURG COUNTY CONSOLIDATED SCHO
ORANGEBURG COUNTY CONSOLIDATED SCHO
ORANGEBURG COUNTY DISABILITIES & SP
REGIONAL MEDICAL CENTER OF ORANGEBU
SI GROUP INC
SOUTH CAROLINA STATE UNIVERSITY
THE METHODIST OAKS
THE OKONITE COMPANY INC
WAL-MART ASSOCIATES INC
ZEUS INDUSTRIAL PRODUCTS INC

Source: SC DEW

Map 3.2.1: All Jobs Density by Square Mile



Source: U.S. Census Bureau OnTheMap

The above map illustrates the job density per square mile in Orangeburg County and all jobs count by census block from 2014 U.S. Census Bureau data.

AGRIBUSINESS

Agriculture has long been the major element of the economic base of Orangeburg County. However, in recent years the primary economic base is shifting from agriculture to manufacturing. There were 1,950 farms in 1980 and by 1997 this number had been reduced to 965. At the same time the average size of a farm increased from 196 to 282 acres. This has indicated a major shift, not only in the economic base but also in the pattern of the development, from a more rural agricultural community to one that is more urban/suburban in nature.

As fewer workers are engaged in agricultural activities and more are involved in industry, the location of housing has shifted from the rural areas to the developing areas around the towns within the county. While jobs and housing may have shifted, agriculture will more than likely always be a major economic force in the county.

According to the 2012 USDA Census, there were 1,056 active farms in Orangeburg County, up from 1,002 in the 2007 Census. A total of 283,128 acres were in agricultural production in 2012. Orangeburg County ranked first in the state in crop production (including nursery and greenhouse) at \$124.6 million. The table on the following page reflects 2012 agricultural production by State rank for Orangeburg County.

Orangeburg County Agricultural Production 2012 State Ranking	
COMMODITY	RANKING
Cotton and peanuts	1st
Poultry and Eggs	1st
Corn	2nd
Broilers	3rd
Livestock	4 th
Soybeans	9 th

The South Carolina Department of Agriculture offers several resources to help local farmers expand their markets and increase profitability. The *Small Farms Program* (<http://agriculture.sc.gov/where-to-buy-local/certified-roadside-markets/>) provides assistance to small family farms with an emphasis on farmer-owned marketing cooperatives, land retention, efficient farm operations, market identification, and community development.

The *Certified Roadside Market Program* helps farmers find new ways to market their products to the public. Orangeburg County has seven Certified Roadside markets:

1. Cannon Bridge Berries
2. Five Rivers Market and Gourmet
3. Hennant Farms
4. Lee Hughes Farm Fresh Produce
5. Livingston Farms
6. St Julian Plantation
7. Stoudemire Farms & Woodford Produce

The *South Carolina Quality Program* is a cooperative effort to encourage grocery and food chains to buy and sell South Carolina grown produce and to raise consumer demand for locally produced products.

The State of South Carolina commissioned Making Small Farms into Big Business: A plan for infrastructure investments to connect small farms in South Carolina to local markets (The Crossroads Research Center 9/23/13). The purpose of the commission was to solicit a plan for specific infrastructure investments that could be made by the State and its partners and to promote the ability of small farms in South Carolina to raise food for in-state markets. “The primary focus of this document is to recommend investments that will foster the production, processing, and sale of locally produced fruits and vegetables in local markets, because this sector of the farming industry has the lowest barriers to entry. Also, it focuses on strategies that will do the most to assist small farmers.”

The steering committee for the project was chaired by the Palmetto Agribusiness Council and had several representatives from the SC Department of Agriculture (SCDA), the SC Farm Bureau, and the Carolina Farm Stewardship Association as well as a representative from the SC Department of Commerce. The study recommends the development of a Food Web production and distribution system for South Carolina to include a network of local food nodes and regional food hubs.

State and Local Taxes

The State of South Carolina features one of the lowest corporate income taxes in the nation (5%) and Orangeburg features a below average sales and use tax (7%) when compared to communities across the U.S., according to TaxFoundation.org. Local property taxes are levied according to a state statutory formula which derives an assessed value from the appraised value of real and business personal property multiplied by an assessment value (10.5% for manufacturers; 6% for other business) and then multiplies that assessed value by a local millage rate factor. This local millage rate factor is determined by the cost of delivering local services and the value of the local tax base. From the SC

Association of Counties: *Property Tax Rates by County 2014 Report*, which was released in January 2015, Orangeburg County had a base millage rate of .12980. The value of one mil, based on county operations only was \$263,598. This figure helps to determine the county's tax base for comparative analyses.

Financial Incentives

The State of South Carolina has enacted a variety of financial incentives for businesses over more than two decades. These incentives are intended to promote the creation of new jobs and leverage new capital investment, and they generally consist of credits against the state corporate income tax, local property tax relief, grants for infrastructure, site preparation, or facility construction, and turn-key customized workforce training during facility ramp-up.

During the 1980s and 1990s, the S.C. General Assembly enacted incentives legislation for manufacturing plants, corporate headquarters, research and development facilities, and large distribution facilities employing more than 75 employees. Since 2000 these incentives have been further revised or expanded, and new legislation has been enacted for technologically intensive facilities, some high-paying service sector facilities, and companies who are incrementally increasing their cargo volumes through the ports.

Statutory Incentives

Statutory incentives require no negotiation with state or local governments, and are claimed automatically by a company which meets the statutory requirements. The process is an administrative one governed by the filing of proper forms, schedules, and other required documentation with the S.C. Department of Revenue.

Statutory Incentives include:

- Five-year property tax abatement – an eligible company enjoys exemption from county portion of property taxes in each of the five years following its expenditure of \$50,000 or more;
- Sales tax exemptions – many of the cost items associated with a company's means of production are exempt from the state sales tax, including, but not limited to: electricity, pollution control equipment, rolling stock, inventory;
- Jobs tax credit – a company receives \$1,500 in each of the five years following the creation of a 'net new job' (jobs exceeding the previous year benchmark). These job tax credits can be used to offset up to one half of state corporate income tax liability, with unused credits carried forward and applied over the next 15 years;
- Corporate headquarters credit – credits against the state corporate income liability are automatically available to corporate headquarters; and
- Research and development credit - credits against the state corporate income liability are automatically available to research and development facilities.

Discretionary Incentives

Discretionary incentives require negotiation with state or local governments and involve an application process followed by public approval. These incentives are offered to a company at the discretion of state and local officials and are typically driven by the meeting of certain capital investment, job creation, and average annual salary benchmarks. Discretionary incentives include:

- Fee-in-lieu of taxes (FILOT) – a company investing more than \$2.5 million can negotiate with the county to have its investment taxed at a six percent assessment, rather than the 10.5 percent which typically applies to all business personal property (e.g. machinery & equipment, computers, etc.) and to all manufacturing property (including land and building). This incentive also ‘fixes’ the local millage rate at its current level for the next 20-30 years. A company investing more than \$150 million and hiring 200 or more employees is eligible to negotiate with the county for an enhanced FILOT (“super-fee”) featuring a four percent assessment rate.
- Job development credit (JDC) – a company which proposes substantial hiring of employees at salary rates meeting or exceeding the county’s average per capita income can negotiate with the State to receive JDC, an incentive which derives from a portion of the state’s employee tax withholding. After its application is approved by the S.C. Coordinating Council for Economic Development, the company enters into a Revitalizing Agreement with the SC. Commerce Department wherein it guarantees its hiring schedule, as well as the specific cost items (site preparation, facility construction, etc.) towards which the JDC will be placed. Once hiring targets are achieved, the reimbursement JDC payments flow to the company on a quarterly basis over a ten year period.

HEALTH ECONOMICS

The cost of Chronic Disease and Obesity

SC DHEC reports that in 2009, the state spent an estimated \$1.2 billion in healthcare due to obesity and projected an increase to \$5.3 billion in 2018. If practices, policies, and personal choices that contribute to today’s current rate of increase could be halted, \$858 per adult could be saved in 2018 – an approximate \$61.7 million in cost avoidance for Orangeburg County in 2018.

Susan A. Carlson, Et al. reports in *Inadequate Physical Activity and Health Care Expenditures in the United States* that from data gathered between 2004 and 2011 on non-institutionalized adults in the US: health care expenditures for inactive (i.e., no physical activity) and insufficiently active adults (i.e., some physical activity but not enough to meet guidelines) were compared with active adults (i.e., ≥150 minutes/week moderate-intensity equivalent activity) using an econometric model. Overall, 11.1% of aggregate health care expenditures were associated with inadequate physical activity.

According to the SC Hospital Association data, in 2011 Orangeburg County residents’ hospital inpatient diagnosed discharges had the following associated costs: Diabetes, \$1,044,645; Asthma, \$403,606; congestive heart failure, \$619,893; and COPD, \$514,211. Chronic diseases and associated obesity are in large the result of poor diet and lack of physical activity. Therefore, chronic diseases

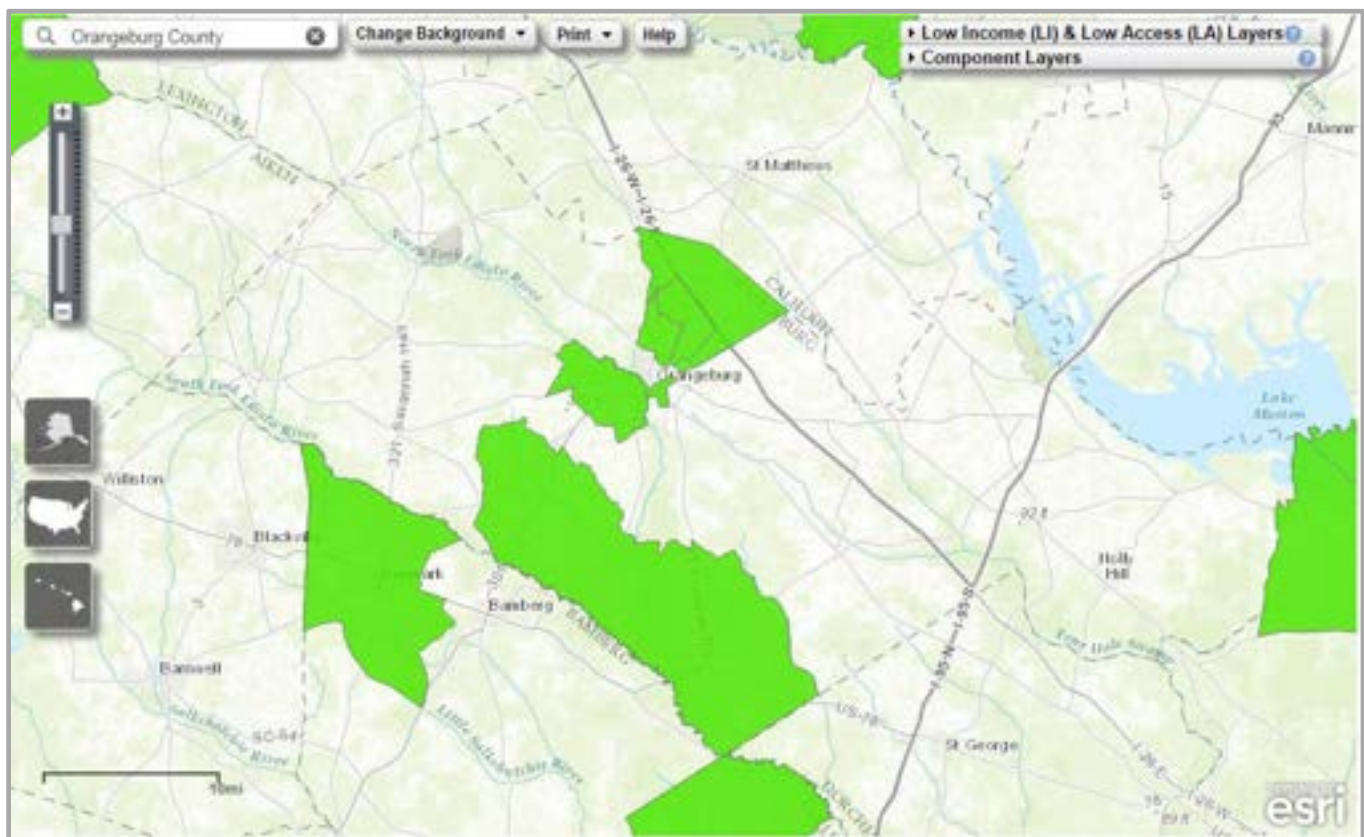
are preventable diseases within a policy climate that promotes healthy eating and active lifestyles. Sidewalks, bicycle lanes, parks, and trails are also amenities that attract businesses and industries to an area.

Food Access Economics

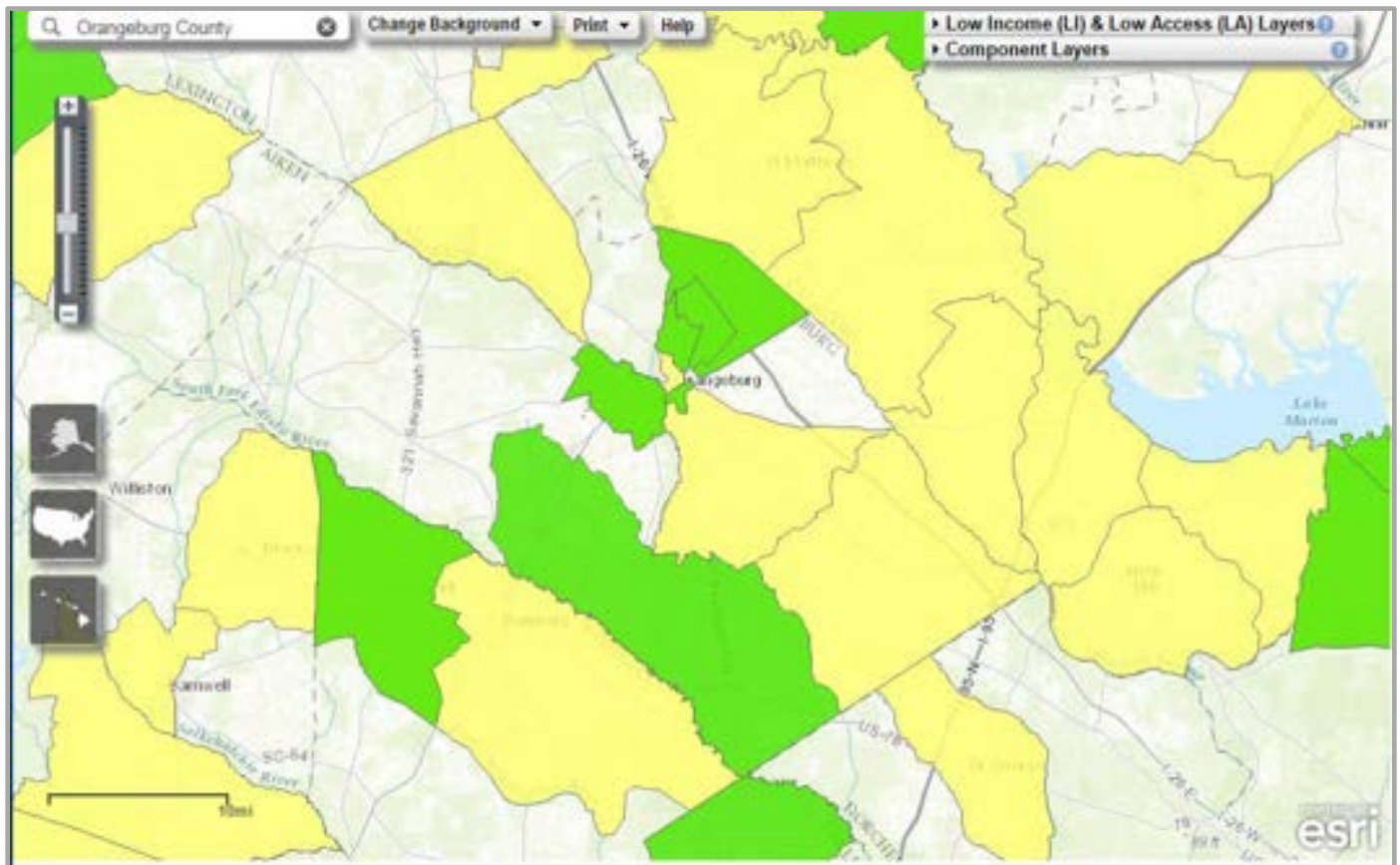
The United States Department of Agriculture (USDA) defines food deserts as “urban neighborhoods and rural towns without ready access to fresh, healthy, and affordable food. Instead of supermarkets and grocery stores, these communities may have no food access or are served only by fast food restaurants and convenience stores that offer few healthy, affordable food options. The lack of access contributes to a poor diet and can lead to higher levels of obesity and other diet-related diseases, such as diabetes and heart disease.” The USDA uses census tracts with a substantial share of residents who live in low-income areas that have low levels of access to a grocery store or healthy, affordable food retail outlets to identify food deserts. According to this data, 5,895 Orangeburg County citizens live in food deserts of which 18.4% (1,083) have low access to a supermarket or large grocery store. This is not only a health issue, but an economic development issue. The S C Food Access Taskforce reports that statewide, residents in food deserts spend \$311 million annually on groceries outside of their local community and that untapped local markets could support approximately 529,000 square feet of grocery retail. This directly results in job creation, savings in transportation costs, increased tax revenue, and most importantly improved access to healthy food.

Below and on the following page are maps based on census tract reflecting populations with low income and low access to food, as well as areas where there is low levels of vehicle availability. Consumer choices about food spending and diet are likely to be influenced by the accessibility and affordability of food retailers; travel time to shopping, availability of healthy foods and food prices. Some populations, especially those with low income, may face greater barriers in accessing healthy and affordable food, which may negatively affect diet and food security.

Map 3.2.2: Orangeburg County Low Income and Low Access to Food



Map 3.2.3: Orangeburg County Low Income and Low Access to Food with Limited Vehicle Availability



3.2.3: Economic Development Element Goals

Orangeburg County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for County government services and facilities.

Economic Development Element Needs

Economic Development Element needs include, but are not limited to the following:

- A unified economic development vision for the Orangeburg Region;
- Fostering a stable and competitive business climate;
- Supporting existing industries, encouraging new business start-ups, including small business enterprises and attracting new targeted sectors to Orangeburg County; and
- Avoid land use conflicts between industrial development and preservation of prime farm land.

3.2.4: Economic Development Element Strategies and Time Frames

The following strategic actions should be undertaken by the County in support of the objectives of the various economic development agencies that promote and serve the County and in support of the strategies of the other elements of this Plan. These implementation strategies will be reviewed at a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ED 1. Encourage and support initiatives and strategies (such as those described in efforts such as the *One Orangeburg County Initiative*, *OCDC*, *DORA*) to maintain and improve the business climate through property tax relief, stream-lined regulatory processes, and addition of infrastructure critical to business.
- ED 2. Encourage mixed-use developments in proximity to neighborhoods to provide for business growth and development and to provide retail and personal services to local residents.
- ED 3. Support incentives for underutilized commercial centers for redevelopment and re-use that allow for mixtures of residential and non-residential uses.
- ED 4. Designate land with regional access and access to services and amenities for business uses to support growth of new and existing sectors of employment.
- ED 5. Support economic development objectives of the Lower Savannah Council of Governments.
- ED 6. Encourage rural area economic development efforts that provide jobs for the local population and promote community sustainability.
- ED 7. Promote and enhance agricultural activities in the Rural Area by providing incentives to keep land in active agricultural production.
- ED 8. Support economic development objectives through land use regulations that encourage the provision of high quality and affordable housing.

- ED 9. Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations.
- ED 10. Continue to highlight the natural and agricultural heritage of the County in promotional materials for economic development.
- ED 11. Continue to promote the development and maintenance of all infrastructure including: services, amenities, and transportation networks that support economic development activities. This would include capital improvement plans and coordinated priority investment.
- ED 12. Utilize Intergovernmental Agreements with other municipalities, agencies, and jurisdictions to strategically focus regional resources on prime economic development sites within the County.
- ED 13. Support the enhancement of existing and new businesses through infrastructure funding initiatives, code enforcement, and beautification programs.
- ED 14. Support the efforts of the Orangeburg County Development Commission and other supporting agencies.
- ED 15. Adopt innovative planning and zoning techniques (such as Form-Based Zoning District regulations) to authorize the combination of land uses within communities, including land uses that facilitate economic development opportunities within and in close proximity to such communities.
- ED 16. Support the initiatives in regional plans to educate the local workforce (e.g. *Eastern Orangeburg County Sustainability Study*, *One Orangeburg County Initiative*)
- ED 17. Support those other entities in the community that are promoting economic development.
- ED 18. Support the preservation of rural agricultural farming lands in the County.

Chapter 3.3 Natural Resources Element



3.3.1: Overview

Natural resources are included in this Plan because of: their significant contribution to the character and quality of life in Orangeburg County; their local value; their ability to attract new residents; and because South Carolina State Planning Law requires that a Natural Resources Element be included in the Comprehensive Plan. As a steward of natural resources, the County has a responsibility to coordinate with other jurisdictions and agencies to minimize the impacts of growth on the natural environment.

A key component in protecting natural resources is the promotion of sustainable development practices and patterns. The concept of “sustainability” involves the ability of a community and society to meet the needs of the present population while ensuring that future generations have the same or better opportunities.

There are increasing concerns that, as a culture, we are using resources at a faster rate than we are replenishing them, and are creating communities that are not sustainable in the long run. Orangeburg County seeks to progress in a manner that conserves natural resources and minimizes degradation of the natural environment.

One of the challenges in addressing sustainability in a community comprehensive plan is that many of the issues are global in nature – air quality, biodiversity, ozone and climate depletion, food production, and others - and it is often difficult to identify how local planning policies can address these issues. It can be overwhelming for community leaders to address these issues, particularly when the community has its hands full with local development issues. However, the County believes it is important to act responsibly through the implementation of strategies to address these issues. The County aspires to think globally, with the big picture in view, while acting locally, recognizing that these efforts must be balanced with other local demands on government time and resources.

In 2010, the County contracted with Clarion Associates Inc., and partnered with Lower Savannah Council of Governments to develop a Sustainability Study for the Eastern Orangeburg County Region. Following the Study, a Toolbox of suggested strategies was developed to promote sustainable development practices. This Study and Toolbox of sustainable strategies can be used to supplement the strategies of this Element.

Purpose and Intent

The purpose and intent of the Natural Resources Element is to: promote protection and enhancement of natural resources in the County; sustain natural environments, habitats, and wildlife for the general health, safety and welfare of current and future generations; promote sustainable development practices in conjunction with the other elements of this Plan; protect and enhance the unique natural characteristics of the County that contribute to the County's identity and quality of life of its residents.

3.3.2: Background and Inventory of Existing Conditions

Numerous agencies are involved in the protection of natural resources including but not limited to the Environmental Protection Agency (EPA), the South Carolina Department of Health and Environmental Control (SCDHEC), the Department of Natural Resources (DNR), the Office of Ocean and Coastal Resource Management (OCRM), the U.S. Army Corps of Engineers (USACE), and non-profit agencies such as the Chamber of Commerce, along with the citizens and local government officials of Orangeburg County.

Orangeburg County is the second largest county in land area in the State of South Carolina. The area comprises over 1,100 square miles. Great natural resources exist within the 224 mile boundary of Orangeburg County. The county is witnessing increasing development. Most of this development is occurring in the suburban areas near the towns and has not yet spoiled the natural beauty of the rural areas of the county. It is in these rural areas that the natural resources are most evident.

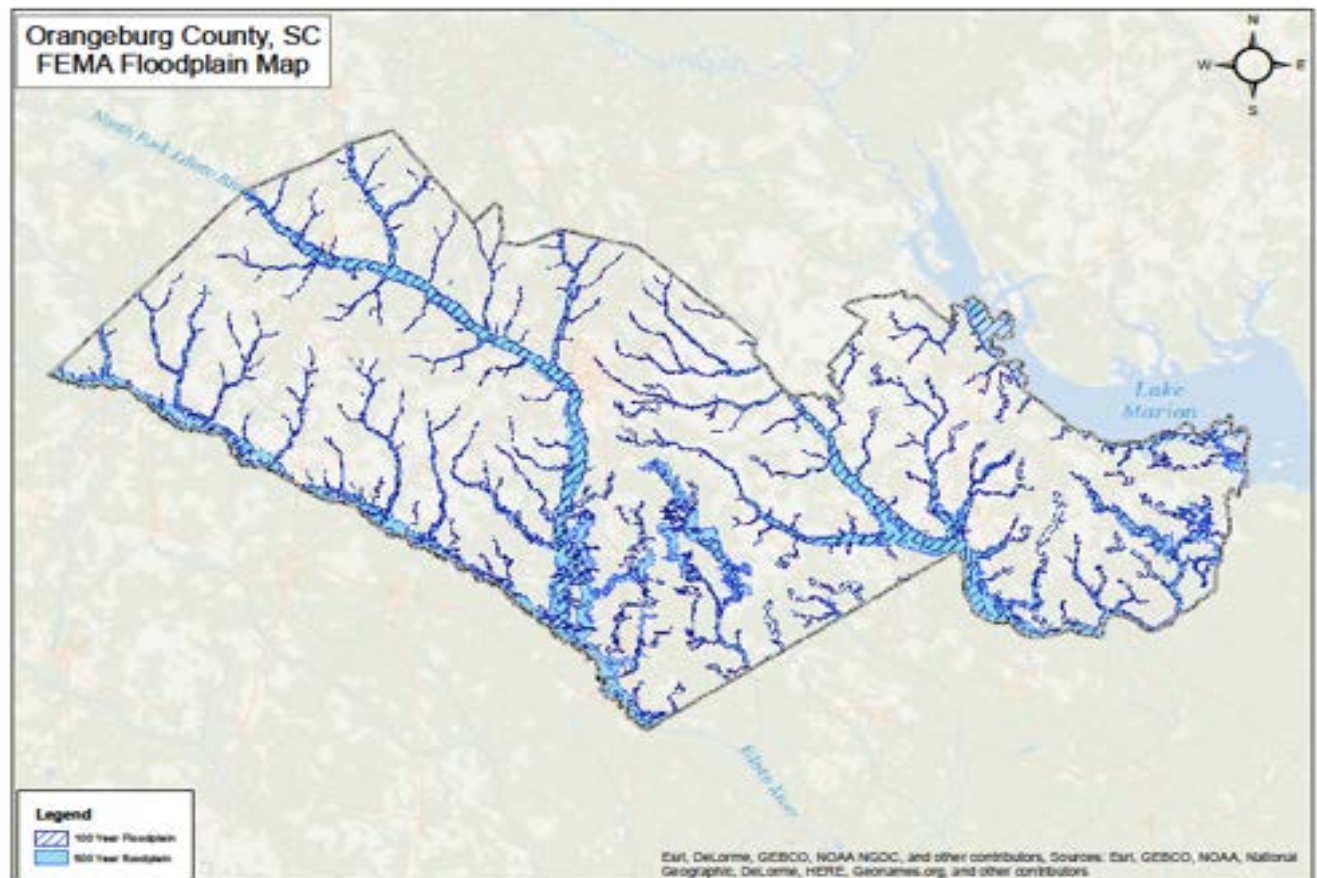
Water Resources

Orangeburg County has extensive water resources including rivers, creeks, lakes, and wetlands. The Environmental Protection Agency and the South Carolina Department of Health and Environmental Control hold the main responsibilities for establishing and enforcing water quality goals pursuant to Section 208 of the Clean Water Act through utilization of the *208 Water Quality Management Plan*. These agencies monitor water quality to determine permit limits for treated wastewater dischargers and any other activities that may impact water quality. The U.S. Army Corps of Engineers has the authority to regulate certain activities in navigable waters and to protect freshwater wetlands.

Floodplains are another important natural resource in Orangeburg County. They perform vital natural functions such as temporary storage of floodwaters, moderation of peak flood flows, maintenance of water quality, groundwater recharge, the prevention of erosion, a habitat for diverse natural wildlife populations, recreational opportunities, and aesthetic quality. Flooding in the County is primarily due to intense severe thunderstorm activity and the effects of hurricanes and tropical storm events from the coastal area. The Federal Emergency Management Agency (FEMA) has determined areas subject to flooding in the County. The floodplain mapping study depicting the flood risks for Orangeburg County was submitted in June 2015. The primary risks classifications used were the 1- percent annual chance flood event, the 0.2 percent annual chance flood event, and areas of minimal flood risk.

Below is a floodplain map for Orangeburg County.

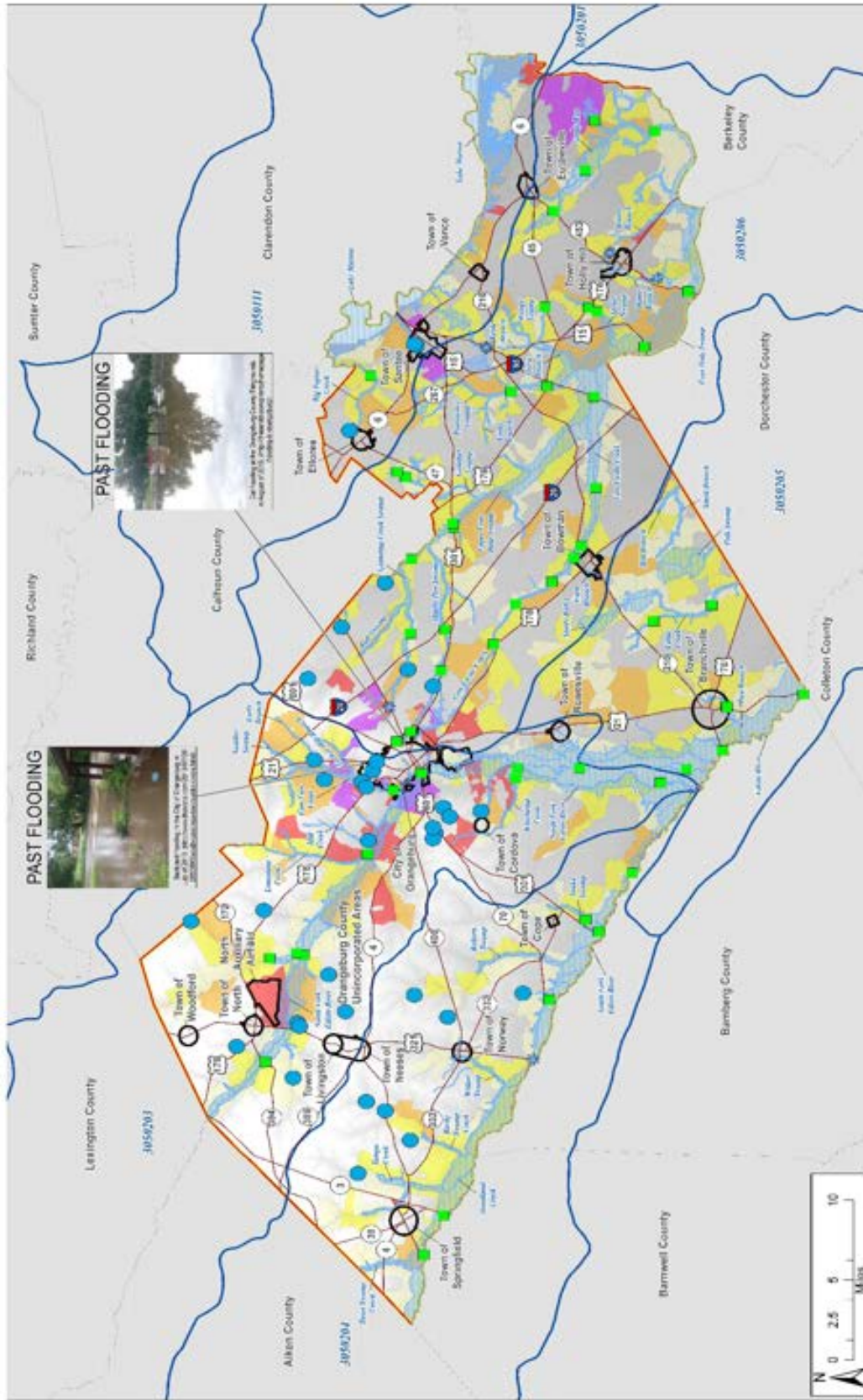
Map 3.3.1: Orangeburg County FEMA Floodplains



In 2012, the United States Congress passed the Biggert-Waters Flood Reform Act of 2012, which mandated changes to FEMA policies, as well as the National Flood Insurance Program (NFIP). These changes most significantly impact local flood insurance rates. To attempt to mitigate not only high flood insurance costs but also the impacts of future hazards, Orangeburg County continuously works with local government entities to create and implement the *Orangeburg County Hazard Mitigation Plan (HMP)*. The plan was originally adopted in 2005, and updates occur every five years to ensure the plan is relevant. The County is currently in the process of conducting 5-year updates to the HMP. All 17 municipalities within Orangeburg County have adopted the Hazard Mitigation Plan, and this collaboration ensures that all communities within the County agree to implement the strategies set forth in the Plan.

The risk assessment and planning map reflects flood data and areas of flood risk. On the following page is the flood risk map for Orangeburg County, as developed by FEMA and SCDNR.

Flood Risk Map: Orangeburg County, SC



Risk Mapping, Assessment, and Planning (Risk Map)

FRM FLOOD RISK MAP

ORANGEBURG COUNTY, SC
 HUC # Watersheds: 360801, 360803, 360804, 360805, 360806, 360807, 360808, 360809, 360810, 360811

FEMA **DNR**

For more information, visit the site: www.fema.gov
 Orangeburg County Flood Risk Assessment and Planning Report
 RELEASE DATE: 7/9/2015



MAP SYMBOLOLOGY

Flood Data	Base Data	Flood Risk	Areas of Mitigation Interest
Water used Boundary	Corporate Limits	Very Low	None
Study Area	Major Roads	Low	Non-Linear Extensions
New SPMA		Medium	Streamline Construction
Streams		High	
		Very High	

Aquatic Habitat

The aquatic habitat of Orangeburg County includes freshwater ecosystems. Freshwater ecosystems include swamps, bays, floodplains, lakes, ponds, creeks, reservoirs, and rivers. Each of the habitats is characterized by unique hydrologic and water quality conditions, as well as biological communities adapted to survive and reproduce in those environments. SCDHEC gathers water quality data and prepares a listing of impaired waterbodies as required by the *Clean Water Act*. The list can be found by visiting the SCDHEC website at www.scdhec.gov. The sources for impairment of waters are identified, as well as recommended corrective actions to improve water quality.

Edisto River Basin

The Edisto River Basin extends from the Carolina Sandhills to the tidelands at the Atlantic Ocean. The basin is a rich landscape which has attracted and supported people for thousands of years. Residents and visitors continue to enjoy the natural and cultural features and rural lifestyles of the Edisto Basin. The basin contains the longest free-flowing blackwater river in America, and encompasses twelve counties. Below is Map 3.3.3: Edisto River Basin.



Source: SC DNR

The basin supports a variety of recreational opportunities. These range from paddling the narrow, winding, tree-clogged upper reaches to motoring the intracoastal waterway and sea kayaking the salt marshes. In between, one can find canoes, kayaks, small and large fishing boats, ski boats, and jet skis. Below is a list of places (landings, parks, and preserves) that provide access to the waters of the Edisto River Basin in Orangeburg County.

Orangeburg County - North Fork Edisto River

- Pooles Mill Landing (at Hwy 3 bridge, near Lexington Cnty line)
- Jones Bridge Landing (at Hwy 394 bridge, near North)
- Carson Park Landing (at Hwy 321 bridge, near North)
- Slab Landing (at Road 73 bridge, near Wolfton)
- Baughman Landing at Schillings Bridge (Road 74 bridge, west of Orangeburg)
- Edisto Memorial Gardens Park in Orangeburg
- Orangeburg Landing (in park below Hwy 301/601 bridge)
- Livingston Landing (off Road 49, south of Orangeburg near fish hatchery)
- Pou's Landing (off Road 49, south of Orangeburg beyond fish hatchery)
- Rowe's Bridge Landing (at Road 39 bridge, near Rowesville)
- Kill Kare Landing (off Road 63, west of Branchville)

Orangeburg County - South Fork Edisto River

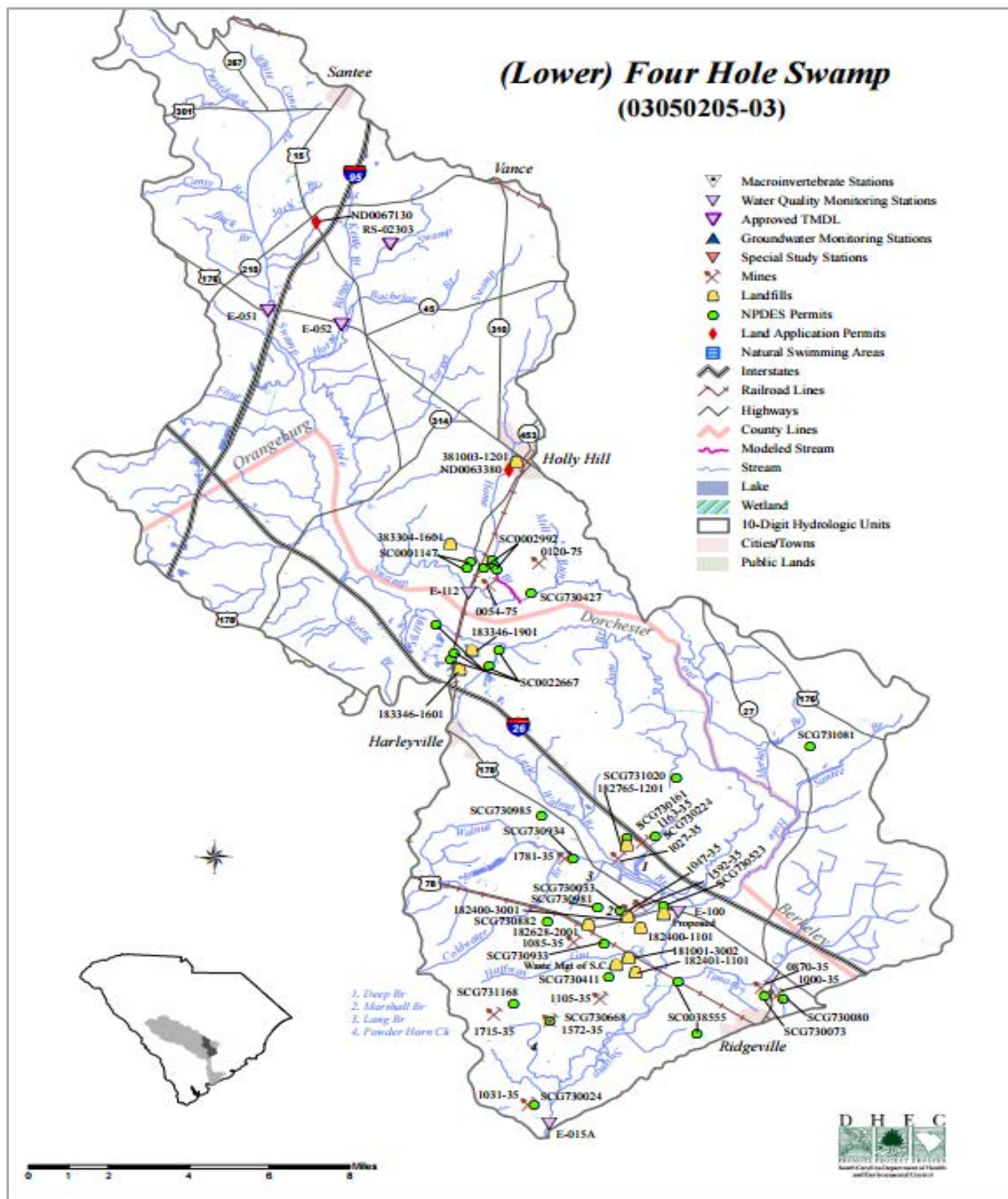
- Hog Pen Landing (below Hwy 3 bridge, near Springfield)
- Ness Bridge Landing (at Hwy 70 bridge, near Finland, west of Cope)

Four Holes Swamp watershed

The Four Hole Swamp watershed is located in Orangeburg, Dorchester and Berkeley Counties. It is within the Edisto River Basin and occupies 183,907 acres of the Upper and Lower Coastal Plain regions of South Carolina. The swamp has a habitat of nearly 300 vertebrates and plant species. The Land use/land cover in the watershed includes: 33.7% forested land, 30.8% forested wetland (swamp), 29.2% agricultural land, 5% urban land, 0.6% barren land, 0.4% nonforested wetland (marsh) and 0.3% water. A map is on the following page reflecting Four Hole Swamp watershed provided by SCDHEC.

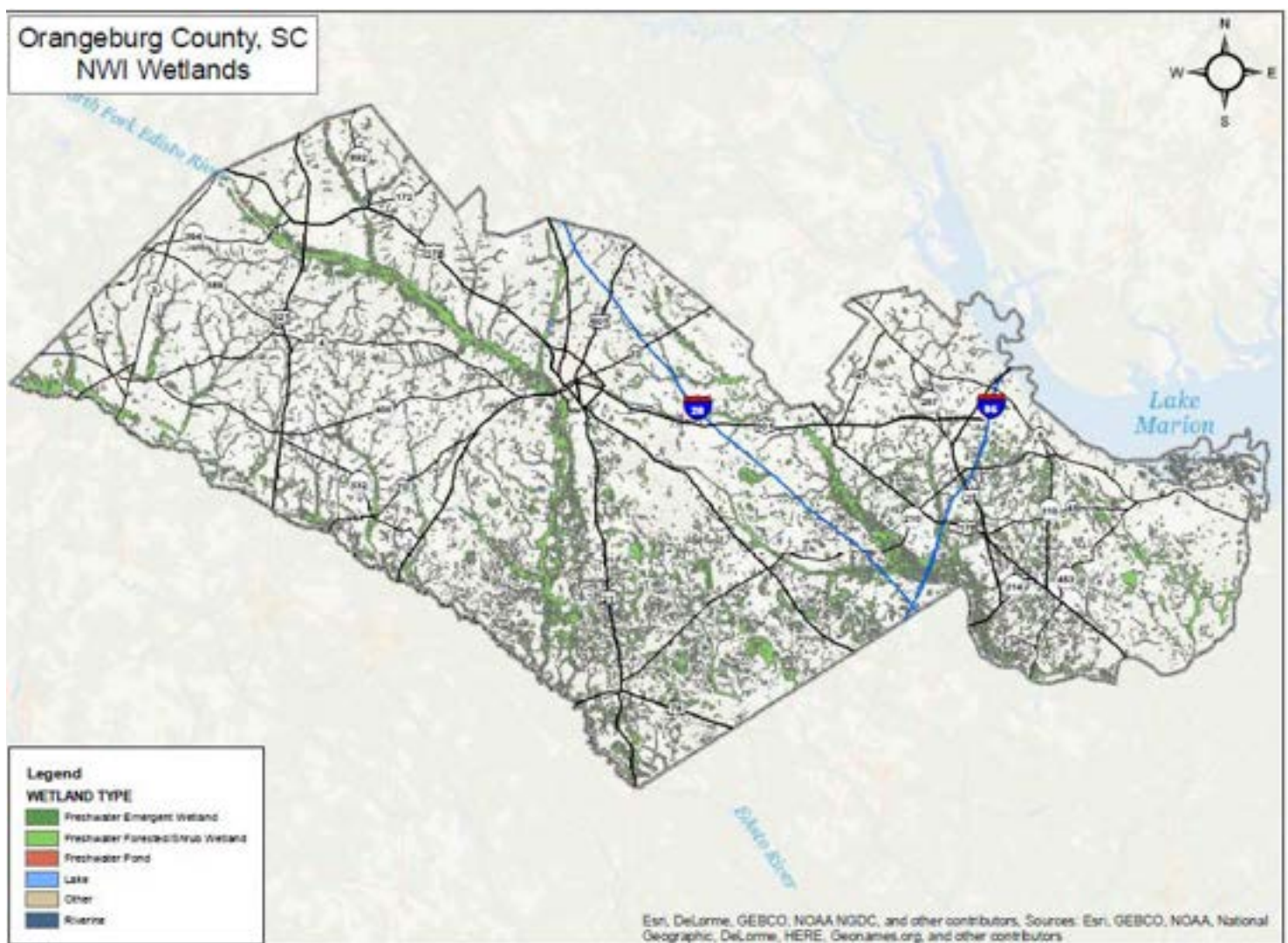
The Friends of the Edisto is a non-profit organization that was established in 1998 to facilitate conservation of natural resources and to encourage and support sustainable economic development within the Edisto River Basin. Much more information about the basin and Edisto River, as well as Four Hole Swamp watershed, including the 2012 Edisto Watershed Water Quality Assessment can be found on their website at www.edistofriends.org.

On the following page is Map 3.3.4: Four Hole Swamp Watershed



The map below shows the extent of the wetland areas within Orangeburg County. The most significant wetland areas are those associated with the North and South Forks of the Edisto River, and the Four Holes Swamp areas. These areas and everything in between provide for an extensive plant and wildlife habitat. Plant and animal habitats include the entire county, and are found in a wide range of environments from the urban developed area to the agricultural and forestlands, and wetlands. Wetland areas not only provide for a great diversity of wildlife and plant habitat, but also provide flood control and nourish the water supply. Efforts should be made to protect these sensitive areas from any intrusive development activities. Orangeburg County should give consideration in establishing protected areas to ensure that these lands are conserved for green space and recreational purposes for the enjoyment of all.

Map 3.3.5: Orangeburg County Wetlands



Wildlife Habitat

There is an abundant diversity of wildlife species in Orangeburg County. With nearly 300 bird species, 45 mammals, 54 reptiles and more than 100 species of fish, Orangeburg County is a wonderful place to enjoy nature. Nature enthusiasts can experience a large variety of migratory species as well as nesting resident ones during the seasonal changes seen in the spring and summer. Below is a seasonal breakdown of the various species that can be seen year-round as provided by the U.S. Fish & Wildlife Service.

- Spring



March

Alligators may be seen sunning on canal and pond edges. Largemouth bass begin to move into the shallows.

April

Butterflies and dragonflies are everywhere. Both painted and indigo buntings as well as orioles, tanagers, vireos, and blue grosbeaks have returned and warblers are migrating. Fishing is productive for most species.

May

Spring migration continues. Nesting activities are evident. Fishing is excellent for all species.

- Summer



June

Fish begin to seek out cooler waters. Many breeding birds are rearing young.

July

Shorebirds begin to return from their nesting grounds and can be seen on pond and lake edges. Young of the year are out practicing their skills and learning to survive. Bass, crappie, and catfish have moved to deep water.

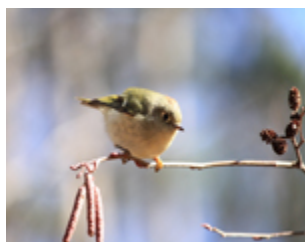
August

Redbugs, biting flies, and mosquitoes are voracious. Fishing is more challenging during the heat of the summer, but panfish can still be caught in refuge waters.

- Fall

September

Summer warblers begin to migrate south. White-tailed deer rutting-activity commences as bucks begin to rub the velvet off their antlers.



October

Raptors, cormorants, white-throated and song sparrows, and waterfowl are arriving in numbers. Ruby-crowned kinglets and yellow-rumped warblers are prevalent. Catfishing is excellent.

November

Bald eagles are frequently sighted around concentrations of waterfowl. Striped bass are schooling.

- **Winter**



December

Large concentrations of waterfowl are present. Sandhill cranes may be observed on the Bluff Unit. Fishing opportunities are excellent for largemouth bass, striped bass, and catfish.

January

Waterfowl concentrations peak with Canada geese abundant on wheat fields and ducks and coots in the impoundments and bays. Wintering grassland bird species (sparrows, juncos, and flycatchers) are abundant. Striped bass are schooling.

February

Waterfowl can be observed foraging to build energy reserves before beginning their long migrations north. Crappie begin to move into the creeks. Wood ducks, purple martins, and bluebirds are beginning to look for nesting cavities.

Endangered Species

In 1971, Congress passed the Endangered Species Act, recognizing that: (1) various species of fish, wildlife, and plants in the United States have been rendered extinct as a consequence of economic growth and development untempered by adequate concern and conservation, (2) other species of fish, wildlife and plants have been so depleted in numbers that they are in danger of or threatened with extinction, and (3) these species of fish, wildlife, and plants are of esthetic, ecological, educational, historical, recreational, and scientific value to the United States and its people. The intended purpose of the Act is to provide a means by which the ecosystems upon which endangered and threatened species depend may be conserved and to provide a program for the conservation of those species.

Conserving South Carolina's at-risk species facing threats to their survival is very important. The Southeast Regional Fish and Wildlife Service evaluates more than 400 fish, wildlife and plant species for potential listing under the federal Endangered Species Act. The list on the following page identifies those at-risk, candidate, endangered and threatened species for Orangeburg County.

CATEGORY	COMMON NAME/STATUS	SCIENTIFIC NAME	SURVEY WINDOW/ TIME PERIOD	COMMENTS
Amphibian	Frosted flatwoods salamander (T)	<i>Ambystoma cingulatum</i>	January 1-April 30	Larvae present in breeding ponds
	Gopher frog (ARS)	<i>Lithobates capito</i>	Breeding: October-March	Call survey: February-April
Bird	American wood stork (T)	<i>Mycteria americana</i>	February 15-September 1	Nesting season
	Bald eagle (BGEPA)	<i>Haliaeetus leucocephalus</i>	October 1-May 15	Nesting season
	Red-cockaded woodpecker (E)	<i>Picoides borealis</i>	April 1-July 31	Nesting season
Crustacean	None Found			
Fish	American eel (ARS)	<i>Anguilla rostrata</i>	March 1-May 30; October 1-December 15	Temperature dependent: normally (17-20°C); can be found between 13-25°C
	Atlantic sturgeon* (E)	<i>Acipenser oxyrinchus*</i>	February 1-April 30	Spawning migration
	Blueback herring (ARS)	<i>Alosa aestivalis</i>	Mid-January-mid May	Peak: March-April
	Shortnose sturgeon* (E)	<i>Acipenser brevirostrum*</i>	February 1-April 30	Spawning migration
Insect	None Found			
Mammal	Rafinesque's big-eared bat (ARS)	<i>Corynorhinus rafinesquii</i>	Year round	Found in mines, caves, large hollow trees, buildings, and bat towers
	Tri-colored bat (ARS*)	<i>Perimyotis subflavus</i>	Year round	Found in mines and caves in the winter
Mollusk	Savannah lilliput (ARS)	<i>Toxolasma pullus</i>	March 1-September 30	
Plant	Boykin's lobelia (ARS)	<i>Lobelia boykinii</i>	May-July/August	
	Canby's dropwort (E)	<i>Oxypolis canbyi</i>	Mid-July-September	
	Carolina-birds-in-a-nest (ARS)	<i>Macbridea caroliniana</i>	July-November	
	Sandhills lily (ARS*)	<i>Lilium pyrophilum</i>	Late July-August	
Reptile	Eastern diamondback rattlesnake (ARS)	<i>Crotalus adamanteus</i>	Most of the year	Peak: April-November

* Contact National Marine Fisheries Service (NMFS) for more information on this species

** The U.S. Fish and Wildlife Service (FWS) and NMFS share jurisdiction of this species

ARS Species that the FWS has been petitioned to list and for which a positive 90-day finding has been issued (listing may be warranted); information is provided only for conservation actions as no Federal protections currently exist.

ARS* Species that are either former Candidate Species or are emerging conservation priority species

BGEPA Federally protected under the Bald and Golden Eagle Protection Act

C FWS or NMFS has on file sufficient information on biological vulnerability and threat(s) to support proposals to list these species

CH Critical Habitat

E Federally Endangered

P or P - CH Proposed for listing or critical habitat in the Federal Register

S/A Federally protected due to similarity of appearance to a listed species

T Federally Threatened

These lists should be used only as a guideline, not as the final authority. The lists include known occurrences and areas where the species has a high possibility of occurring. Records are updated as deemed necessary and may differ from earlier lists.

Farm and Forest Resources

Orangeburg County's vision for the future clearly establishes a need to preserve and protect the community's agricultural tradition and its farm economy. The agricultural lifestyle is considered a vital element of the community's rural character and historic heritage.

Prime farmland is one of several kinds of important farmland defined by the U.S. Department of Agriculture (USDA) as soils that are best suited to producing food, feed, forage, fiber, and oilseed crops. Prime farmland soils are of major importance in meeting the nation's short and long range needs for food and fiber.

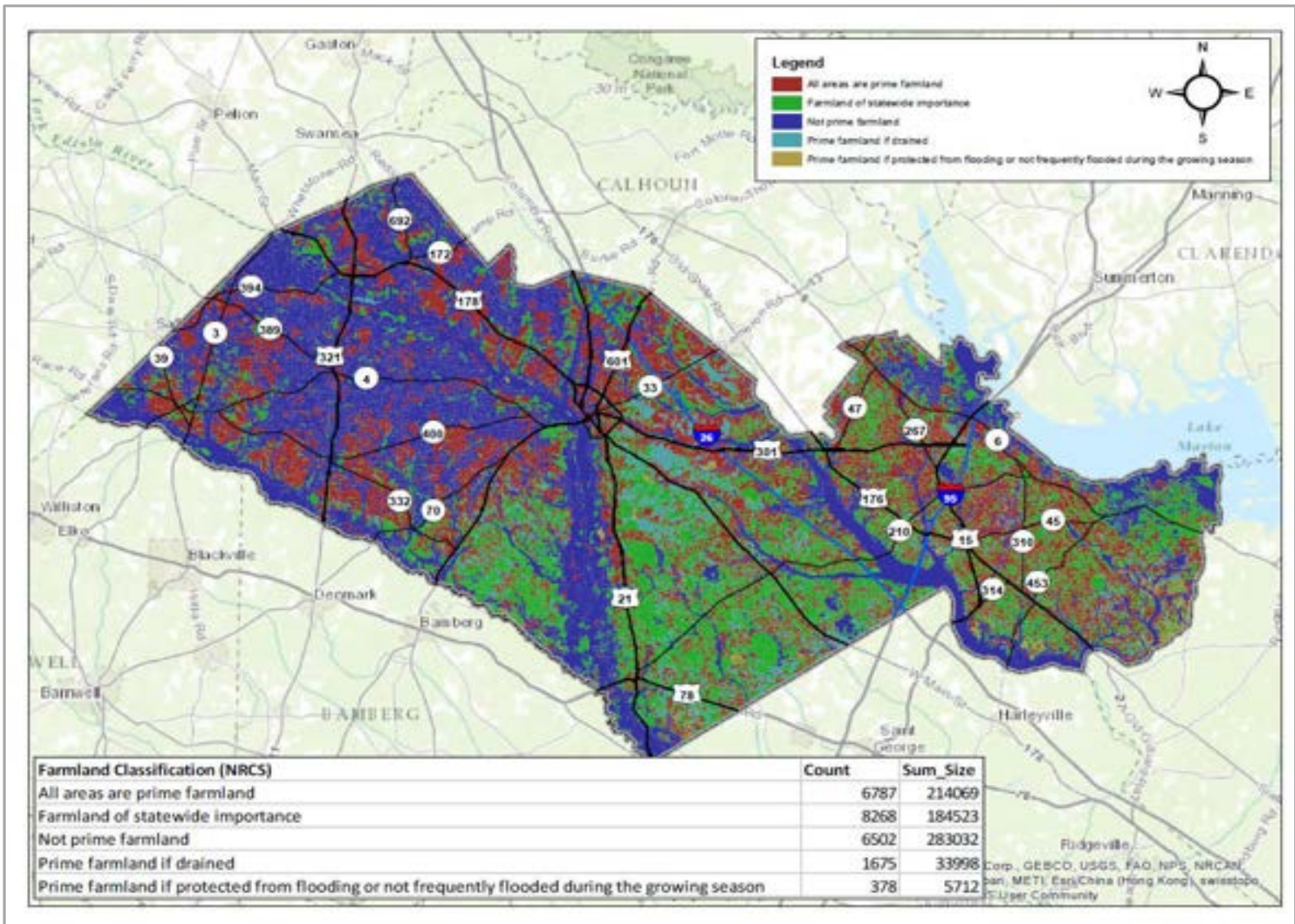
Prime farmland soils have properties that are favorable for the economic production of sustained high yields of crops. The soils need only to be treated and managed using acceptable farming methods. The moisture supply, of course, must be adequate and the growing season has to be sufficiently long – both conditions are present in Orangeburg County. Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources. The farming of these soils results in the least damage to the environment. The USDA Natural Resource Conservation Service's (NRCS) highest classification is "all areas are prime farmland." 29.6% of Orangeburg County total acreage is classified as such. These limited acreages of high production farmlands should be preserved and protected from development pressures. A map of countywide farmland classification is shown on the following page.

A second tier classification of soils suitable for agriculture is "Soils of Statewide Importance." These are productive soils, but may have express characteristics of steep slope, high water table, presence of gravel, low water holding capacity, or susceptibility to erosion or other concerns. 25.6% of Orangeburg County total acreage is classified as Soils of Statewide Importance. Some marginal lands may still be suited for timber and pasture land. Since these lands may also present development constraints, measures should be taken to preserve the more productive agricultural uses.

The acreage of highest quality farmland is limited, and the USDA recognizes that government at local, state, and federal levels, as well as individuals, must encourage and facilitate the wise uses of our nation's prime farmland. Unfortunately, most soils best suited to farm operations are also best suited to urban development. This has accounted for massive conversions of farmland to urban use. Conversely, poor soils or soils with constraints to agricultural use generally present problems to urban development. As a result, there is a pressing need for planning to help resolve these conflicts, and to better address development constraints posed by poorer soil conditions.

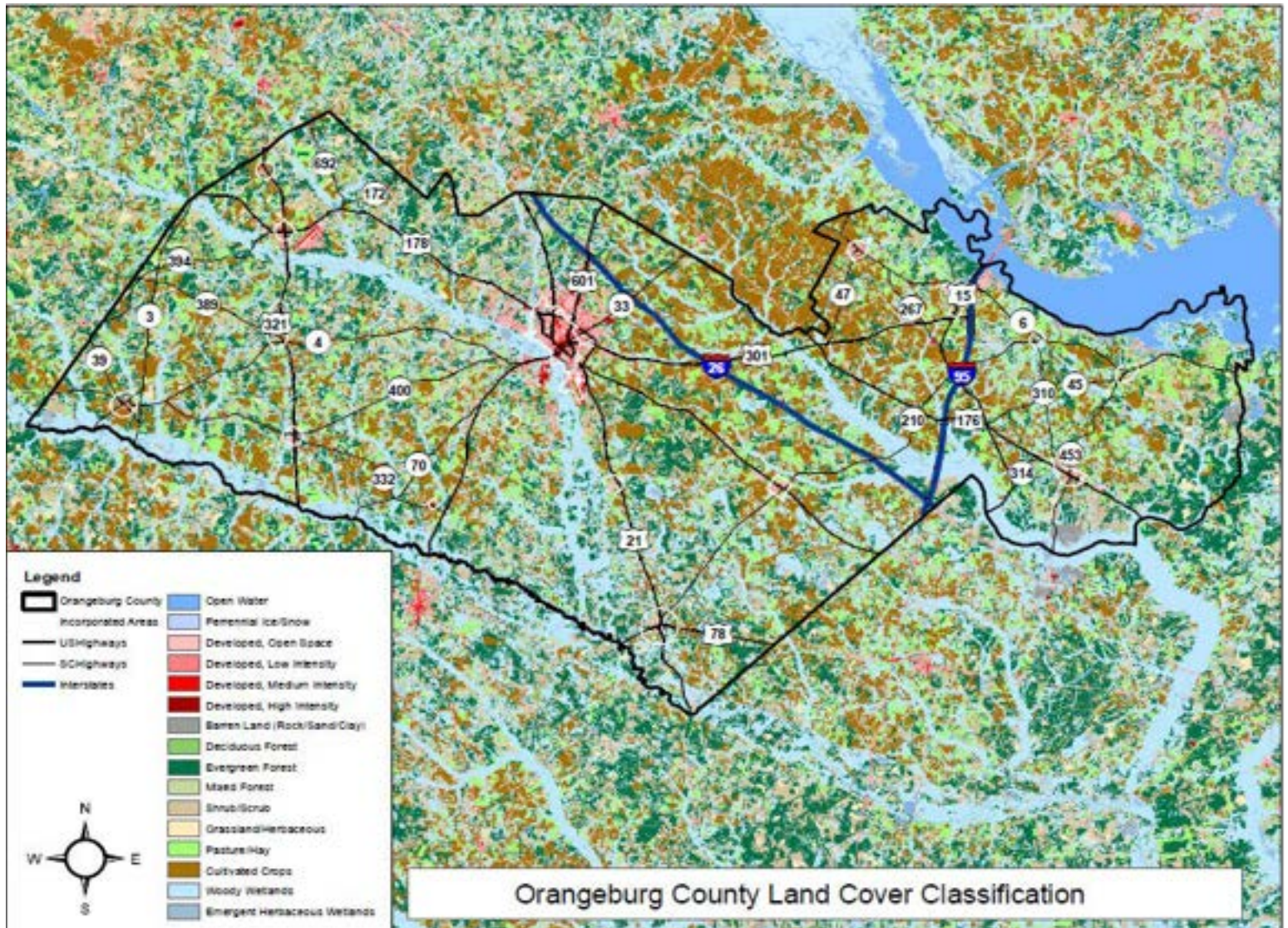
As development increases in Orangeburg County, agricultural land is reduced. Many areas throughout the nation employ rural zoning categories to reduce the density of residential development and the conflicts between housing and farming (*i.e.* sounds of heavy farm equipment, smell of manure or drifting chemical sprays, or clouds of dust). Regulations should provide for sustainable farming and ranching best management practices that protect the environment and safeguard human health.

Map 3.3.6: Orangeburg County Farmland Classifications



Source: NRCS

Map 3.3.7: Orangeburg County Land Coverage Classification



The Land Cover Classification Codes for Orangeburg County are described in the table below.

Table 3.3.1: Land Cover Classification Description:

Code	Definition
Open Water	All areas of open water, generally with less than 25% cover or vegetation or soil
Perennial Ice/Snow	All areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.
Developed, Open Space	Includes areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20 percent of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.
Developed, Low Intensity	Includes areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20-49 percent of total cover. These areas most commonly include single-family housing units.
Developed, Medium Intensity	Includes areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50-79 percent of the total cover. These areas most commonly include single-family housing units.
Developed, High Intensity	Includes highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80 to 100 percent of the total cover.
Barren Land (Rock/Sand/Clay)	Barren areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.
Deciduous Forest	Areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75 percent of the tree species shed foliage simultaneously in response to seasonal change.
Evergreen Forest	Areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75

	percent of the tree species maintain their leaves all year. Canopy is never without green foliage.
Mixed Forest	Areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75 percent of total tree cover.
Shrub/Scrub	Areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.
Grassland/Herbaceous	Areas dominated by grammanoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.
Pasture/Hay	Areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20 percent of total vegetation.
Cultivated Crops	Areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20 percent of total vegetation. This class also includes all land being actively tilled.
Woody Wetlands	Areas where forest or shrub land vegetation accounts for greater than 20 percent of vegetative cover and the soil or substrate is periodically saturated with or covered with water.
Emergent Herbaceous Wetlands	Areas where perennial herbaceous vegetation accounts for greater than 80 percent of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

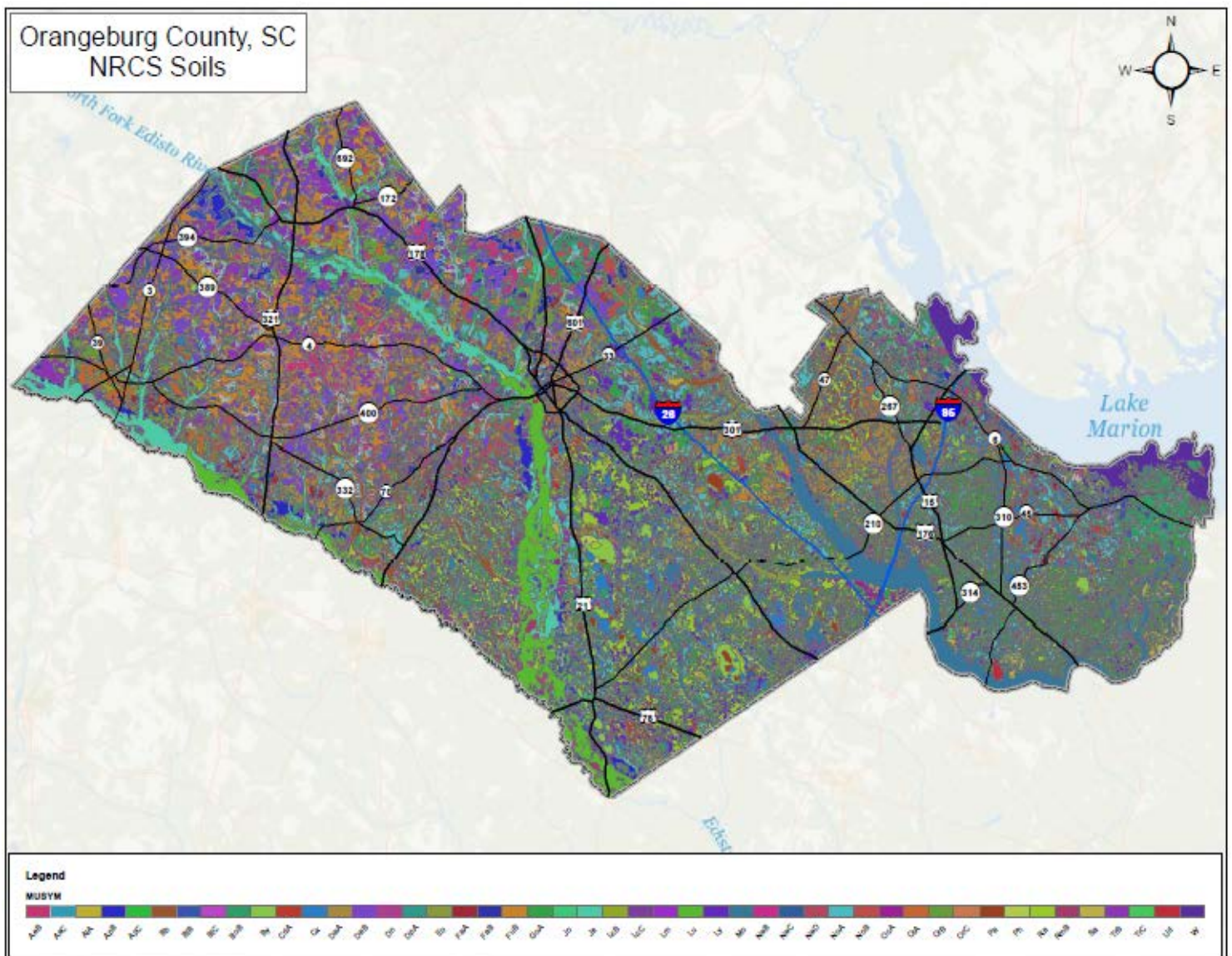
Farmland Soils

Productive soils generally predominate over large areas in Orangeburg County, providing expansive areas suitable for agriculture. From the USDA *Soil Survey of Orangeburg County, SC 1988*, 37% of Orangeburg County's land area was farmland soils, categorized by the United States Department of Agriculture as prime farmland, state-wide significant soils, or unique soils. Prime farmland soils are best suited for the production of food, feed, forage, fiber and oilseed crops. This farmland is throughout the county, but most is in the eastern part. Overall, the suitability of the soils in

Orangeburg County for increased production of food is good, and in general, the soils that are well suited to crops and pasture are also well suited to urban development.

The County should exercise extreme caution when planning for future development, as to not exhaust these areas of land identified as prime farmland. The Orangeburg County Soil and Water Conservation District's mission is to provide local leadership to implement programs that protect, restore or improve the natural resources of the county. Continued support and collaborative efforts should be maintained with this entity.

Map 3.3.8: Orangeburg County Soils



Air Quality

Air quality is monitored and regulated by several agencies including the U.S. Environmental Protection Agency (EPA) and the SCDHEC Bureau of Air Quality (BAQ). The *Clean Air Act*, which was last amended in 1990, requires EPA to set National Ambient Air Quality Standards (NAAQS) for widespread pollutants from numerous and diverse sources considered harmful to public health and the environment.

The *Clean Air Act* established two types of national air quality standards. Primary standards set limits to protect public health, including the health of “sensitive” populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against visibility impairment and damage to animals, crops, vegetation, and buildings. EPA has set NAAQS for six principal pollutants, which are called “criteria” pollutants. The *Clean Air Act* requires EPA to review scientific information and standards for each pollutant every five years. In 2008, EPA set new standards for ozone pollution, called primary 8-hour ozone standards that reflect new scientific evidence regarding ozone and its effects on public health and the environment. The new standards set the ozone limit at a maximum of 0.075 parts per million.

The BAQ is responsible for the conservation and enhancement of air resources in South Carolina in accordance with regulations pursuant to the *Pollution Control Act*, the *Asbestos Licensing Act*, and the *Clean Air Act*. The EPA and the BAQ have implemented an air quality monitoring program throughout South Carolina that measures concentrations of major pollutants in the ambient air. The effectiveness of the State’s air quality program is measured in part by the rate of compliance with applicable statutes and regulations, and in part by the State’s attainment status for the NAAQS.

Nonattainment of NAAQS has serious implications including:

- Public health impacts such as asthmas and lung issues;
- New stringent air pollution control regulatory standards such as requirements to develop traffic restrictions to reduce nitrogen oxides and volatile organic compounds from automobiles, mandated use of low sulfur fuels, carpooling or busing requirements, and reduced driving days (failure to comply with such regulations can result in withholding of federal highway construction funds); and
- Impacts to industry and economic development due to required air pollution controls resulting in increased costs for goods and/or reduced employment opportunities.

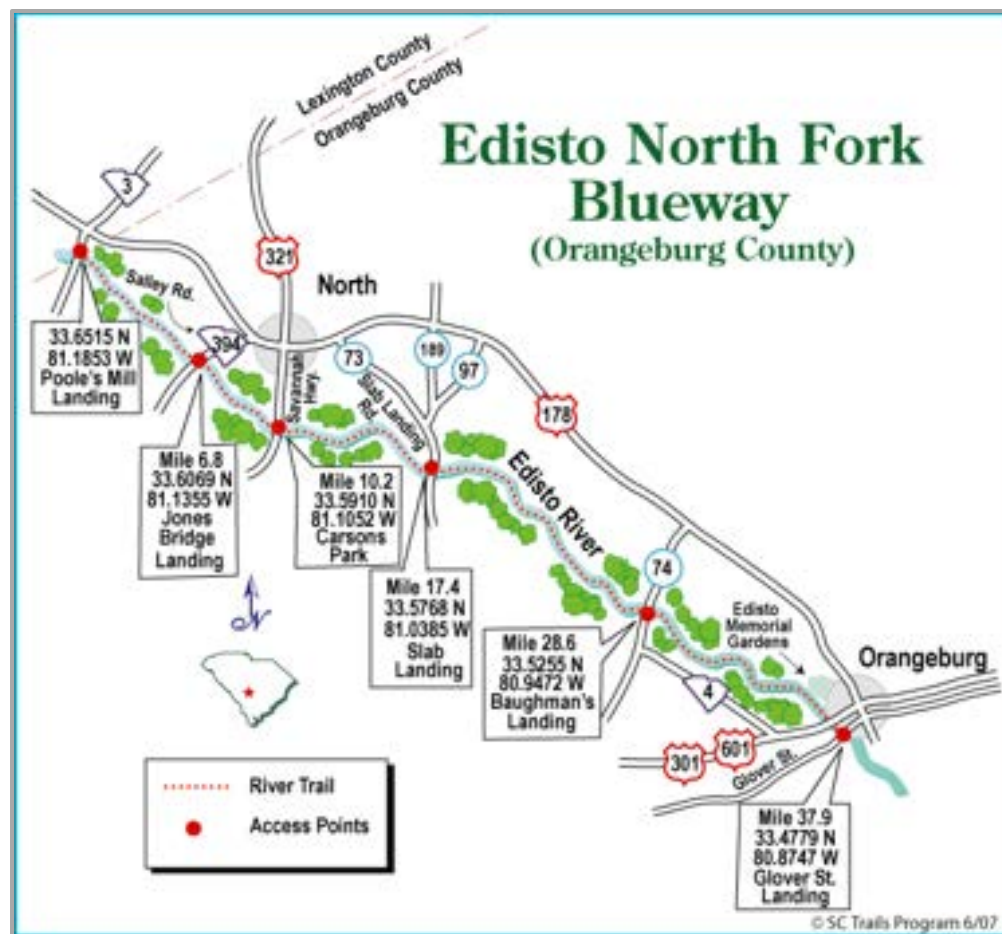
More information about air monitoring and the ambient air network monitoring plan can be found on SCDHEC’s website: www.scdhec.gov/HomeAndEnvironment/Air/AmbientAir/.

Parks and Recreation Areas

Outdoor recreational activities are a way of life for many in Orangeburg County. Some of these activities include boating, canoeing, camping, hiking, golfing, hunting, and fishing.

The Santee Cooper Lakes area is a major attraction for the sportsmen and tourists as well as local residents of the county. Lake Marion borders the county on the eastern edge with 12 boat landings and campgrounds, 11 marinas, and Santee State Park. The State Park facility includes 30 lake front cabins, 10 of which are located on a pier over Lake Marion and 20 cabins situated along the lakeshore, 158 campsites with electric and water, as well as nature trails, picnic areas, a park store/tackle shop, and wildlife and nature programs. The Santee Cooper Lake System is known nationwide for its sports fishing activities.

The Edisto River is well known for boating and fishing among local residents. There is a seven-mile canoe trail which begins above Orangeburg at Shillings Bridge Road and ends at the Edisto Memorial Gardens in Orangeburg. Another trail begins at the Edisto Gardens and flows down river to Highway 39 which leads into the town of Rowesville. The North Fork Edisto Blueway is a 34-mile water trail in Orangeburg County. Below is a trail map of the Blueway through Orangeburg County.



Source: SCTrails.net

Orangeburg County boasts quite a few public parks and recreation areas throughout the county. Many of these areas are located along the Edisto River and Lake Marion, while the more site specific attractions are within corporate city limits. These sites serve the county-wide population as well as visitors of the county. Below is a listing of parks and outdoor recreation areas in the county as provided by *SC Great Outdoors*.

- Baughman's Landing
- Branchville Railroad Museum and Shrine
- Carson Park
- Edisto Memorial Gardens and surrounding parks
- Eutaw Springs Battle Ground
- Eutawville Park
- Indian Bluff Recreational Park

- Joe Miller Park
- Livingston Landing
- Rowe's Bridge Landing
- Santee Cooper Wildlife Management Area
- Santee State Park
- Santee Town Hall Complex
- Slab Landing
- Vance Community Park

There are two identified cycling routes in the county; the Edisto Explorer, which is a 14 mile route passing through the North Fork Edisto River area; and the Santee Shuffle, a 23 mile route beginning in the Town of Elloree and continuing to Santee.

Public parks with playgrounds and other outdoor recreational opportunities will be discussed in more detail in the Cultural Resources Element.

Green Infrastructure

In their 2006 book, Green Infrastructure: Linking Landscapes and Communities, Benedict and McMahon define green infrastructure as “a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life for America’s communities and people.”

The focus of green fracture is preservation of natural (green) areas for their beneficial functions of watershed protection, stormwater and flood control, groundwater recharge, flora and fauna habitat, natural resources (timber, fish, game), etc. The Green Infrastructure Center has developed modeling software for South Carolina using existing data bases to identify and prioritize natural areas for conservation/preservation and to identify corridors to connect these areas. Local-specific data can also be plugged into the model or used to substitute for the more generalized state-wide default data bases. The resultant green infrastructure is an interconnected network of natural areas that not only serve some or all of the beneficial functions listed above, but creates an opportunity for greenways, trails, parks, and other outdoor recreational activities that promote physical activity and active lifestyles. The dual function of green infrastructure of promoting the health of the ecology as well as the public health can be a powerful policy tool.

Researcher Dr. Francis Kuo has found that people with greater access to green environments exhibit better well-being and increased function scores in social, psychological, and physical health. The research also states that access to green environments can help enhance recovery from surgery, improve immune function, improve healthy blood glucose levels, and improve independent living skills and functional health among seniors. Access to green environments enables higher levels of physical activity for all age groups. Dr. Kuo also found that environments with less green space are

associated with higher rates of childhood obesity; 15 out of 24 categories of physician-diagnosed diseases, and higher rates of mortality in younger and older adults.

Park Areas and Open Spaces

Community organizations must recognize their specified needs for recreational areas. For future residential neighborhoods, it is important to determine the community's desire to include park areas within newly developed subdivisions for the use of the homeowners. Savvy residential developers recognize the value of including qualities to their development that would enhance home or lot sales. *The Wall Street Journal* reported that a national survey by Market Perspectives, Inc. found that walking paths, bike paths, parks and nature preserves were rated as "extremely important" to home buyers over the traditional golf courses, tennis courts and swimming pools which are more costly for homeowners associations to maintain. Where not required by zoning regulations, development incentives should be used to encourage developers to include community parks and open spaces for a win-win situation for themselves and potential home buyers. Many surveys reveal that the majority of homeowners feel that more land should be set aside for natural areas such as parks, open spaces, and forests. Such amenities promote active lifestyles that result in demonstrated health benefits. Residential development standards should be considered for all new residential developments that provide for open space; connected network of sidewalks, trails, paths, etc. accessible to all residents; and bicycle/pedestrian connection to nearby schools, services, or commercial areas.

Adult Outdoor Fitness "Playgrounds"

Already widespread in Europe and Asia, communities across America are introducing adult exercise equipment in public parks. This equipment can be as simple as traditional, but adult-scaled, playground equipment, such as chin-up bars, parallel bars, and other "monkey bar" style equipment; or more elaborate, human-powered machines. These are essentially outdoor gyms, but free to those who cannot afford gym memberships and typically cost less than a setting up a typical child playground and equipment. According to the Playcore *Outdoor Adult Fitness Parks Best Practices for Promoting Community Health by Increasing Physical Activity*, unique benefits of adult outdoor fitness parks include:

- Free to users, providing needed resources especially in underserved communities
- People who exercise outdoors are more likely to repeat the behavior
- People who exercise outdoors often engage in the activity longer than those who exercise indoors
- Act as a catalyst to encourage the non-exercising public to engage
- Provide a social outlet for exercise
- Outdoor fitness parks located within the sight lines of playgrounds promote active behavior in adult family members, increase the time spent at the playground, and help promote the importance of lifelong fitness on children*

- Combats obesity through a well-rounded workout that can be enjoyed by people of all abilities and fitness levels
- Provide exposure to fresh air, nature, and vitamin D
- Increase interest in related community services such as nutrition education and health screenings
- Promote pride of place among communities where outdoor fitness parks are located
- May qualify for increased grant funding related obesity prevention/reduction
- Increase community capital

Ultimately, the county would benefit from a county-wide study of an equitable system of parks, recreation facilities and programs to meet the diverse needs of Orangeburg County residents and visitors. An equitable system would include both a fair distribution of facilities to serve all areas of the county as well as ensuring that the underserved lower social economic communities have access to recreation facilities.

3.3.3: Natural Resources Element Goals

Unique natural resources, such as rivers, creeks, streams, wetlands, aquatic and wildlife habitats, forests, farmland soils, and air quality will be preserved, and actions will be taken to mitigate any potential negative impacts of growth and development, and enhanced, where appropriate.

Specifically, the County should conserve and responsibly utilize its natural resources in both rural and urban settings by providing for land development and zoning regulations that:

- Preserve and protect soil and water quality through regulations for storm water control and watershed protection best management practices.
- Provide sustainable farming and ranching best management practices
- Provide quality, to-code, housing for the agricultural workforce
- Work with the County extension agencies to encourage diversification of crop and livestock species
- Support small food producing farms through the support and promotion of Community Supported Agriculture (CSA), farmers markets, mobile food markets/vendors, food storage, processing, and distribution centers (food hubs), and cooperatives

Natural Resources Element Needs

The entire landscape of Orangeburg County is characterized by prime agricultural and forestlands, wetlands and extensive plant and animal habitats. This desirable character of land should be preserved as much as possible while allowing for well planned development to occur.

Guidelines should be established to help minimize infrastructure-related sources of pollution, particularly storm water run-off and sedimentation due to development activities and construction. These could include standards for controlling non-point source pollution and Best Management Practices for forestry, agriculture and construction activities.

Natural Resources Element needs include, but are not limited to, the following:

- Protecting and enhancing natural resources;
- Sustaining natural environments, habitats and wildlife;
- Promoting sustainable development practices; and
- Promoting and protecting scenic corridors.

3.3.4: Natural Resources Element Strategies and Time Frames

The following strategic actions should be undertaken by Orangeburg County and cooperating agencies that promote and protect natural resources in the County. These implementation strategies will be reviewed at a minimum of every five years and updated every ten years from the date of adoption of this Plan.

NR 1. Maintain the *Zoning and Land Development Regulations Ordinance* to ensure that natural resources are protected prior to, during, and after development activities.

NR 2. Continue protecting critical and natural resource areas by designating them for very low intensity uses in the future land use recommendations and the *Zoning and Land Development Regulations Ordinance*.

NR 3. Promote sustainable, low impact development practices including but not limited to stormwater management, maintenance of vegetative cover, buffers and setbacks, and conservation set-asides in development plans and the *Zoning and Land Development Regulations Ordinance*.

NR 4. Promote sustainable development patterns by concentrating high intensity development in the Urban/Suburban Area where public facilities and infrastructure exist and encouraging low intensity development in the Rural Area to protect sensitive and unique natural resources.

NR 5. Continue to comply with state and federal regulations as related to the management and protection of floodplains and wetland areas.

Chapter 3.4 Historic and Cultural Resources Element

3.4.1: Overview

Orangeburg County encompasses an area richly endowed with a history that is revealed to its residents through a legacy of historic properties, scenic roadways, and rural landscapes. The historic and cultural resources of the county are a reflection of the history and people in the community. There should be a recognized need for more public awareness of the importance of history and natural beauty to the quality of life in Orangeburg County, appreciated by both residents and visitors. The recognition and appreciation of the County's historic legacy is not just an issue of historic preservation, but a key contributor to the local economy. A vision for Orangeburg County should be a call for the preservation of rural community character, cultural resources and traditional lifestyles, while enhancing and promoting those resources.

Purpose and Intent

The purpose and intent of the Historic and Cultural Resources Element is to protect and preserve the County's significant historic and archaeological resources and cultural heritage, to recognize and increase public awareness of the historic character of Orangeburg County and the efforts to preserve that heritage and the associated economic benefits, and to promote mechanisms for public and private partnerships to preserve and protect historic and/or culturally significant heritage, properties, or landscapes.

3.4.2: Background and Inventory of Existing Conditions

General History of Orangeburg County

Orangeburg County is not one of the original counties of South Carolina; it was formed from parts of Colleton and Berkeley Counties. The first known settler in the area was Henry Sterling, an Indian trader who came in 1704. Access to the area from "Charles Towne" was by an Indian path or river. In 1735, the township of "Orangeburgh" was formed along the banks of the Pon-Pon River, later named the Edisto River. The township was named in honor of William, Prince of Orange, son-in-law of the reigning King George of England.

To induce settlement in the undeveloped backcountry, the General Assembly provided special funds for transportation, food, equipment, and land. The first contingent of settlers, about 250 Swiss, arrived late in 1735. In subsequent years, the settlers were mainly German and Swiss but included English, Irish, Scotch and Dutch.

Orangeburgh Judicial District was formed in 1769 from an unorganized upland area between the Congaree and Savannah Rivers. A county, initially of the same name but later Orange, was organized but deorganized in 1791. The southwest half of Orangeburg District bordering on the Savannah River, was separated as Barnwell District in 1800. In 1804 the northern third of the county was separated and formed Lexington District. In 1832 Lexington annexed another smaller piece.

In 1868, under the revised state constitution, South Carolina districts became counties, with officials elected by the resident voters rather than by state officials. A small western portion of the county was annexed to Aiken County in 1871. In 1908 a northern portion of the county along the Congaree River was divided and helped form Calhoun County. A portion of Berkeley County, southeast of Holly Hill was annexed in 1910, bringing the county to its present size.

Inventory

There is a strong preservation community composed of a number of organizations that have made a commitment to preserve cultural and historic resources in the County. Much of the responsibility for protecting cultural resources lies outside the purview of Orangeburg County Government. Some of the agencies involved in the protection of cultural resources include:

- The State Historic Preservation Office;
- The SC Institute of Archaeology and Anthropology;
- The National Trust for Historic Preservation;
- The Orangeburg County Historical Society
- The Orangeburgh German-Swiss Genealogical Society

The Alex Salley Archives Building is located on the corner of Middleton and Bull streets in Orangeburg. This archives building contains irreplaceable historical records, papers and other items related to Orangeburg County's past. Several commercial and residential districts have been designated as historically significant as shown in Table 3.4.1. These and the many natural and scenic resources available are also enjoyed by county citizens. Other cultural resources include festivals and events, some held annually and others occurring spontaneously or for special purposes.

Buildings and Structures

Many old homes and churches in Orangeburg County have survived time and are steeped in the history of the area. The following are some of the more historically significant:

Middlepen Plantation, or the **Donald Bruce House**, the oldest home in the county, was built in 1735. The house and grounds can be seen from Highway 301 about two miles north of the Orangeburg city limits.

The **Alexander Samuel Salley Home** is located on Belleville Road, about sixty-five yards from the corner of King's Road in Orangeburg. Salley, the original owner, devoted fifty years to the collection, preservation and publication of historical state records as state historian and was secretary of both the South Carolina Historical Society and the South Carolina Historical Commission.

Judge Glover's Home on Whitman Street in Orangeburg was used as headquarters by General William T. Sherman on February 12, 1865. Built in 1846 by Thomas Worth Glover (1798-1884), teacher, lawyer, legislator, circuit judge and signer of the Ordinance of Secession, the house originally fronted on Russell Street, but has been remodeled several times over the years.

Trinity United Methodist Church was founded in January 1866, as Trinity Methodist Episcopal Church and was built where the Orangeburg County Courthouse now stands. The present structure on Boulevard was begun in 1928 and completed in 1944.

Walnut Grove Baptist Church, a branch of Four Holes Baptist Church in present Orangeburg County from 1820 to 1869, was admitted to the Charleston Association in 1869 and joined the Orangeburg Association in 1913. Located on Ebenezer Road, four miles south of Highway 301, the present structure was built in 1883.

White House Church is located on U.S. Highway 301 ten miles north of Orangeburg. The deed by which a four acre tract of land on which White House Church stood, along with an earlier structure known as the "White Meeting House," is the earliest documented record of Methodism in Orangeburg County. The church and property were given to the Methodist Episcopal Church on October 1, 1790.

Zion Church, five miles south of Orangeburg on U.S. Highway 301, is believed to be one of the earliest Methodist churches in the area. The original building was built before the Civil War and replaced in the 1880's. In about 1843, appointed ministers replaced circuit riders. Early in the 1930's, Zion was abandoned as a full-time church when its members moved to nearby Cope and Orangeburg.

The Pioneer Graveyard on Bull Street in Orangeburg was the burial site for many early inhabitants from the first settlement of Orangeburg Township in 1735 until the founding of various denominational cemeteries. This first church in the Orangeburg area was erected soon after settlement began by the Swiss and German Settlers of the Reverend John Giessendanner's congregation.

The Grave of Major John Majoribanks was located where the British army encamped at Wantoot Plantation, home of Daniel Ravenel, after the Battle of Eutaw Springs. Now under Lake Moultrie, it was about 25 miles southeast of St. John's Parish and five miles west of Bonneau, formerly in Orangeburg County. Major Majoribanks died and was buried there on October 22, 1781. The grave was moved to The Eutaw Springs Battleground site in 1941.

Miller Cemetery, located on Factory Road, one-half mile east of Jameson, is the burial site of the Miller family from the early 1800's. The genealogical connections of this family with many of Orangeburg District's oldest families make it historically significant to this area. The three remaining gravestones were erected in 1836 to John Miller (1750- 1824; his wife, Margaret Ott Miller; and their son, John Miller, Jr.).

Some of the above sites and a number of others are listed on the National Register of Historic Places in South Carolina. Listing a property in the National Register recognizes that it is of significance to the Country, the State, and the local community. It qualifies property owners for certain federal tax benefits and federal assistance for historic preservation (when funds are available). It also mandates consideration of potential impacts on the historic properties that result from federal or federally-assisted projects. As of 2014, 41 National Register of Historic Places (NRHP) listings (including 33 sites and eight historic districts) exist in Orangeburg County (including incorporated and unincorporated areas). Map 3.4.1 indicates the NRHP sites located in unincorporated Orangeburg County.

Table 3.4.1: National Register of Historic Places, Orangeburg County

Orangeburg County		Date Listed
1.	Eutaw Springs Battleground Park, S.C. Hwys. 6 & 45, Eutawville vicinity	06/05/70
2.	Southern Railway Passenger Depot (Branchville Depot), 110 N. Main St., Branchville	04/23/73
3.	Orangeburg County Jail (The Pink Palace), 44 St. John St., Orangeburg	10/02/73
4.	White House United Methodist Church (White Meeting House; White Church), U.S. Hwy. 301, Orangeburg vicinity	05/13/74
5.	Donald Bruce House (Middlepen Plantation), U.S. Hwy. 301, Orangeburg vicinity	12/01/78
6.	St. Julien Plantation, S.C. Hwy. 6, Eutawville vicinity	11/28/80
7.	Numertia Plantation, off S.C. Sec. Rd. 138, Eutawville vicinity	03/19/82
8.	Cattle Creek Campground (Cattle Creek United Methodist Church and Campground), S.C. Sec. Rd. 80, Rowesville vicinity	05/19/83
9.	Tingley Memorial Hall, Claflin College, College Ave., Orangeburg (Orangeburg MRA)	08/04/83
10.	Amelia Street Historic District, Orangeburg (Orangeburg MRA)	09/20/85
11.	F.H.W. Briggman House, 156 Amelia St., Orangeburg (Orangeburg MRA)	09/20/85
12.	Claflin College Historic District, Orangeburg (Orangeburg MRA)	09/20/85
13.	Dixie Library Building, Bull St., Orangeburg (Orangeburg MRA)	09/20/85
14.	Dukes Gymnasium, South Carolina State University, Orangeburg (Orangeburg MRA)	09/20/85
15.	East Russell Street Area Historic District, Orangeburg (Orangeburg MRA)	09/20/85
16.	Ellis Avenue Historic District, Orangeburg (Orangeburg MRA)	09/20/85
17.	Enterprise Cotton Mills Building (Zeus Industrial Products), U.S. Hwy. 21, Orangeburg (Orangeburg MRA)	09/20/85
18.	Maj. John Hammond Fordham House, 415 Boulevard, Orangeburg (Orangeburg MRA)	09/20/85
19.	Hodge Hall, South Carolina State University, Orangeburg (Orangeburg MRA)	09/20/85
20.	Hotel Eutaw (East Russell Street Inn), Russell & Centre Sts., Orangeburg (Orangeburg MRA)	09/20/85
21.	Lowman Hall, South Carolina State College, Orangeburg (Orangeburg MRA)	09/20/85
22.	Mt. Pisgah Baptist Church, 310 Green, Orangeburg (Orangeburg MRA)	09/20/85
23.	Orangeburg County Fair Main Exhibit Building, U.S. Hwy. 21, Orangeburg (Orangeburg MRA)	09/20/85

24.	Orangeburg Downtown Historic District, Orangeburg (Orangeburg MRA)	09/20/85
25.	Treadwell Street Historic District, Orangeburg (Orangeburg MRA)	09/20/85
26.	Whitman Street Area Historic District, Orangeburg (Orangeburg MRA)	09/20/85
27.	Williams Chapel A.M.E. Church, 1908 Glover St., Orangeburg (Orangeburg MRA)	09/20/85
28.	Alan Mack Site, 380R67, North vicinity (ADDRESS RESTRICTED)	01/06/86
29.	Gilmore House (Shuler-Gilmore House) , State St. & Eutaw Rd., Holly Hill	09/19/88
30.	Trinity Methodist Episcopal Church, 185 Boulevard, N.E., Orangeburg	08/26/94
31.	William P. Stroman House, 1017 N. Boulevard, Orangeburg	08/01/96
32.	All Star Bowling Lane, 559 E. Russell St., Orangeburg (Civil Rights Movement in Orangeburg County MPS)	08/07/96
33.	Orangeburg City Cemetery, jct. of Bull and Windsor Sts., Orangeburg	09/27/96
34.	South Carolina State College Historic District, (South Carolina State University Historic District), 300 College St., Orangeburg (Orangeburg MRA; Civil Rights Movement in Orangeburg County MPS)	06/17/97
35.	Cope Depot, Cope Rd., Cope	03/29/01
36.	Dantzler Plantation, 2755 Vance Rd., Holly Hill vicinity	03/01/07
37.	Great Branch Teacherage, 2890 Neeses Hwy., Orangeburg vicinity	10/24/07
38.	Providence Methodist Church, 4833 Old State Rd., Holly Hill	09/25/09
39.	Springfield High School, Brodie St., Springfield	03/29/01
40.	Trinity Lutheran Church, 390 Hampton St., Elloree	08/01/08
41.	Willow Consolidated High School, 2750 Cope Rd., Norway	07/11/06

Source: SC Department of Archives and History

NHL: National Historic Landmark

MPS: Multiple Property Submission

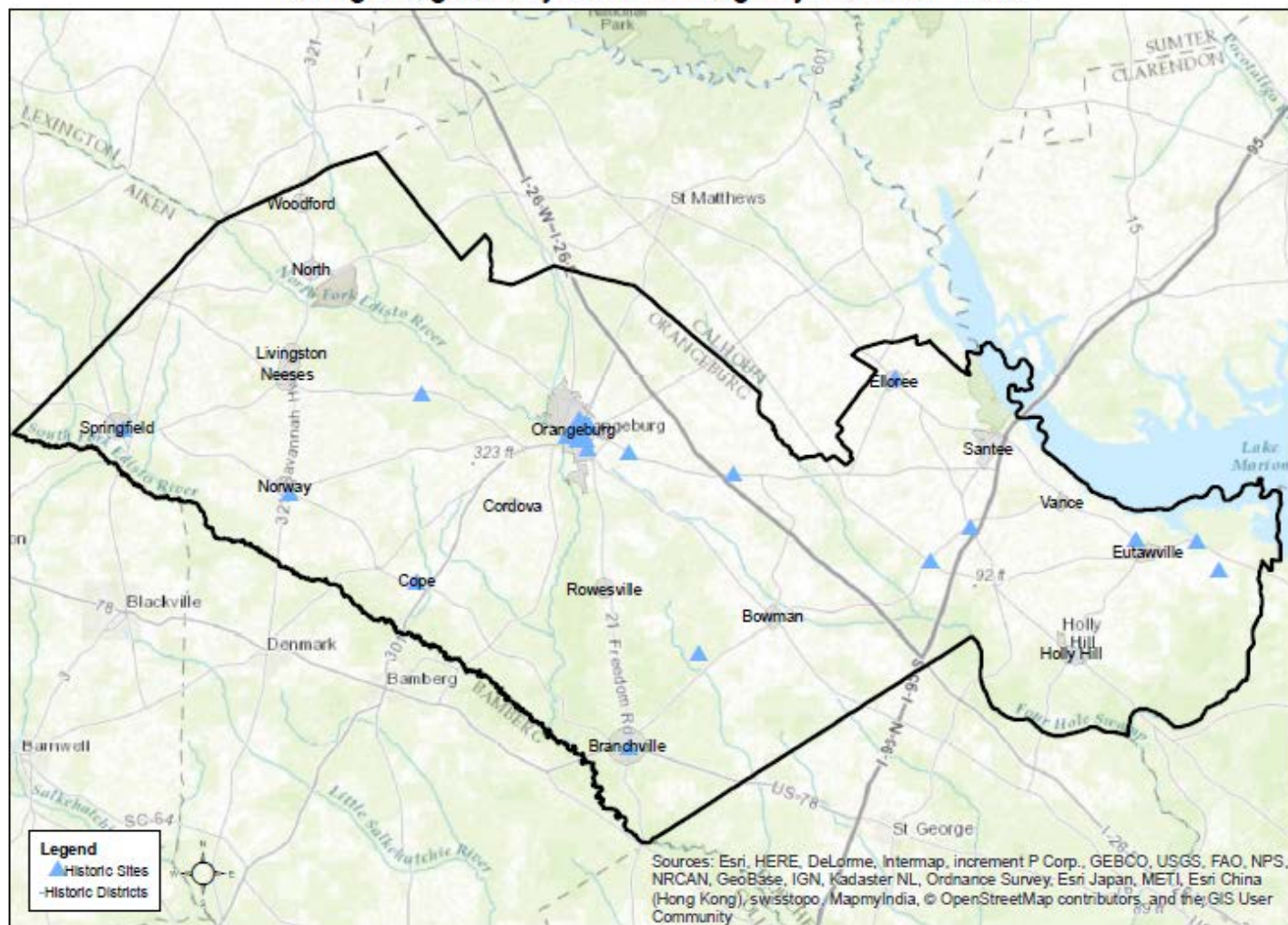
MRA: Multiple Resource Area

TR: Thematic Resources

The sites mentioned are not all of the buildings and sites which have historical significance in Orangeburg County. They are the ones that were most readily available and are officially listed on the National Register of Historic Places. It is intended that other culturally and historically significant sites, places and people will be added to this section in future updates of this Plan.

Map 3.4.1: Historical Sites

Orangeburg County National Registry Historic Places



Archeological Sites

There are a number of archeological sites in Orangeburg County. Little information concerning the location of these sites is made available to the general public. A list of these sites is maintained by the South Carolina Department of Archives and History in Columbia. Their locations are not published to help protect them from vandalism and unauthorized digging by untrained relic collectors.

The Archaeological Resources Protection Act (ARPA) forbids the removal of archaeological artifacts from federal lands, and in South Carolina the unlawful entry "upon the lands of another or the posted lands of the state (to) investigate, disturb, or excavate a prehistoric or historic site for the purpose of

discovering, uncovering, moving, removing, or attempting to remove an archaeological resource" is prohibited by state law (SC Code of Laws Section 16-11-780).

Other Cultural Resources

There are a great number of other cultural resources in Orangeburg County. Some are oriented to history and recreation while others are oriented towards education and the arts. A partial listing of some of those resources follows:

Branchville Railroad Shrine and Museum - Home of the oldest railroad junction in the world, the museum is located beside the railroad tracks on U.S. Highway 21. From early spring until September the museum is open Sunday afternoons and by appointment at other times.

Edisto Memorial Gardens - Located on U.S. Highway 301 in Orangeburg where a marker relates the story of less than six hundred confederate soldiers defending the Edisto River Bridge in 1865. Occupying rifle pits located where the gardens are now, these soldiers temporarily halted the advance of the Union Army. On February 12, 1865, outflanked by a much larger force, these defenders were compelled to withdraw for Columbia. Early in the 1920's, the first azaleas were planted on a five-acre plot of cleared land near the river. A city playground was built nearby in 1922. A greenhouse and nursery facility was added in 1947, and to extend the season of beauty, a rose garden was planted in 1951. The Edisto Memorial Gardens now cover 110 acres of azaleas, camellias, roses, and other flowering trees and plants among giant oak, centuries-old cypress, and many other varieties of native trees.

The Fountain - In 1950, a fountain was moved from the "Square" and placed at the main entrance to the gardens in memory of soldiers who died in wars. At that time, the name was changed from Edisto Gardens to Edisto Memorial Gardens.

The Horne Wetlands Park - This major addition to the gardens is an integral part of the City of Orangeburg's ten-year development plan for the Edisto Memorial Gardens. The wetlands park boardwalk is located between the rose garden and the river. When all phases are completed, the park will feature 2,500 feet of boardwalk, observation decks, a boat dock, and an interpretive shelter. From the boardwalk trail, both wildlife and plant life can be viewed in their native settings.

Eutaw Springs Battlefield - A monument on Highway 6 in Eutaw Springs designates this historical site as one of the bloodiest battles of the American Revolution. It was the last major Revolutionary Battle in South Carolina (September 8, 1781.).

Neeses Farm Museum - The museum contains historic artifacts, clothing, an old- fashioned kitchen, hand-made plow, grain cradles, saws and other items of farm history. The museum is located on U.S. Highway 321 near S.C. Highway 4 in Neeses, and is open by appointment.

Former Site of Hawthorne School of Aeronautics - Located 3 miles south of Orangeburg on U.S. Highway 21 is the former site of Hawthorne School of Aeronautics. A retirement community known

as the Methodist Oaks now stands where the Air Force's former primary flight school trained 5,924 American and French pilots from 1941 to 1945.

Orangeburg County Fine Arts Center - The Arts Council of Orangeburg County is housed in the old river Pavilion, and is now known as the Orangeburg County Fine Arts Center. A terrace garden was added in 1996, which overlooks the Edisto River. The center offers performances and classes in the visual, performing, literary and media arts. Exhibits, handled by the Orangeburg County League of Arts, change monthly in the Lusty Gallery, located on the second floor. Pottery, needlework, miniatures, school and other mediums are frequently exhibited.

Orangeburg National Fish Hatchery - The U.S. Fish and Wildlife Service operates the hatchery which produces a number of species, including striped bass, red drum, blue catfish, channel catfish and redbreast sunfish. The Hatchery also produces Atlantic and shortnose sturgeon for stocking lakes and streams throughout the southeast. Visitors are welcome and special group tours may be arranged. Located south of Orangeburg, the hatchery is open weekdays from 8:00 a.m. until 3:30 p.m.

I.P. Stanback Museum/Planetarium - The museum and planetarium occupy a 16,000 square foot structure on the South Carolina State University campus in Orangeburg. The main gallery houses all types of art and a 40-foot high dome planetarium for star-gazers.

Festivals and Events

Annual Festivals and Events are also a form of culture and there are many in Orangeburg County. A partial listing of some of those events is included below:

Grand American Coon Hunt -Early January - Coon hunting enthusiasts from all over the U.S. attend this event which is held at the Orangeburg County Fairgrounds.

Henderson-Davis Players Presentation - January - June

Orangeburg Part-Time Players Presentation - Early March - The Bluebird Theater - Orangeburg.

Ellore Trials - Ellore Training Center - Late March - Thoroughbred and quarter horse races.

Governor's Frog Jump and Egg Striking - Early April - Springfield, SC.

Catfish Tournament - Late April - Rocks Pond Campground and Marina, Eutawville

S.C. Philharmonic Orchestra/S. C. State University Choir Concert - Mid-April - Martin Luther King Auditorium.

S.C. Festival of Roses in Orangeburg - Late April - A weekend of family fun and entertainment including music, sports, races, arts and crafts, and much more.

Senior's Day at the Rose Festival - Late April - Tour of Roses, entertainment and refreshments for senior citizens.

Orangeburg Part-Time Players Presentation - Late June - the Bluebird Theater.

Eutaw Village Festival - Early July -Eutawville.

Santee Fun Festival - September - Town of Santee.

S.C. Queen of Roses Pageant - Late September - Stevenson Auditorium.

Raylrode Daze Festivul -Late September -Branchville.

Orangeburg County Fair -Late September.

Holiday Arts & Crafts -Mid-October -First Baptist Family Life Center - Orangeburg.

Children's Garden Christmas - Late November through December -Lighted displays of Christmas in Edisto Memorial Gardens, Orangeburg.

The Regional Medical Center Christmas Tree Lighting Program -Late November or early December.

S.C. State University Choir Concert - Early December.

Claflin College Choir Concert -Early December.

3.4.3: Historic and Cultural Resources Element Goals

Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.

Historic and Cultural Resources Element Needs

Historic and Cultural Resources Element needs include, but are not limited to, the following:

- Preserving the County's significant historic and archaeological resources and cultural heritage;
- Increasing public awareness of the historic character of the County; and
- Promoting public and private partnerships to preserve and protect cultural resources.

3.4.4: Historic and Cultural Resources Element Strategies and Time Frames

Orangeburg County should take the following actions to promote and protect cultural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

CR 1. Continue to promote historic preservation in Orangeburg County and enhance the County's historic preservation ordinance.

CR 2. Pursue opportunities to update and/or catalog the historical/architectural survey for Orangeburg County, with emphasis on areas not previously surveyed, and promote continued preservation of local historic sites and structures, including applying for federal historic preservation grants as administered by the SC State Historic Preservation Office.

CR 3. Support policies, incentives, and plans that encourage historic preservation and protection of cultural and archaeological resources.

CR 4. Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.

CR 5. Monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.

CR 6. Protect rural historic landscapes from development that may be out of character with their inherent rural attributes.

CR 7. Maintain and update development standards that preserve scenic and historic roadways and vistas.

CR 8. Utilize planning and zoning techniques to protect historic communities and neighborhoods and other areas of cultural significance.

CR 9. Consider possible tax relief initiatives to owners who rehabilitate historically significant property.

CR 10. Encourage adaptive reuse and rehabilitation of older buildings that complement historic development patterns.

CR 11. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote and protect cultural and archaeological resources.

CR 12. Explore options to create a local program to protect locally significant historic and cultural resources.

Chapter 3.5 Community Facilities Element

3.5.1: Overview

The County includes community facilities as a component of the *Comprehensive Plan* to ensure that land use planning is balanced with the availability of public services and infrastructure. Coordinating land use decisions with the provision of public facilities and services protects the quality of life for existing residents and ensures the ability to provide for future residents. There are many agencies involved in the provision of public facilities and services making interjurisdictional coordination a key component in managing them. Additional information on coordination efforts to ensure efficient provision of public services can be found in *Chapter 3.7, Transportation Element*, as well as in *Chapter 3.8, Priority Investment, Implementation, and Coordination Element*.

Purpose and Intent

The strategies contained in this Element are intended to ensure that essential facilities and services necessary for the growth, development, or redevelopment of the County are provided. They are also meant to ensure coordination with the various providers of public facilities and services, including, but not limited to:

- Water and sewer service, such as Bull Swamp Water District, Orangeburg Department of Public Utilities, Santee Water District;
- Parks and recreation;
- Fire departments;
- Public safety services including Emergency Medical Services (EMS), the Orangeburg County Sheriff's Office, and the Orangeburg County Emergency Management Division;
- Solid waste collection and disposal;
- School Districts;
- Public libraries and other cultural facilities; and
- Government facilities.

3.5.2: Background and Inventory of Existing Conditions

Numerous agencies are involved in the provision of public facilities and services. Many of these agencies are outside the purview of Orangeburg County requiring interjurisdictional agreements to ensure the coordinated provision of public facilities and services. While this Plan can establish general strategies for the County to follow, the actual provision of most services and facilities is managed by outside agencies.

Water Supply

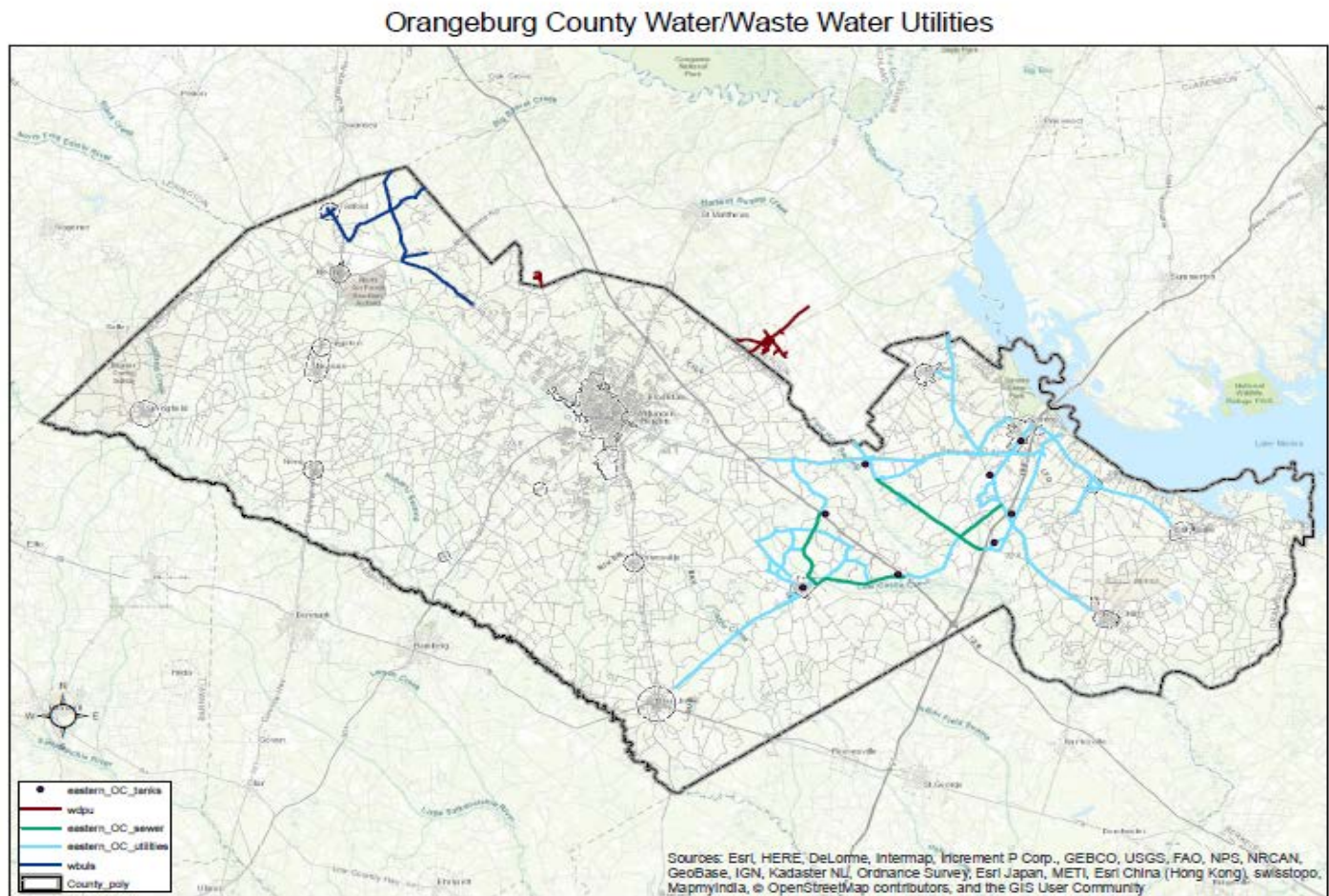
Orangeburg County is not a water service provider. Water service is provided by various agencies including, but not limited to Orangeburg Department of Public Utilities (DPU), municipal water supply systems, Bull Swamp Water District, Lake Marion Regional Water Authority, and Santee Water District. Each provider has a specific service area.

The Water Division of DPU serves over 60,000 customers with high quality potable water. The distribution system consists of nearly 500 miles of pipe ranging in size from 2” to 36”, and covers approximately 300 square miles in Orangeburg and Calhoun County. The water treatment plant processes an average of 8 million gallons per day (MGD) and has the capability to treat 30 MGD. This large water service area of the DPU truly makes it a regional water provider. The North Fork Edisto River is the raw water source for the system. The water treatment process includes three raw water intake structures that pump the river water into one of two mixing chambers. Aluminum sulfate is added for color removal, liquid lime for pH adjustment, and chlorine and ammonia for disinfection during the initial mixing process. The water is then dispersed into thirteen flocculations where slow agitation occurs to form larger “floc” particles. Next, the water enters 16 sedimentation basins where the floc is allowed to settle and be removed by an automated solids removal system. The solids or alum sludge is sent to a membrane recycling system where the water is separated and returned to be retreated and the solids are discharged to the wastewater treatment plant for disposal. The water exits the settling basins and enters 16 filters which consist of gravel, sand, and anthracite media. The filtration process removes microscopic material and any remaining particulate matter. Final chemical addition takes place in the post mixing chamber with the addition of lime for pH adjustment, chloramines for disinfection, phosphates for corrosion control, and fluoride for the prevention of dental caries. The finished water is then stored in three reservoirs with a total capacity of 8.3 million gallons. The water is pumped into the distribution system of eight tanks and to homes, schools and businesses. The plant is staffed 24/7 by highly trained and state certified personnel. Frequent sampling and testing are performed hourly to insure that all processes meet and exceed all state and federal drinking water regulations. For three consecutive years the DPU water system has received state recognition for excellence in optimization of water treatment performance. *(Source: The Department of Public Utilities)*

The Lake Marion Regional Water Authority supplies water to underserved areas along the I-95 corridor, including six counties. The eastern communities of Orangeburg County (Bowman, Elloree, Santee, Vance and Holly Hill) are served by the system.

Residents in areas located within water service areas where water lines do not exist or in areas located outside of service areas rely on wells to provide water supply. Areas within service areas generally have moderate residential densities while the Rural Area where service is not available is recommended for agricultural, natural, and very low density residential to make on-site wells a practical approach to potable water. A map of the water service systems is included on the following page.

Map 3.5.1: Water Service Systems



Wastewater

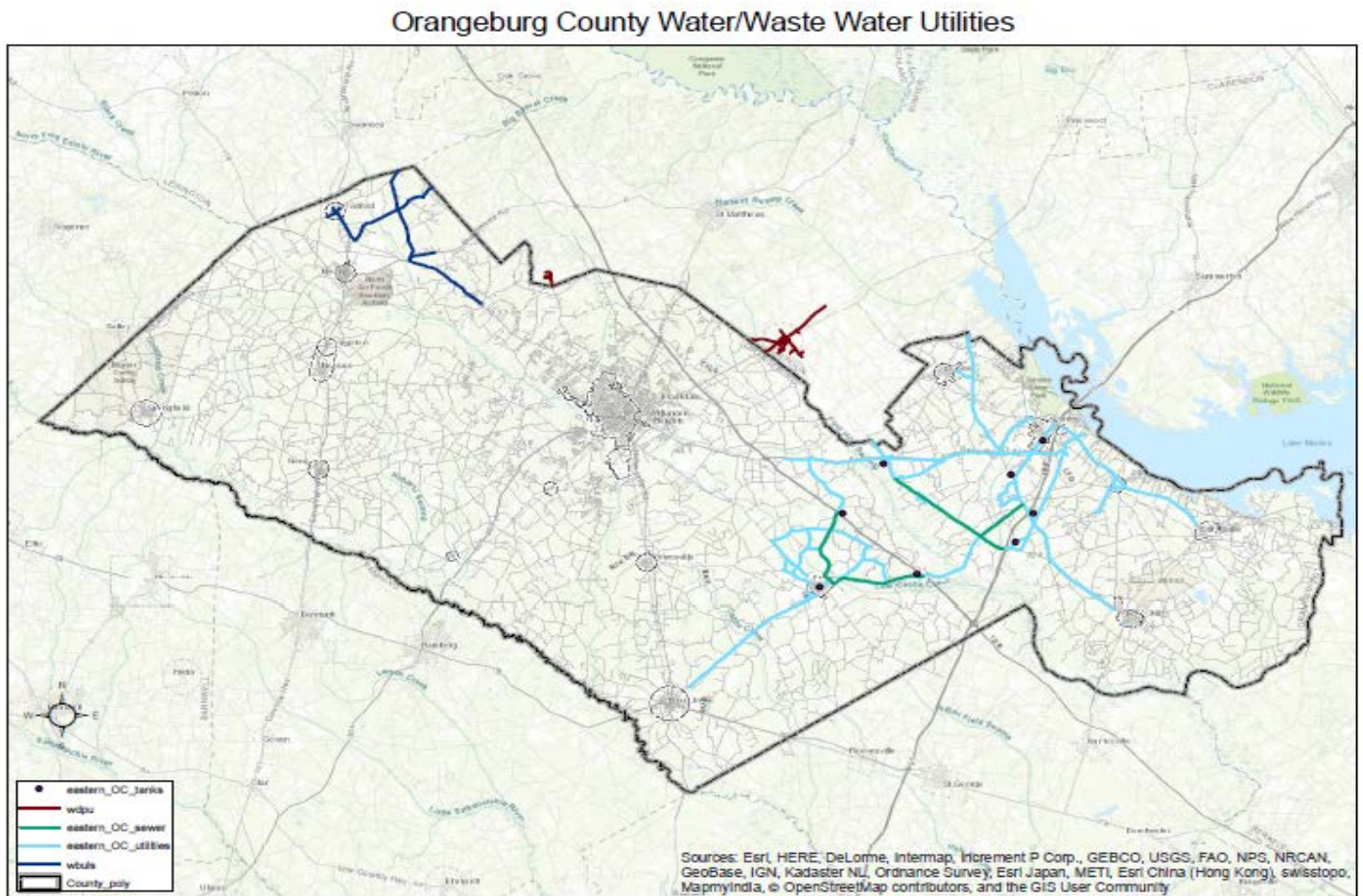
Orangeburg County does not provide wastewater treatment services. Wastewater treatment service providers within the County include municipal service providers, with the largest provider being the City of Orangeburg's Wastewater Division of DPU, which provides quality sewer service to customers. The wastewater collection system has grown to approximately 22 square miles. The service area includes a variety of users, primarily consisting of residential customers. However, commercial and industrial customers are included as well. The system serves approximately 10,700 customers. The sewer system consists of gravity lines ranging from 4 to 42 inches in diameter and pressure force mains ranging from 4 to 16 inches in diameter. The force mains are fed by 19 pump stations in the outlying area.

The treatment process begins with industrial customers whose discharges meet established regulatory requirements. These discharges, along with wastewater from domestic sources, are treated at the Wastewater Treatment Plant using a biological process. A majority of the biosolids remaining after treatment are the excess organisms that are produced during the treatment process, along with organic and inorganic material that cannot be further broken down during treatment. The standards for Use or Disposal of Sewage Sludge, 40 CFR Part 503, were signed into law and became effective in 1994. The purpose of these standards is to establish numerical, management, and operational standards for the use or disposal of biosolids that is applied to land or placed on a surface disposal site. Regulatory compliance at the industry level and the dedication of wastewater treatment personnel make possible the production of Class A "EQ" (exceptional quality) biosolids that are safe for use on a wide variety of crops.

Wastewater biosolids can be used as a natural soil amendment. They contain essential plant nutrients and organic matter, and are a beneficial soil conditioner. Around the world, applying biosolids to agricultural land for crop production has been a common practice for decades. They also can be used in forestry and landscaping applications. (*Source: DPU*)

On the following page is a map illustrating the wastewater/sewer service systems for the County.

Map 3.5.2: Wastewater/Sewer Service Map



Solid Waste Collection and Disposal

The Department of Public Services is responsible for solid waste disposal, recycling and solid waste collection sites for the County. Orangeburg County Collection Centers are a place where residents can dispose of trash and drop-off items for recycling.

- The Collection Centers are closed on the following holidays in 2016:

- Friday, January 1
- Monday, January 18
- Monday, February 15
- Friday, March 25
- Monday, May 30
- Monday, July 4
- Monday, September 5
- Friday, November 11
- Thursday, November 24
- Sunday, December 25
- **Collection Centers are **CLOSED** every Wednesday and Sunday*



Source: Orangeburg County

E-Scrap Disposal

Effective as of July 1st, 2011, it is against the law, SC. Code of Law, 48-60-90, to dispose of computers, computer monitors, computer components, printers, and televisions as well as parts of any of these items in the Orangeburg County landfill or any landfill in South Carolina. Commercial customers will have to recycle these items with a certified and licensed recycler, or take back program from the retailer/manufacturer. Residential customers need to utilize take back programs from the retailer/manufacturer. The DHEC website (www.scdhec.gov/e-cycle) provides more information on this. If the take back programs cannot be utilized, Orangeburg County will provide for seven (7) drop off sites for residents only.

- The following drop off sites will be utilized:
 - North Road - 4028 North RD, Orangeburg S.C.
 - Town of North - 8338 North RD, North S.C.
 - Santee - 7223 Five Chop RD, Santee S.C.
 - Orangeburg County Landfill - 310 Endicott Court, Orangeburg S.C.
 - Holly Hill - 185 Big Oak Dr. Holly Hill S.C.
 - Bowman - 211 Adam Rd. Bowman S.C.
 - Neeses - 278 Neeses Camp Rd. Neeses S.C.

Acceptable & Unacceptable Waste Items

The list below contains information regarding what materials can and cannot be disposed of at the Collection Centers.

Batteries & Paint

- All Batteries & Paint Must be Placed on Pallet Under Shed, Empty & Dried
Paint Cans May Go in Compactor

Cardboard, Hard Plastic and Small Appliances

- Cardboards (use cardboard recycle bins where available)
- Coffee Makers
- Hard Plastic Goods (toys, household goods, etc.)
- Large Styrofoam
- Newspaper
- Plastic Bathtubs, Sinks, Toilets
- Plastic Chairs, Tables, etc.
- Plastic Pools
- Vacuum Cleaners
- Vinyl Siding

Tires

- 15 Tires per Household per Year (car & pick-up truck tires only)
- Other Truck, 18 Wheeler, Tractor Tires, and all off-road tires; Must be Taken to the Landfill

Yard Trash Bins

- Water Hoses
- Furniture (empty, wooden or upholstered)
- Construction & Demolition Debris
- Mattresses, Window Panes, Box Springs
- Burned Metal Bed Springs
- Carpet, Carpet Padding, Vinyl Flooring

Compactor

- Household Garbage
- Food Containers
- Clothing (if no separate bin available)
- All Paper Products
- Drinking Glasses, Mirrors
- Pyrex Dishes
- Ceramic Goods
- Small Fluorescent Bulbs (limit 2)
- Aluminum Food Containers
- Magazines, Books, Records
- Grocery Bags (plastic & Paper)
- Empty or Dried Paint Cans, Paint Brushes/Rollers
- Antifreeze Containers (empty)

Metal Bin

- Metal Satellite Dish (small dishes only; larger dishes must be broken down or taken to landfill)
- Heaters (gas or oil)
- Metal Bed Springs & Rails (not burned)
- Bicycles, Tin & Aluminum Siding
- Lawn Mowers with Oil & Gas Removed, Weed Eaters
- Swing Sets (broken down or taken apart)
- Water Tanks with Opening
- Tire Rims
- Scrap Metal

- Leaves, Shrubs, Pine Straw and Pine Cones
- Limbs (up to 4" diameter)
- Fence Wire & Single Strand Wire
- Burned-out 55 Gallon Drums (no ashes)
- Fence Posts (no creosote)
- Insulation Material
- Commodes, Lavatory (ceramic bathtubs or fiberglass showers)
- All large loads of concrete, bricks and other debris must be brought to the County Landfill.

Used Motor Oil & Cooking Oil

- Non-contaminated Used Motor & Cooking Oil
- No Gasoline, Kerosene, Diesel, Cleaning Fluids or Cooking Oil can be Mixed with Used Oil
- Gasoline/Oil Mixture can be Disposed at the Santee Site Only
- Farmer Oil is Accepted at the County Landfill
- Antifreeze and Cooking Oil Must be Placed Under Shed in Closed Containers

Unacceptable Items

- No hazardous waste will be accepted
- Gasoline, Asbestos, Pallets & Creosote Lumber

- VCRs, Microwaves, Barbeque Grills
- Sinks or Tubs (metal)
- Large household appliances (refrigerator, stove, etc.); must be empty of contents & door detached
- Catalytic Converters, Tail Pipes or Mufflers
- Closed Containers such as Gas Tanks (oxygen, freon, helium or cooking gas bottles)
- Tractor Tires
- Burned Trash
- Shingles

Collection Center Locations

Below are the locations and phone numbers of all County Collection Centers

City	Address	Phone
Landfill	310 Endicott Ct. Orangeburg S.C.	(803) 536-5045
Bowman	211 Adam Rd. Bowman, S.C.	(803) 829-1054
Branchville	138 Miley Rd. Branchville, S.C.	(803) 274-8505
Cope	866 Sturkie Rd. Cope, S.C.	(803) 516-4009
Cordova	1095 Blewer Rd. Cordova, S.C.	(803) 516-0377
Elloree	303 Midway Elloree, S.C.	(803) 897-3132
Eutawville	848 Sandspoint St. Eutawville, S.C.	(803) 492-7275
Holly Hill	185 Big Oak Dr. Holly Hill, S.C.	(803) 496-5078
Neeses	278 Neeses Camp Rd. Neeses, S.C.	(803) 247-3360
North	8338 North Rd. North, S.C.	(803) 247-3635
Norway	328 Somerset Dr. Norway, S.C.	(803) 263-4992

Orangeburg	580 Bozard Rd. Orangeburg, S.C.	(803) 535-2324
Orangeburg	490 Glover St. Orangeburg, S.C.	(803) 533-6127
Orangeburg	4028 North Rd. Orangeburg, S.C.	(803) 533-6207
Orangeburg	221 Ruf Rd. Orangeburg, S.C.	(803) 533-6105
Rowesville	212 Calhoun St. Rowesville, S.C.	(803) 516-4014
Santee	7223 Five Chop Rd. Santee, S.C.	(803) 854-5174
The Oaks	3311 Old State Rd. Santee, S.C.	(803) 897-3310
Sawyerdale	140 Site Rd. Sawyerdale, S.C.	(803) 247-3875
Springfield	330 Skyland Dr. Springfield, S.C.	(803) 258-9033
Vance	1803 Branchdale Rd. Vance, S.C.	(803) 496-3232
Woodford	1181 Lighting Hill Rd. Woodford, S.C.	(803) 568-5486

The Orangeburg County Solid Waste Program handles the disposal of waste products that cannot be disposed of at the County Collection Centers.

Waste Processing Requirements & Fees

- Tipping fee of \$43.00/ton charged on C & D
- Disposal of shingles/roofing materials fee is \$43.00/ton
- Disposal of tires without proper documentation requires a fee of \$150.00/ton
- Disposal of asbestos requires a letter of approval from SC DHEC Asbestos Section. To obtain a copy of applicable forms, contact DHEC at (803) 898-4289 or visit SCDHEC.gov.
- Asbestos disposal fee is \$150.00/ton, requires special packaging, and prior arrangements must be made with the Orangeburg County Landfill to schedule dropoff.
- Cash or checks are the only methods of payment accepted for tipping fees
- No mixed loads for Commercial customers; individuals must separate items
- All weekday drop-offs must be made by 4:45 PM and out by 5 PM and all Saturday drop-offs must be made by 12:15 PM and out by 12:30 PM

Unacceptable Waste Items

The list below contains information regarding what materials cannot be disposed of at convenience sites in Orangeburg County.

- Creosote
- Vehicle Gasoline Tanks
- Medical Waste
- Burned Garbage

Recycling

Recycling helps save natural resources. For each ton of recycled glass used to make new glass, nine gallons of fuel are saved. When paper is made from recycled fibers, 58% less water is used - compared to making paper from raw materials. Recycling helps save energy. One aluminum can saves enough energy to power a television set for one hour. Two gallons of used motor oil has enough energy to power the average home for 24 hours. Recycling helps save landfill space. It costs tax payers millions of dollars to construct new landfills. The less that goes into a landfill, the longer it will last. To complete the recycling process, buy recycled products and those packaged in recycled material.

REMEMBER:

REDUCE the amount of waste you make

REUSE as many products and packages as possible

RECYCLE every possible material

Acceptable Recycling Items and Disposal

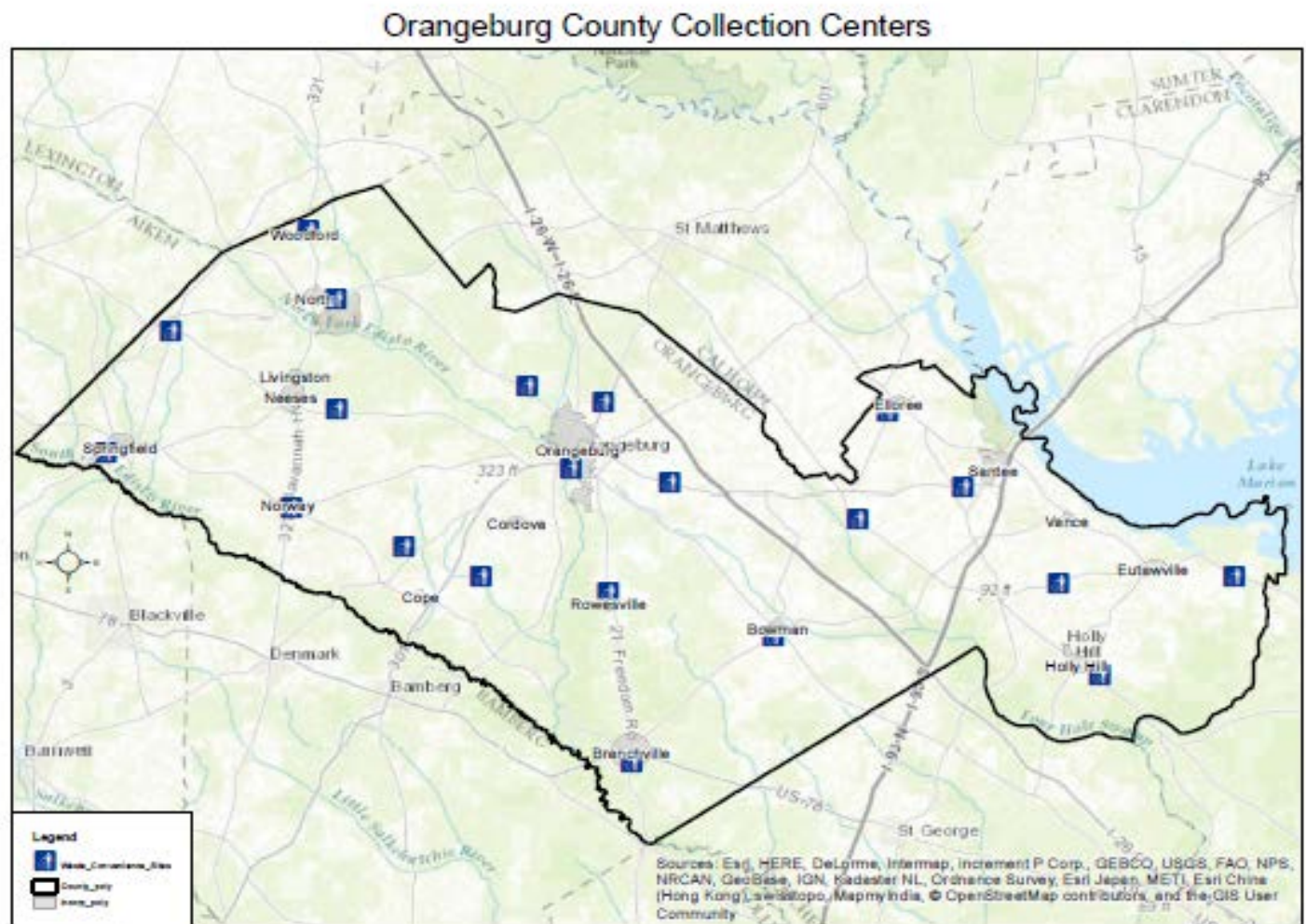
The following list provides the most common items frequently recycled and how to prepare them for the recycling process. For additional information on recycling, visit SCDHEC.gov.

<u>Item</u>	<u>Item Type</u>	<u>Preparation</u>	<u>Recycle Location</u>
Aluminum Cans	Food and beverage cans	Rinse and flatten	All Collection Centers

Appliances (White Goods)	See scrap metal below	See scrap metal below	All Collection Centers
Batteries, Lead-Acid	Batteries from automobiles, boats, motorcycles, lawn mowers, etc.	N/A	All Collection Centers
Cardboard	Corrugated cardboard boxes (no wax finish); pizza boxes; paperboard boxes (e.g., cereal boxes, shoe boxes, etc.)	Flatten and keep items dry	All Collection Centers
Farm Chemical Bottles & Jugs	Herbicides, insecticides, etc.	Containers must be triple-rinsed with all labels & caps removed and must not be in cardboard boxes	Branchville, Vance, Bozard Rd., Springfield
Cooking Oil	Olive, palm, soybean, canola, pumpkin seed, corn, sunflower, safflower, peanut, grape seed, sesame, argan, rice bran and other vegetable oils etc.	N/A	All Collection Centers
Farmer Oil	Oil from farm equipment	Limit 55 gallons per visit	Santee
Gasoline/Oil Mixtures	2-cycle and 4-cycle engine oils	Limit 5 gallons per visit	Santee
Glass	Clear, green & brown glass bottles & jars. Window glass, drinking glasses, pottery, porcelain & China are not accepted	Rinse (Labels do not have to be removed)	Santee

Newspaper & Inserts	Newspapers & glossy inserts; carbon paper or partially burned paper are not accepted	N/A	All Collection Centers
Scrap Metal	Appliances, stoves, washers & dryers, refrigerators, grills, bicycles, etc.	N/A	All Collection Centers
Used Motor Oil, Oil Bottles & Oil Filters	Used motor oil, filters & bottles (oil must be free of gasoline or diesel fuel) & other petroleum products	N/A	All Collection Centers
Yard Trimmings	Small tree branches, leaves, Christmas trees, etc.	Limbs must be no longer than 4 feet long and 6 inches in diameter	All Collection Centers

Map 3.5.3: Solid Waste Collection Sites



Source: Orangeburg County GIS

Electricity/Natural Gas

The City of Orangeburg Department of Public Utilities (DPU) provides electricity and natural gas services in Orangeburg, the greater Orangeburg metropolitan area and some of the surrounding towns. DPU has purchased its electricity wholesale from South Carolina Electric & Gas Company (SCE&G) for approximately 80 years, which has allowed DPU to offer some of the lowest electric rates in South Carolina.

Three electric cooperatives also supply power to small towns and unincorporated areas. South Carolina Public Service Authority, better known as Santee Cooper, is the state's publicly-owned utility

which generates power for these local membership cooperatives. Palmetto Economic Development Corporation represents Santee Cooper and the cooperatives in negotiations with industrial clients.

South Carolina Electric & Gas Company provides service to small towns and some unincorporated areas of Orangeburg County. SCE&G is an investor-owned utility that supplies electrical power to some of the small towns and unincorporated areas of Orangeburg County. SCE&G owns and operates Cope Station, a coal-fired electric generating plant near Cope, SC. The company pays approximately \$8 million in property taxes annually to Orangeburg County.

Natural gas is available from the City DPU and SCE&G.

South Carolina Pipeline Corporation, a subsidiary of Columbia, SC-based SCANA Corporation, is the DPU's wholesale provider of natural gas.

Telecommunications



Orangeburg County Broadband provides low cost high speed internet to the rural areas of the County. The internet has become a necessity of everyday life. Broadband internet access levels the playing field when it comes to educational resources. Children in rural areas can access the same resources as children in metropolitan areas, textbook materials can be downloaded and assignments completed and uploaded via the internet.

Businesses need broadband to compete on a global level. High speed access accelerates development, and provides new opportunities for innovation, expansion, and e-commerce. Communities that connect their residents create wealth and attract business investments.

Broadband enables people to work from home, saving time and expenses. Employers have been encouraging this concept to save overhead expenses and improve employee satisfaction.

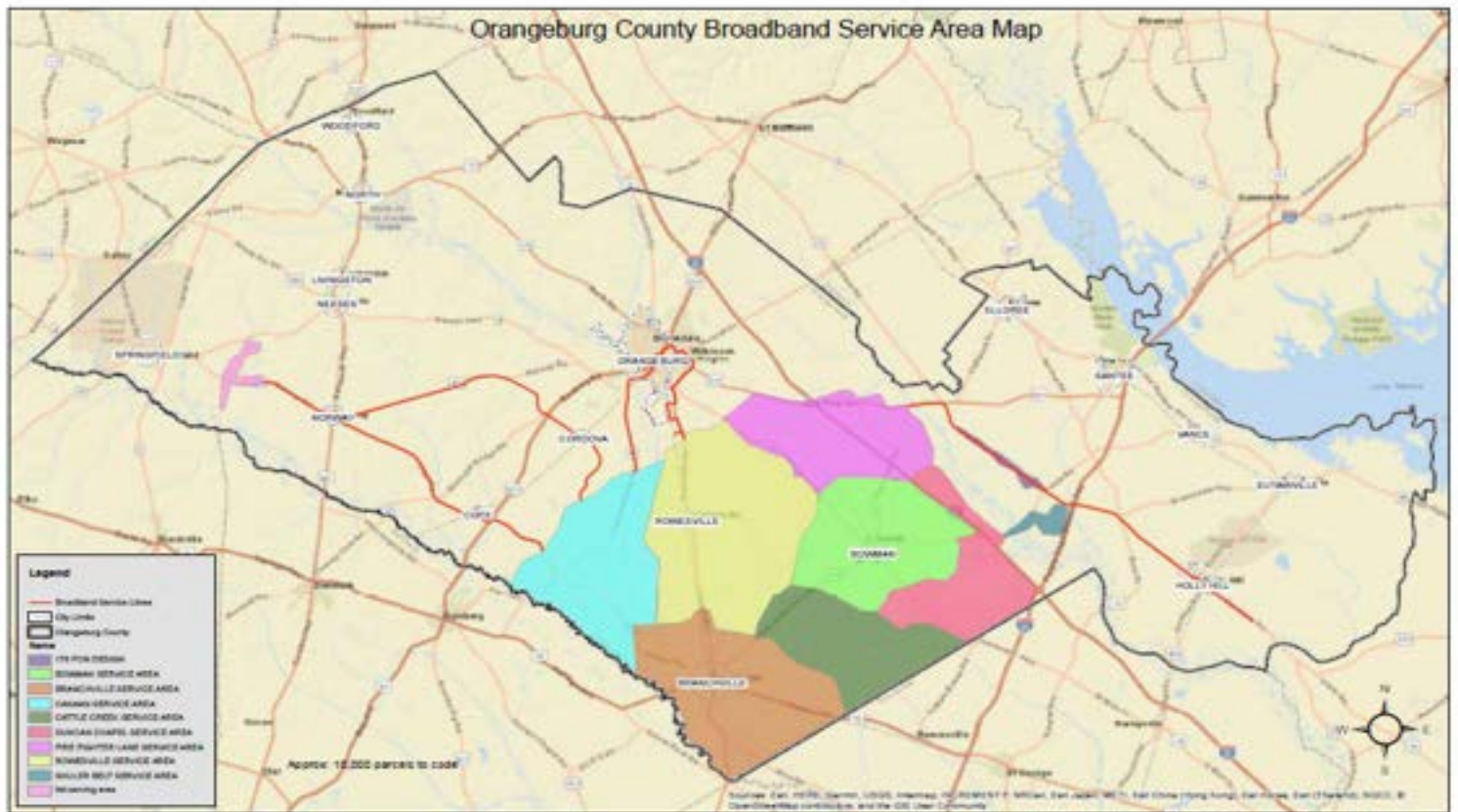
Broadband facilitates efficiency in healthcare delivery and creates opportunity for doctors and healthcare specialists to work together as a virtual team, with specialists located in any part of the world.

Test results from a hospital emergency room or laboratory can be sent to radiologists or doctors in seconds, making rapid diagnosis a reality. Doctors are now sending prescriptions directly from their offices to pharmacies, greatly reducing wait time for patients, reducing errors, with automatic checking for interactions.

High speed internet provided by broadband can improve victim to responder communication by enabling instantaneous communication to and from members of a connected community. Police, fire, and emergency medical personnel can react to crisis quickly, fostering cooperation among numerous public safety agencies.

There is no doubt we live in an information society, and broadband puts the world at the fingertips of rural residents in Orangeburg County. Whether it is training for a new skill, a new language, or completing an online course, broadband facilitates the access of information in many different forms. Orangeburg County broadband services consist of over 700 miles of fiber optic cable, and serves approximately 3,700 subscribers. Average customer speed is 1,000 megabits per second. The system is connected to two telecommunications companies, Palmetto Rural and Spirit Telecom, which have connections to the Orangeburg County broadband ring, so that if the fiber optic cable is cut, or electricity fails, customers won't lose access to the internet. The eventual goal is for all of Orangeburg County to have broadband internet access. On the following page is a map of the broadband service area.

Map 3.5.4: Broadband Service Area



Telephone/Cellular Service

Telephone and wireless coverage is provided by several companies in Orangeburg County. Those phone providers include: Alltel, AT&T, Boost Mobile, Sprint, T Mobile, and Verizon.

Media

The Times and Democrat is the main daily newspaper serving Orangeburg, Bamberg and Calhoun Counties. It has a daily circulation of about 13,395. Public radio in Orangeburg County is provided by WSSP-FM, the radio voice of SC State University.

Fire Protection

The Orangeburg County Fire District (OCFD) is comprised of 27 volunteer fire departments and fire stations throughout the county. The OCFD is currently in discussions of upgrading its existing digital messaging system to make it easier for the firefighters to respond to the locations. The existing system requires dispatch to type in the address of a call, and then send it to the department by cell phone. The new proposed system, called Active911, is a digital messaging system that sends out the critical information instantly to the responders. This new system can also be monitored in real time. Funding for the new technology to be setup has been approved by the County Fire Commission as of March, 2016. Below is a listing of the fire departments by location and with their respective ISO rating. The ISO Public Protection Classification Program rating is the determining factor used by insurance companies to set the fire insurance rates for a particular area. The rating is based on a variety of factors such as public fire protection, flood risk, and the adoption and enforcement of building codes. ISO analyzes the relevant data using Fire Suppression Rating Schedule (FSRS). A classification from 1 to 10 is assigned, where Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria.

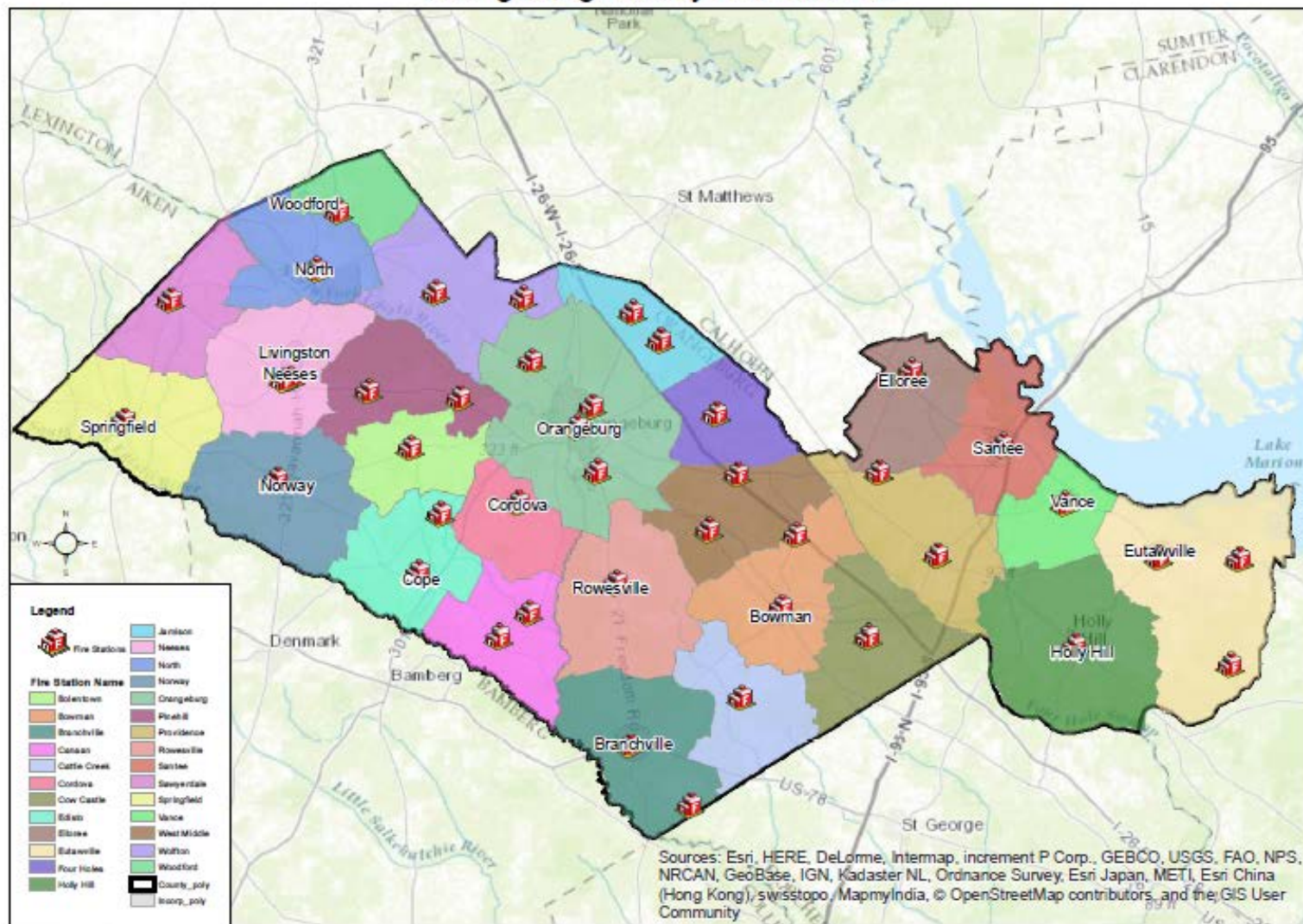
Fire Department	Location (Physical Address)	ISO Rating
Bolentown	2310 Norway Rd	4/8B
Bowman	3775 Homestead Rd, Bowman	5/9
Branchville	461 Fairy Street, Branchville	4/9
Canaan	4208 Cannon Bridge Rd, Cope	5
Cattle Creek	3225 Cattle Creek Rd, Branchville	N/A
Cordova	117 Flashover Lane, Cordova	5
Edisto	5907 Slab Landing Rd, Cope	5/9
Elloree	2180 Cleveland St., Elloree	5
Eutawville	503 Dawson St., Eutawville	5
Four Holes	1010 Gramling Rd., Orangeburg	4
Holly Hill	1171 Gilway Ext, Holly Hill	5/9
Jamison Community	3791 Belleville Rd., Orangeburg	N/A
Neeses	2021 Silver Springs Rd., Neeses	4/9
North	719 Stafford Ave., North	5/8B
Norway	5821 Norway Rd., Norway	5

Orangeburg Co Fire District	131 Firefighter Ln., Orangeburg	N/A
Orangeburg Co Office of Emergency Services	1558 Ellis Ave., Orangeburg	N/A
Orangeburg Public Safety	1320 Middleton St., Orangeburg	N/A
Pine Hill	4189 Neeses Hwy., Neeses	4/9
Providence	4772 Old State Rd., Holly Hill	9/9
Santee	1005 Bass Dr., Santee	4/9
Sawyerdale	1392 Ninety Six Rd., North	N/A
Springfield	PO Box 609, Springfield	4
Vance	128 Pineland St., Vance	5
West Middle	158 Firefighter Ln., Orangeburg	4
Wolfton	6505 North Rd., North	4/9
<i>Source: SC State Firefighter's Association 2016 Department Directory 2/26/2016</i>		

On the following page is a map illustrating the Orangeburg County Fire Districts.

Map 3.5.5: Fire Districts

Orangeburg County Fire Districts



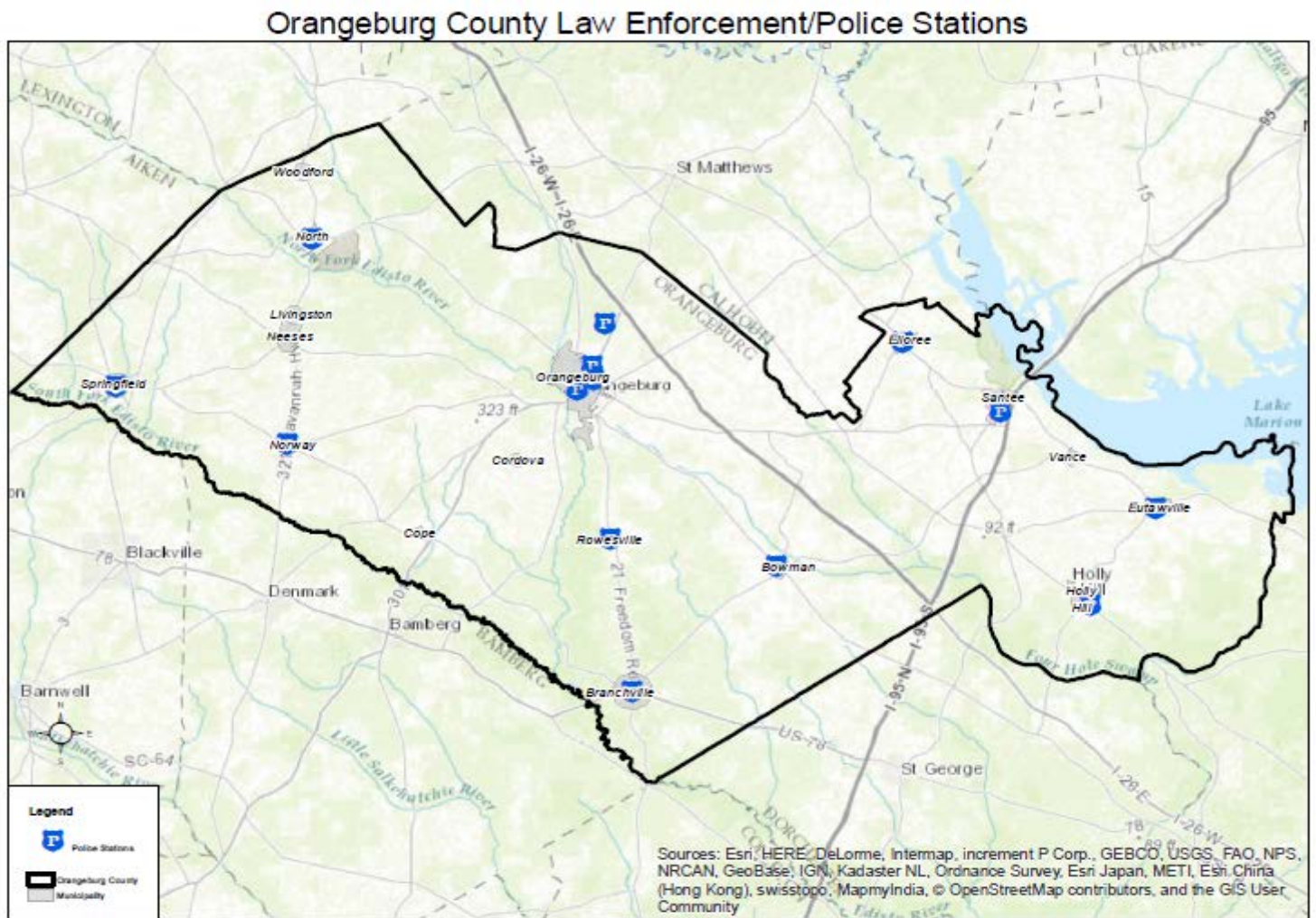
Source: Orangeburg County GIS

Law Enforcement

The Orangeburg County Sheriff's Office (OCSO) provides law enforcement services for the county. The OCSO is committed to supplying services through community-based operations to encourage excellence and education through a progressive partnership with the county. They are devoted to preserving the peace and protecting the rights of all residents, business owners and visitors. The OCSO serves 92,501 citizens as a full service law enforcement agency that encompasses field services, judicial operations, criminal investigations, civil processing, community services, and special

operations. The OCSO has a website that provides a wealth of information about the agency and their operations: <http://www.orangeburgcounty.org/OCSO/tst/>

Map 3.5.6: Law Enforcement/Police Stations



Source: Orangeburg County GIS

Emergency Services and Preparedness

The Orangeburg County Office of Emergency Services was created in 1988. The office was originally the Emergency Preparedness Department. This new name reflects the additional roles and responsibilities of the office. When the County is threatened by a disaster or major emergency the Office of Emergency Services is the coordinating agency for response to the incident. We are responsible for developing plans to deal with the incidents and coordinating the response to them.



Management & Coordination:

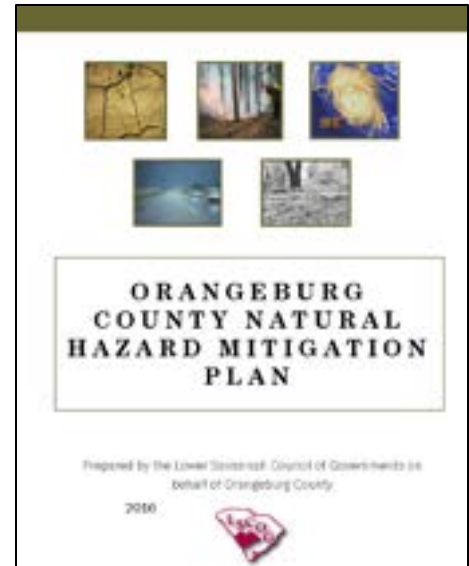
- Emergency Management Program
- Hazardous Materials Program
- Special Tactics and Rescue Team
- Search and Rescue Task Force
- Emergency Communications
- Coordination with FEMA, the Department of Homeland Security, and Citizen Corps/CERT

Crisis Response:

- Natural disasters & severe weather
- Hazardous materials events
- Search events/missing persons
- Public health emergencies
- Transportation accidents
- Specialized/technical rescues

Orangeburg County Emergency Operations Planning helps provide an integrated approach to efficient and coordinated responses in cases of natural disasters. Each agency within the Emergency Operations Plan has a pre-defined role on how to respond to emergencies to help reduce confusion and increase response time. Response teams coordinate with the South Carolina Operations Plan (S.C.O.P.) and Federal Emergency Management Agency (F.E.M.A.). The Emergency Operations Plan also provides instructions and guidance for the implementation of Disaster Response actions and programs as needed.

Another important task of Emergency Services is to identify problem areas and address them in the County Natural Hazard Mitigation Plan (HMP), and mitigate the emergency before it happens. Mitigation is the effort taken to help reduce the loss of life and property by lessening the impact of natural disasters. This includes identifying hazardous environments and isolating them from development or altering the environment (i.e., flood zones). Mitigation projects can include: business disaster planning workshops, disaster preparedness for seniors through Meals on Wheels, and National Weather Service's Storm Ready Designation. The County is currently in the process of conducting 5-year updates to the HMP. This update process includes a risk assessment analysis of all the natural hazards identified as a threat to the county, and a review and revisions to the mitigation actions and strategies.



The Office of Emergency Services has several crisis response teams and management centers. Each team has a specific task and responsibility assigned to them. The purpose of each team as well as the management centers are described below.

Mobile Command Center

The Mobile Command Center creates a comprehensive field communications center and emergency management capability.



- 800 MHZ, VHF, UHF, low band radios

- Responder Credentialing System
- Satellite Internet System
- Satellite Telephone
- On Board 800 MHZ conventional repeater
- Cell phones
- Laptop computers
- Printers, fax, scanners, and copiers

Emergency Operations Center

When major incidents such as hurricanes strike Orangeburg County, the Emergency Operations Center, which is located within the Office of Emergency Services, becomes the County command center from which all response efforts are coordinated. The Orangeburg County Emergency Operation center (EOC) has enough operating space for representatives from all major public safety and response agencies as well as extensive telephone, radio and data communications capabilities.



C.E.R.T. (Community Emergency Response Team)

C.E.R.T. is a training program that prepares you to help yourself, your family, and your neighbors in the event of a disaster. Following a major disaster, professional emergency responders may be overwhelmed or unable to reach areas isolated by road damage, flooding, or other obstructions. Utilities may be damaged. Essential supplies may be unavailable. People will need to rely on themselves and others for help in order to meet their immediate lifesaving and life sustaining needs. By getting trained in C.E.R.T., you will have the skills to help emergency responders save lives and protect property.

In addition to supporting emergency responders during a disaster, the C.E.R.T. program builds strong working relationships between emergency responders and the people they serve. C.E.R.T. teams also help the community year-round by helping with community emergency plans, neighborhood exercises, preparedness outreach, fire safety education, and workplace safety. C.E.R.T. training takes about 20 hours to complete and provides critical skills in emergency preparedness and response.

HAZMAT (Hazardous Materials)

The task of Emergency Services when presented with a situation involving hazardous materials is to respond, assess the situation and take corrective actions to eliminate any threat to the citizens of the County. Emergency Services coordinates an effective response to the incident, provide specialized resources and request additional resources from other agencies in the County and state that may be needed. The Hazmat Response Team consists of over twenty highly trained volunteers willing to respond whenever and wherever needed.

S.A.R.T.A.C. (Search and Rescue Task Force)

In the state of South Carolina Law enforcement is the lead agency for a missing person search. The Orangeburg County Search Team (SARTAC) was created to fill a need for trained responders to assist law enforcement with missing person searches.

The trained responders on the team are placed with good Samaritans who want to help during a search. This allows them to multiply the resources on a search and increase the effectiveness. Members are trained using National Association of Search and Rescue materials.

S.T.A.R. (Special Tactics and Rescue)

The S.T.A.R. team is comprised of over 60 firefighters from across Orangeburg County who have taken specialized rescue and extrication courses in order to respond when needed to special rescue situations anywhere in the county. The S.T.A.R. team is probably best known for its response to serious vehicle accidents requiring the "Jaws of Life" and other specialized rescue tool including rescue airbags to free the victims from the vehicle. In addition to these responses the S.T.A.R. team has also trained to provide specialized rescue services for other situations such as high level, confined space, entrapment in equipment and rescues from damaged buildings.

As part of the Office of Emergency Services the S.T.A.R. team also provides support services to Emergency Preparedness Operations such as monitoring of dams during potential flood situations, evacuation of areas threatened, damage assessment and emergency assistance during severe weather such as tornados. The S.T.A.R. team members are all volunteers and receive no pay or other compensation for their work. These volunteers respond whenever needed to meet their motto of "VOLUNTEERS DEDICATED TO SERVE IN ANY EMERGENCY."

Emergency Medical Services

The Orangeburg County Emergency Medical Services (OCEMS) program is dedicated to providing out-of-hospital acute medical care and/or transport to definitive care to patients with illnesses and injuries. OCEMS uses mobile data terminals equipped with specialized, state-of-the-art software for the purpose of processing patient care documentation. OCEMS also maintains a fleet of ambulances which feature customizations that make them particularly well-equipped to handle their unique task.

Excellent communication with the local hospitals allows for the crews to alert them of incoming medical and trauma emergencies. Protocols are in place for stroke alert and cardiac arrest. Air transport for the most severe trauma cases that need to be taken to a level 1 trauma center is available via a local helicopter, Life Net, stationed at the rear of the hospital. The OCEMS has access to Meducare helicopter on the far eastern side of the county. OCEMS is able to make ground transports to 2 hospitals: The Regional Medical Center, (TRMC), and Trident Regional Medical Center.

OCEMS has a large number of DOT certified first responder volunteers working within the county with their local fire departments. The OCEMS service conducts first responder training classes for the local volunteers. First responders are trained in CPR and basic first aid skills, which allows them to provide care until the ambulance can arrive on scene. OCEMS has a 911 Call Center facility built to withstand severe weather situations and equipped with a vast array of communications technology which aids our dispatchers in providing responsive assistance to those in need.

OCEMS currently has 43 full-time positions and 20 for the part-time roster. OCEMS runs a 3 shift rotation, (A,B,C) with 13 people per shift. OCEMS also includes the 911 dispatchers, who work a 12 hour shift rotation. OCMEs staffs six ambulances on a 24 hour, 7 days a week basis, and covers the entire county of 1,100 square miles. The service runs all ALS units when possible. Each ambulance is staffed with a paramedic and EMT-I, or EMT-B. All street employees work a 24 – 48 hour schedule which means the crews work 24 hours on, and will be off for the next 48 hours. OCEMS responds to over 12,000 medical calls annually.

OCEMS operates 5 stations:

- Orangeburg (HQ) - Medic 2,3
- Neeses - Medic 1
- Santee - Medic 4
- Bowman - Medic 6

Health Care/Medical Facilities

The Regional Medical Center (TRMC) was founded in 1919 as a small, private hospital, has grown to a 286-bed, acute-care center owned by Orangeburg and Calhoun Counties. Serving a six-county area, the medical center has multitude of specialties and programs that provide the latest advancements in medical care. TRMC offers a wide variety of high-quality medical services allowing area residents to

receive the very best possible healthcare without leaving Orangeburg County. The active medical staff includes more than 100 physicians representing most specialties and more than 40 physicians in outlying areas who refer patients to TRMC. A strong supporter of the community, TRMC sponsors many programs in three focus areas: education, prevention, and healing.

TRMC offers 24-hour emergency department services and has an outpatient Cancer Treatment Center, an inpatient Psychiatric Unit, and both outpatient and inpatient Rehabilitation Units. The Center also provides a full range of high quality medical services including:

- Cardiac Catheterization
- Cardiac Rehabilitation
- Pulmonary Rehabilitation
- Sleep Studies
- Vascular Studies
- Sports Medicine
- CT Scanning
- Single-room Maternity Care
- Mammography
- Magnetic Resonance Imaging
- Nuclear Medicine
- Lithotripsy
- Physical Therapy
- Occupational Therapy
- Blood Assurance Program
- Respiratory Therapy
- Laboratory Service
- DOT. Drug and Alcohol Testing
- Hospice
- Laser and Laparoscopic Surgeries
- Ultrasound
- Radial Keratotomy
- Nutritional Counseling
- Health Education and Wellness Classes

TRMC also offers a medical service information line that allows you to register for classes and screening, schedule appointments with area physicians, and access information about hospital services.

Additional healthcare services can be found in Orangeburg at the Family Health Center. With many comprehensive services, such as pediatrics, preventive care, primary care, obstetrics, adult medicine, dental services, and a full pharmacy, quality healthcare is easily accessible. In addition, the Centers operate school-based health centers in four Orangeburg schools.

DHEC Edisto Home Health Services offers a variety of services including maternity care, chemotherapy, skilled nursing, pediatric care, IV therapy, and nutritional services. Skilled home health aides and personal care aides are always available, and a nurse can be reached 24 hours a day.

Map 3.5.7: Medical Facilities

Placeholder

Orangeburg County Facilities

Below is a current listing as of 4/17/2015 of all owned properties and assets in Orangeburg County.

Table 3.5.1

Administrative
County Administration Building 1437 Amelia St
Records Retention 580 Louis St
Agriculture Building 1550 Henley St
Community Outreach Buildings
Bozard Building Office 349 Summers Ave
Building & Guillard Park 854 Sandspoint Dr, Eutawville, SC 29048
Boys & Girls Club 108 Williams St, Cordova, SC 29039
Boys & Girls Club Learning Center Cordova
Boys & Girls Club Dwelling Cordova
Orangeburg Area Development Center 1060 Pineland, Orangeburg, SC 29115
New North Health Center North, SC
Vance Senior Citizens Center 10304 Old Hwy #6, Vance, SC 29163
<i>Youth Positeen Program Building (Earl Dukes)</i> 1878 Hwy 1788
Development
Development Commission (Ellison Building) 125 Regional Pkwy, Ste. 100, Orangeburg
Emergency Services
EMS Substation 1805 Branchdale Hwy, Holly Hill, SC 29059
EMS Headquarters 1558 Ellis Ave, Orangeburg
<i>Old Norway Fire Department</i> 361 Saxton Ave

<i>Emergency Services Building</i> 1025 Decatur St
Judicial
Orangeburg County Courthouse 190 Gibson St, Orangeburg
<i>Sheriff's Office</i> 1520 Ellis Ave, Orangeburg
Jail/Dormitory 1520 Ellis Ave
Detention Center Kitchen 1520 Ellis Ave
<i>Department of Juvenile Justice</i> 303 Summers Ave, Orangeburg
Traffic Court and Magistrate Court 1540 Ellis Ave
Magistrate's Office 2614 Cleveland Street, Elloree, SC 29047
<i>Probation and Parole</i> 146 Church St, Orangeburg
Sherriff's Office Training Facility 2409 Homestead Rd, Bowman, SC
Library Services
<i>Orangeburg (Main Branch)</i> 510 Louis St, Orangeburg
Holly Hill Branch 441 Old State Rd, Holly Hill
North Branch 9316 North Rd, North
Mentor (Elloree) Branch 2621 Cleveland St, Elloree
Springfield Branch Springfield
Santee Branch Santee
Parks
Indian Bluff Pier 157 Indian Bluff Court, Eutawville
Indian Bluff Picnic Shelter
Indian Bluff Restroom
Indian Bluff Fence
Indian Bluff Pier
Gazebo (Carson Park)

5061 Savannah Hwy
Public Works
Orangeburg County Maintenance Shop 1610 Ellis Ave
Bowman Roads and Bridges Office 168 Toronto Ln, Bowman
Bowman Roads and Bridges Shop
Neeses Roads and Bridges Kitchen/Guard Quarters
Neeses R and B Equipment Shed
Vance R and B Office 126 Brink Ave
Roads and Bridges Headquarters Building 1600 Ellis Ave
Toledo Scale and Office 310 Endicott Court, Orangeburg
Law Enforcement Center Radio Tower
Law Enforcement Radio Building
Law Enforcement GE Radio Tower
Law Enforcement GE Radio Building
Law Enforcement Radio Tower Equip
Tech Radio Tower
Radio Bldg #2 Generator
Tech Radio Building
Radio Tower Equip
Vance Radio Tower
Radio Tower Equip (Vance)
Vance Radio Tower Bldg
Radio Bldg #4 Generator
Neeses Radio Tower
Neeses Radio Tower Bldg
Radio Bldg #5 Generator
Radio Tower Equip (Neeses)
Radio Tower Equip (Eutawville)
Radio Tower Equip (Bowman)
Radio Tower Equip (Springfield)
Radio Tower Equip (Branchville)
Law Enforcement 1979 Center Mobile Home 1520 Ellis Ave
Law Enforcement Corp/Car Wash
Law Enforcement Complex Generator
County Admin Bldg Generator

Transfer Station
Collection Sites (Total 21)
Collection Site Attendant's Office 310 Endicott Ct
Old Office & Shop – Landfill 310 Endicott Ct
Demo Office – Landfill
Baler Building – Landfill
Maintenance Metal Bldg 1606 Ellis Ave
Pump Station 220 Glover St, Orangeburg
Edisto Sewer Pump Station
Pump and Generator
Pump and Generator
Mobile Office
OEMS Remote Control 1520 Ellis Ave
LEC Remote Control
Wilbur Grooms Bldg 1610 Ellis Ave
Mixon Mill Rd Communication Center 160 Mixon Mill Rd
Courthouse Generator (2) 190 Gibson St
Orangeburg Surplus Property 1025 Decatur St
<i>B&G Storage</i>
Office 1032 Chestnut St
Orangeburg Aquatic Facility
Aquatic Center Sign
Bowman Academy Bldg 351 Smith St
Animal Control Center 1596 Ellis Ave
<i>Challenger Center Bldg 1</i> 4583 Savannah Hwy
Challenger Center Bldg 2
Transit Facility 1630 Carolina Ave

<i>Russell Office Bldg (Way Bldg)</i>
1301 Russell St
Cattel Creek FD Broadband Hub Bldg
3225 Cattle Creek Rd
Generic Standby Generator w/Auto Transfer Switch (7)
Canaan FD Broadband Hub Bldg
Bowman FD St. 2 Broadband Hub Bldg
Fire District Service Office Broadband
Orangeburg County Annex Broadband
Rowesville FD Broadband Hub
Branchville FD Broadband Hub
Storage Units
SPCA
Animal Shelter
225 Ruff Rd, Orangeburg
Social Services
<i>Ellore Health Center</i>
2610 Cleveland St, Ellore
<i>DSS Bldg</i>
2570 St. Matthews Rd
Orangeburg County Health Services Bldg
1550 Carolina Ave
Orangeburg Regional Hospital Remote Control
<i>Holly Hill Health Dpt</i>
932 Holly St, Holly Hill
Nursing Center
1497 Carolina Ave
North Senior Center
721 Stafford Ave, North
<i>Norway Senior Center</i>
4845 Norway Rd
Senior Citizens Center
2020 Sharperson St.
<i>County Service Bldg (Holly Hill)</i>

Source: Orangeburg County Capital Improvement Plan 4/17/2015

**Bold, italicized properties indicates those 16 facilities that have been reviewed and analyzed for potential improvements*

Overall, Orangeburg County provides services to the public in over 100 facilities located around the County. The services delivered are generally divided into 10 categories or departments which include:

- **Administrative**
- **Community Outreach**
- **Development**
- **Emergency Services**
- **Judicial**
- **Library Services**
- **Parks**
- **Public Works**
- **SPCA**
- **Social Services**

These departments are critical to the ability of the County to provide complete governmental services to all of the citizens and taxpayers in the County. Of the 100 facilities operated by the County, 16 were reviewed and analyzed for physical condition and the overall economic feasibility to maintain the structure/property in the inventory of buildings maintained by the County (noted in Table 3.5.1). Of the 16 properties, 10 were determined to be too costly to repair and maintain in inventory. Many of these are small properties that are no longer needed, as newer and larger properties have been built, renovated, or placed in use.

County Capital Improvement Projects

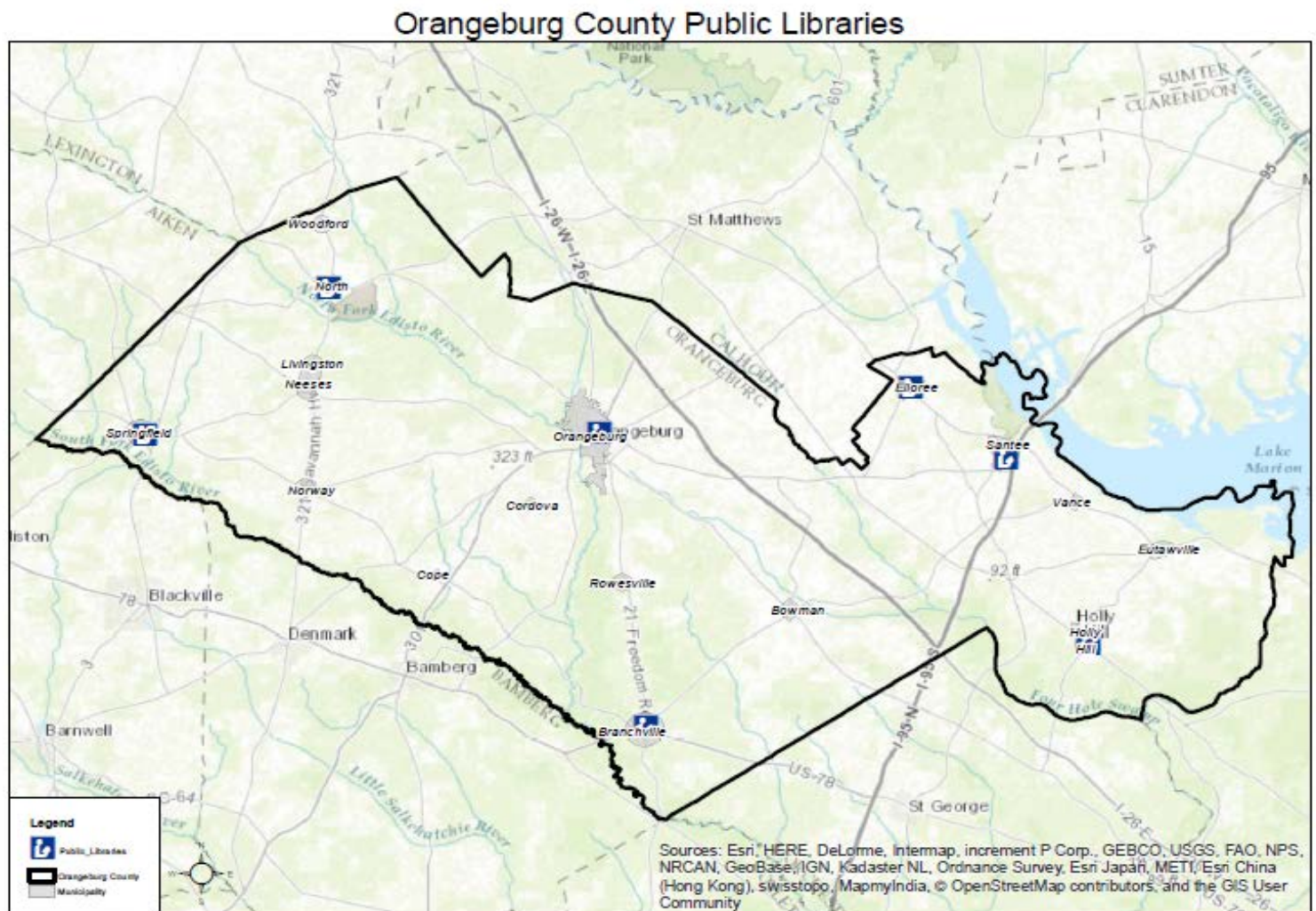
The Capital Sales Tax projects will be included in the Priority Investment Act element of the Comprehensive Plan in Chapter 3.8. The identified properties and recommendations from the *2015 Orangeburg County Capital Improvement Plan* will be discussed in further detail.

Public Libraries

There are many services that the Orangeburg County Library system provides to the community, such as the bookmobile; children's services: story times, summer reading programs, special programs, and read with me program; group services: tours and library instruction, meeting room space; information services; inter-library loan; online catalog; public computer access; and special needs: large print books and talking books. There are six main branches of the OCL system. The mission is to educate, inform and enrich the library community. The Orangeburg County Library is a countywide system with libraries in Orangeburg, North, Holly Hill, Elloree, Springfield, Santee, a bookmobile, and book deposits for senior citizens at several locations. Governed by a seven-member Board of Trustees appointed by the Orangeburg County Council, the Library's primary funding comes from Orangeburg County, with additional support from the State of South Carolina, through federal grants for specific projects, and from private donations.

The Friends of the Orangeburg County Library is a nonprofit group of volunteers who work together for the betterment of our public libraries. The Friends promote public awareness and community support of the library. Funds from membership donations, book sales and contributions are used to sponsor various library programs and improvements.

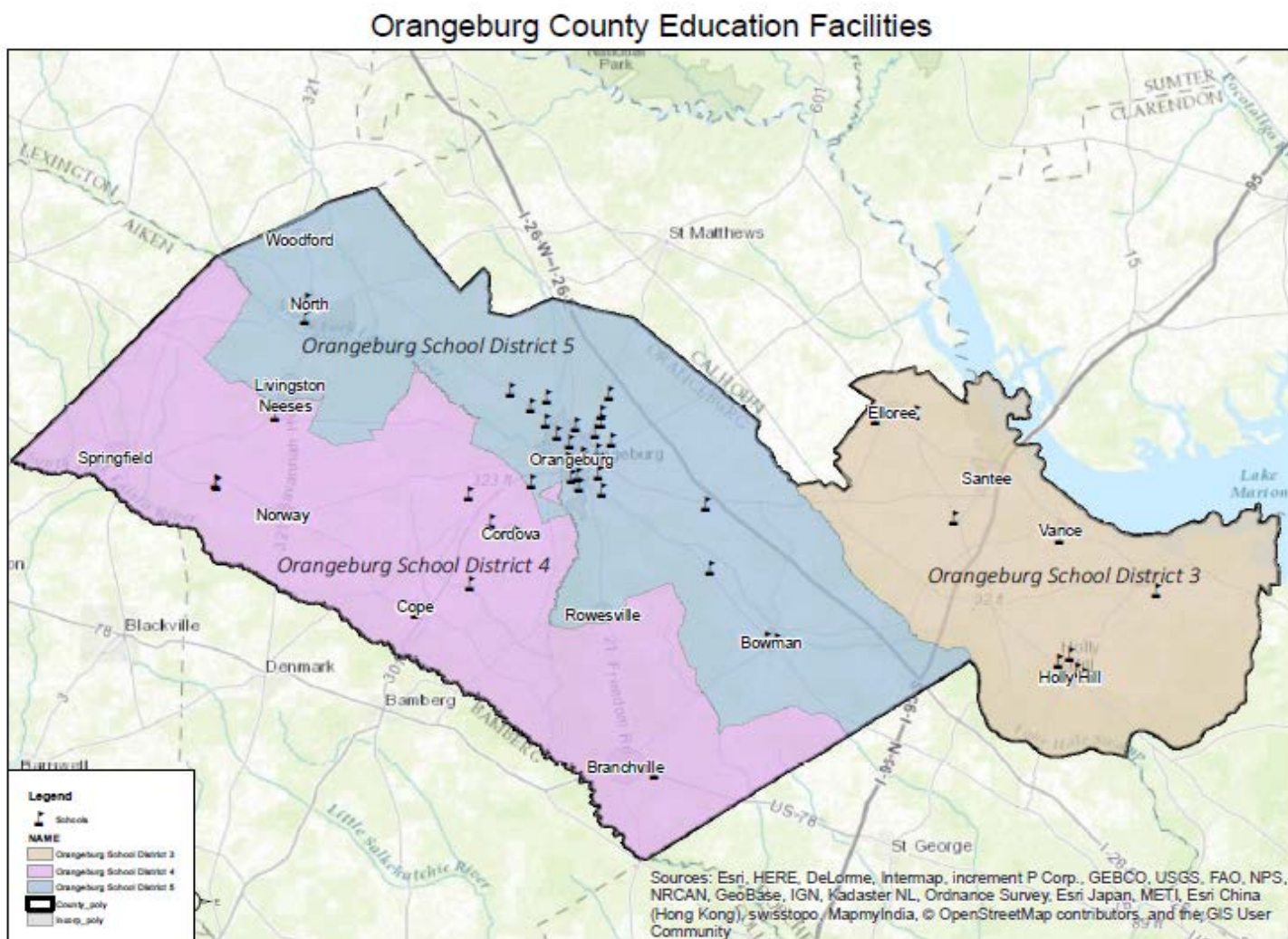
Map 3.5.8: Orangeburg County Library System



Educational Facilities

Orangeburg County had three public school districts (3, 4 and 5) that serve over 16,000 students throughout the county. Within these three districts, there are 17 elementary schools, 5 middle schools, and 8 high schools - all with programs designed to help pupils meet their full potential as students, citizens, and future employees. The overall mission of the public school system in Orangeburg County is to ensure that all students will gain the knowledge and skills necessary to achieve their goals and become contributing members of the community. In order to meet this goal, the county spends above the state average per student. That's why the students in Orangeburg County schools are not only challenged, but they also enjoy the learning experience

Map 3.5.9: Public Schools and Districts



Private

The private school system offers an alternative in education. There are eleven private schools dispersed throughout the County: Three kindergartens, four grade schools (1 through 8), and four schools with grades 1 through 12. These schools receive much praise due to their percentage of college-bound graduates.

Private Schools in Orangeburg County include:

- Andrew Chapel Christian Academy (K-5)
- Felton Laboratory School
- Holly Hill Academy
- Orangeburg Christian Academy (K-12)
- Orangeburg Preparatory Schools, Inc.
- Orangeburg Preparatory Schools, Inc. Upper Campus (6-12)
- Wesley Christian School
- Pecan Grove SDA Junior Academy
- ST. Andrews Methodist kindergarten
- Livinston Christian Academy

Higher Educational Opportunities

There are four institutions for higher education in Orangeburg County. Orangeburg-Calhoun Technical College is a two-year college that prepares students for the workforce or to transfer to a four year institution. Also located in Orangeburg County is South Carolina State University and Claflin College which are two historically black colleges located in the county. SCSU is a state-assisted land grant institution that enrolls approximately 4,300 students and offers 60 baccalaureate programs. Claflin is a private four-year liberal arts university with an enrollment of approximately 1,600 students and offers 30 baccalaureate programs. There is also Southern Methodist College, a private four-year Christian liberal arts school. SMC has received full accreditation with the Transnational Association of Christian Colleges and Schools.

Orangeburg-Calhoun Technical College (OCTech): The mission of Orangeburg-Calhoun Technical College (OCTech) is to provide quality and affordable comprehensive education programs that will have a positive social and economic impact on the lives of the citizens of Orangeburg and Calhoun Counties and the state of South Carolina.

Orangeburg-Calhoun Technical College is an associate degree-awarding two-year public institution. As an open admissions institution, it serve students with diverse backgrounds and ability levels from a primarily rural region, enrolling approximately 2,900 – 3,300 credit students and 3,000 non-credit students annually. Orangeburg-Calhoun Technical College values the quality and effectiveness of its programs, promoting ethical standards in all aspects of the College's operation. The College seeks success of each student in an environment that provides opportunity for lifelong learning in a complex, global society. Provides comprehensive education programs.

The College's goal is to serve as a conduit for community and economic development opportunities by providing a well-trained workforce.

Specifically, OCTech's programs of study include business, computer technology, engineering technology, general education, health sciences, industrial technology, nursing, and public service. In addition, students can earn college credits that can be transferred to a four-year institution.

Founded in 1869, **Claflin University** is an independent, liberal arts, co-educational, historically black institution affiliated with the United Methodist Church. It is dedicated to educational excellence and to preparing students without regard to gender, race, religion or ethnic origin. It is committed to offering quality undergraduate programs, select graduate programs, and viable continuing education opportunities.

At the undergraduate level, the University ensures that students receive a liberal arts education that is designed to develop men and women of vision who demonstrate extraordinary achievement, distinctive confidence and a lifelong desire to transform society through selfless leadership. Students are offered a rich academic experience, a thorough grounding in their chosen discipline, significant research and internships programs and valuable community service activities. Undergraduates are encouraged to understand and appreciate religious and cultural values in a universal context. Claflin honors the University's heritage by providing life changing educational and personal opportunities for all her students.

At the graduate level, students are provided instruction to enhance the analytical and comprehensive research acumen necessary for professional growth and leadership. Continuing education programs create avenues for students to complete their educational objectives and develop skills necessary to advance their careers, their defined goals and to achieve personal fulfillment.

Since 1896, **South Carolina State University** has maintained a legacy of excellence in education. It has been home to generations of scholars and leaders in business, military service, government, athletics, education, medicine, science, engineering technology and more. Located in Orangeburg, S.C., SC State was founded as a land grant college with a mission of providing education and service to the citizens of the state. In its first century, SC State was a leader in education and continues to lead the way into the next century.

South Carolina State University is committed to providing affordable and accessible quality undergraduate and graduate degree programs. Enrollment is approximately 4,800 with 60 baccalaureate programs in the areas of applied professional sciences, arts and humanities, business, education, and engineering technology and sciences. Master's level programs are offered in teaching, human services, and agribusiness. Moreover, State is one of three universities in South Carolina to offer a doctoral program in Educational Administration and one of two schools in the state to offer an accredited master's degree program in Speech-Language Pathology. Students also have enjoyed summer study-abroad programs in Ghana and the Dominican Republic.

Southern Methodist College, a private, four-year, coeducational college, is located near Orangeburg's Edisto Memorial Gardens on a 50-acre estate. The College relocated from Aiken, South Carolina to Orangeburg in 1961. The overall structure of the College seeks to develop general education, intellectual abilities, Bible knowledge, spiritual maturity, ministry, and leadership skills through academic instruction, experimental learning, and career development.

Other

Orangeburg's Technology Center also offers a wide-range of courses, including health and human services, culinary arts, health science technology, accounting, business administration, computer technology, marketing, industrial engineering, and computer-related design (CAD). In addition, the Technology Center is home to the Distance Learning Center, which has an interactive video production facility and short distance learning studio.

Transportation

The multimodal transportation network of Orangeburg County will be discussed in detail in Chapter 3.7: Transportation Element of the Comprehensive Plan.

3.5.3: Community Facilities Element Goal

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected growth and are in place when needed.

Community Facilities Element Needs

Community Facilities Element needs include, but are not limited to, the following:

- Continuing to evaluate and plan for additional community facilities and services;
- Coordinating with the various service providers in the County;
- Creating a stronger link between capital improvements programming and land use planning;
- Maintaining existing community facilities to ensure long-lasting, efficient use; and
- Encouraging the cost-effective provision of public facilities and services by promoting compact and mixed use development.

3.5.4: Community Facilities Element Strategies and Time Frames

The County should undertake the following action strategies to support the Community Facility Goal and the Vision for this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

CF 1. Ensure that new development contributes its fair share to the costs associated with growth with regard to community facilities and services.

CF 2. Create a stronger link between capital improvements programming and land use planning.

CF 3. Take the lead in establishing intergovernmental agreements for the provision of services to the residents of the County consistent with the land use and growth management strategies of this Plan.

CF 4. Support efforts to provide safe, high-quality, adequate supplies of potable water to meet the needs of present and future residents.

CF 5. Support coordination efforts to provide adequate fire protection to all residents and visitors of Orangeburg County through efforts of the Orangeburg County Fire District Division, and shared service agreements.

CF 6. Plan for and provide adequate emergency medical care to all residents and visitors of Orangeburg County as provided by Orangeburg County Emergency Medical Services.

CF 7. Continue to support and provide quality public safety services to all residents and visitors of Orangeburg County.

CF 8. Continue to encourage efforts of the Orangeburg County Consolidated School Districts to coordinate their facilities planning with land use planning.

CF 9. Continue to support public library facilities and services throughout the County.

CF 10. Continue to provide government facilities to support County government functions and responsibilities.

CF 11. Explore opportunities for sharing/consolidating government facilities and services to lower the cost to all residents.

CF 12. Continue to coordinate and promote countywide emergency preparedness to handle any emergency.

CF 13. Continue efforts to provide parks and recreational facilities and services.

CF 14. Encourage alternative energy sources such as wind and solar energy systems, where appropriate.

CF 15. Encourage public-private partnerships in infrastructure planning.

Chapter 3.6 Housing Element

3.6.1: Overview

Housing is included in the *Comprehensive Plan* to ensure policies are in place to promote safe and affordable housing in the County and provide housing options for residents of various demographic and economic backgrounds.

Purpose and Intent

Orangeburg County includes the housing element in the Comprehensive Plan in compliance with South Carolina State Law. Furthermore, the intent of this chapter is to promote a sufficient, diverse supply of housing with access to facilities and services and promote housing alternatives for low and moderate income households. The strategies for housing are meant to preserve existing housing stock and encourage community revitalization while promoting a supply of safe and structurally sound homes. To further enhance the quality of life of County residents, the strategies encourage attractive land uses that promote community identity and support a wide range of housing needs with particular emphasis on promoting diverse and affordable housing opportunities.

3.6.2: Background and Inventory of Existing Conditions

The primary role of the County in the provision of affordable and safe housing is guided by South Carolina State Law which endows the County with certain regulatory powers over development activity. The County does not have a dedicated housing department that directly provides affordable housing opportunities; however, the County works to fund affordable housing and community revitalization projects through Community Development Block Grants (CDBG) and other funding sources. The CDBG Housing Rehabilitation program is funded through the US Department of Housing and Urban Development (HUD), which channels the funds through the SC Department of Commerce to local governments for the repair and rehabilitation of substandard homes.

Orangeburg County is the lead agency assuming responsibilities, including the establishment and implementation of administrative procedures to facilitate the application for, distribution and monitoring of HOME Program funds. The HOME Investment Partnership Program is a partnership between Lower Savannah Council of Governments and Orangeburg County, officially titled Lower Savannah Regional HOME Consortium (LSRHC).

The LSRHC's mission is to foster regional partnerships between regional governmental, for profit and nonprofit entities, in order to increase capacity and access to affordable housing; to increase affordable housing stock free from discrimination in support of community and neighborhood development.

The program goals of the LSRHC are as follows:

- Increase the supply of decent, affordable housing to low and very low income households
- Expand the capacity of non-profit housing providers

- Strengthen the ability of state and local governments to provide housing
- Leverage private sector participation

There are eligible project funding categories that include:

- Rental Rehabilitation (Must be in partnership with a LSRHC designated Community Housing Development Organization (CHDO))
- Homeowner Rehabilitation (Maximum assistance \$45,000; funds must address health and safety issues)
- Homebuyer Program

A Five-Year Consolidated Plan is prepared, which outlines the priorities for housing and community development projects. Agencies and organizations who are actively involved in public assisted housing, affordable housing development, and homelessness are consulted to ensure strategies included in the Plan align with community needs.

The County can also increase the supply of affordable housing through coordination with other agencies such as the South Carolina Community Loan Fund (CLF) which is a regional advocate for affordable housing and sustainable communities. CLF is a non-profit organization established to provide a dedicated ongoing source of funding for the production and preservation of affordable housing, as well as healthy food retail, community facilities, and community businesses. Orangeburg County has benefited in partnering with CLF in the past to promote the implementation of policies that reduce unnecessary barriers to affordable housing.

Housing Needs

In 2011, the County and LSCOG began the initiative to conduct a regional housing needs assessment to identify current and emerging housing needs and trends in the region; generate a greater understanding of the local housing issues; and provide direction for addressing housing related issues.

A key goal of the needs assessment was to identify the nature and prevalence of housing problems experienced by the citizens at a regional level. The main housing problems assessed were: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. The area's public housing, homeless, and non-homeless special housing needs were also discussed. Finally, non-housing community development needs, such as public services, are considered.

Housing in Orangeburg County

Understanding the existing housing conditions in the County is crucial to planning for the needs of current and future residents. The following sections closely examine the existing housing stock by assessing housing characteristics, tenure, and costs.

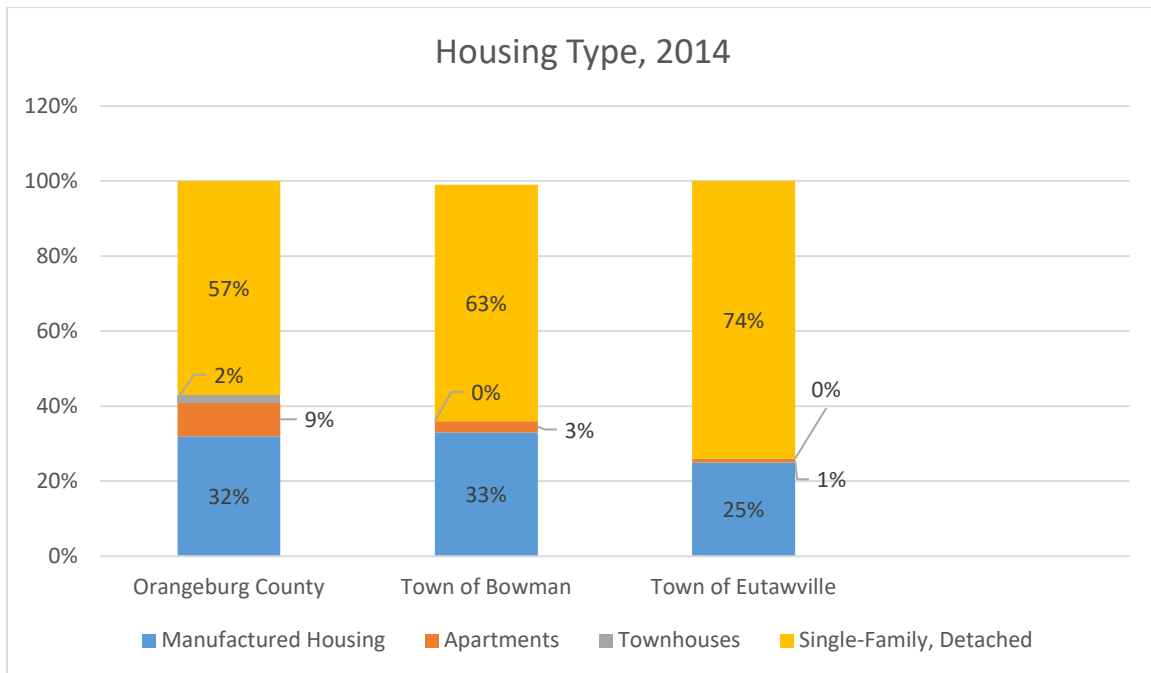
Table 3.6.1: Housing Units: 1990 to Current Year

	Orangeburg County				Town of Bowman				Town of Eutawville			
	1990	2000	2010	Current Year Est.	1990	2000	2010	Current Year Est.	1990	2000	2010	Current Year Est.
Total housing units	32,340	39,304	42,171	42,190		532	505	471		161	143	174
Occupied housing units	21,165	34,118	34,725	33,836		463	400	348		134	127	158
Vacant housing units	3,431	5,186	7,446	8,504		69	105	123		27	16	16

Source: U.S. Census 2010, ACS 2010-2014

Table 3.6.1 above demonstrates the fluctuations in housing units in Orangeburg County as well as the Towns of Bowman and Eutawville.

Figure 3.6.1: Housing Type, 2014



Source: ACS 2010-2014

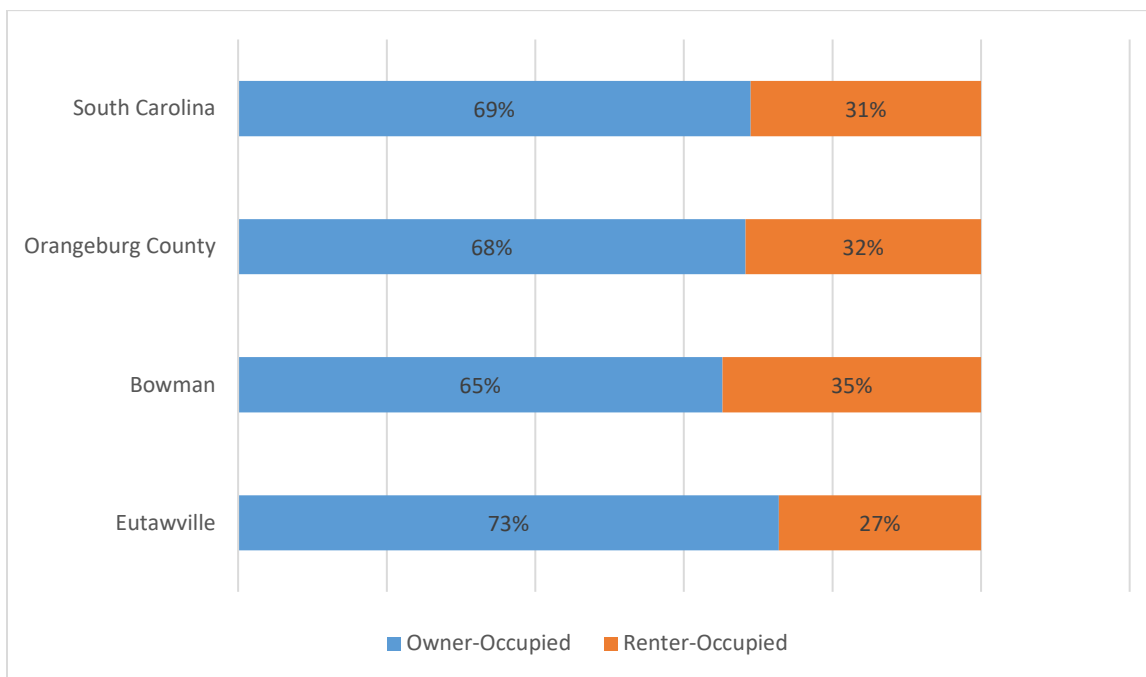
As shown in Figure 3.6.1, Orangeburg County and the Towns of Bowman and Eutawville have similar housing stocks. Single-family detached and manufactured housing are the two predominate types of housing in the County. Townhouses make up 2% of the housing in the County, followed by 9% apartments.

Manufactured housing is sometimes a more affordable alternative to purchasing a stick-built home. The manufactured housing market is a very competitive industry and quite possibly a critical solution for affordable housing. In Orangeburg County, approximately 32% of housing structures are manufactured homes. Home ownership for families is very important. Local governments can and should have policies in place to enhance the ability for families to own their homes while promoting compatibility among all housing types. As a whole, it is important to the economic vitality of a community to provide advantages for increased home ownership.

The regular misconception that manufactured housing located near adjacent site-built housing would depreciate the property values of the site-built housing has occurred for many years. However, there is little evidence to support this notion. Manufactured homes will appreciate at the same market rate as other homes in the same neighborhood, but with all housing, it is subject to the same market factors which affect appreciation. There are several factors that impact the future value such as location, community, initial price paid, age and maintenance, inflation rate, etc. The Manufactured Housing Institute of South Carolina (MHISC) is a wonderful resource tool for homebuyers in South Carolina and provides invaluable information on the manufactured housing industry.

The South Carolina Modular Housing Institute (SCMHI) represents the modular industry in the State and is a resource for modular homebuyers. There are two categories of modular homes, on-frame and off-frame. Both categories have zoning parity with site-built or stick-built homes, and any local requirements and rules which are enacted by local authorities must be reasonable and uniformly applied and enforced without any distinction as to whether a building is a modular or constructed on site in a conventional manner.

Figure 3.6.2: Housing Tenure, 2014



Source: ACS, 2010-2014

Figure 3.6.2 compares the County's housing tenure to the state and Towns of Bowman and Eutawville. All four comparisons are similar in percentage of owner-occupied versus renter-occupied. Eutawville varies slightly from the other three entities.

The age of the local housing stock can be used as an indicator of local housing quality. Statistics from the American Community Survey 2010-2014 Five-year estimates indicates that 52.5%, or 22,214 units of the housing stock in Orangeburg County was built after 1980, which means that the majority of the housing stock is relatively new. While this information provides some indication of quality of age of housing, the true measure of quality is dependent on more factors than are reported in Census data.

Table 3.6.2: Facility and Service Barriers to Habitable Housing

	Orangeburg County				Bowman				Eutawville			
	2000	2010	Current Year Est.	Percent Change (2000-Current Yr. Est.)	2000	2010	Current Year Est.	Percent Change (2000-Current Yr. Est.)	2000	2010	Current Year Est.	Percent Change (2000-Current Yr. Est.)
Lacking Complete Plumbing Facilities	1	1.1	0.6	-0.4	1.1	5.6	0.9	-0.2	0	2.5	2.5	2.5
Lacking Complete Kitchen Facilities	0.6	0.7	0.5	-0.1	0	4	0.9	0.9	0	0	0	0
Lacking Telephone Service	6.1	10.3	4.2	-1.9	5.8	11.4	7.8	2	12.9	3.1	4.4	-8.5

Source: U.S. Census 2000, 2010, 2011-2014 ACE 5-yr est.

Table 3.6.2 above shows less than 1% of the homes in Orangeburg County with incomplete plumbing and kitchen facilities. These numbers have decreased since the previous 2000 and 2010 Census, and are reflective of improvements taking place in the County.

The lack of telephone service has become difficult to evaluate due in part to today's age of communication and technological advances. Telephones are now mobile rather than land-based. While the percentage of housing without telephone service has dropped, the percentage of households without some sort of telephone service is likely to be much lower.

Housing Affordability

The affordability of homes is an area of concern, particularly for service workers, low-to-moderate income (LMI) earners, seniors, and entry-level professionals. Housing is considered affordable when occupants pay less than 30 percent of their monthly income on monthly housing costs. The figure below reflects the median value of owner-occupied housing units for Orangeburg County.

Figure 3.6.3: Median value of owner-occupied housing units

Source: Census Reporter, ACS 2014, 1-year

Based on the previous figure, 56 percent of the owner-occupied housing units in Orangeburg County are under \$100,000, with the median value being \$88,900.

In Orangeburg County, a total of 3,923 households were paying more than 30 percent of income on owner-occupied housing. For the Town of Bowman, the number households paying more than 30 percent of their income on housing was 41, and for the Town of Eutawville it is 21 households. The table on the following page reflects the household percentages for Orangeburg County and Towns of Bowman and Eutawville that spend 30 percent or more of their income on housing.

Table 3.6.3: Mortgage Status by Monthly Housing Costs as a Percentage of Household Income

Table universe: Owner-occupied Housing Units

Column →	Bowman, SC	Eutawville, SC	Orangeburg County, SC
With a mortgage:	31.7% ±12.1%	33.9% ±15%	47.7% ±2%
Less than \$20,000:	11.5% ±8.9%	9.6% ±7.8%	5.5% ±1%
Less than 20 percent	0% ±5.3%	0% ±10.4%	0% ±0.1%
20 to 29 percent	0% ±5.3%	0% ±10.4%	0.1% ±0.1%
30 percent or more	11.5% ±8.9%	9.6% ±7.8%	5.4% ±1%
\$20,000 to \$34,999:	4.4% ±5.6%	1.7% ±2.5%	7.7% ±1.2%
Less than 20 percent	0% ±5.3%	0% ±10.4%	0.2% ±0.2%
20 to 29 percent	1.3% ±2.2%	0% ±10.4%	1.2% ±0.5%
30 percent or more	3.1% ±5.2%	1.7% ±2.5%	6.2% ±1.1%
\$35,000 to \$49,999:	1.3% ±3.1%	3.5% ±5%	8.6% ±1.3%
Less than 20 percent	0% ±5.3%	0% ±10.4%	1.6% ±0.5%
20 to 29 percent	1.3% ±3.1%	0% ±10.4%	3.7% ±0.7%
30 percent or more	0% ±5.3%	3.5% ±5%	3.3% ±0.9%
\$50,000 to \$74,999:	8.4% ±7.7%	12.2% ±13.1%	11.6% ±1.4%
Less than 20 percent	2.2% ±4.8%	3.5% ±4.1%	4.9% ±0.8%
20 to 29 percent	2.6% ±3%	5.2% ±11.1%	5.2% ±1.2%
30 percent or more	3.5% ±4.8%	3.5% ±5.9%	1.5% ±0.5%
\$75,000 or more:	6.2% ±5.1%	6.1% ±8.4%	13.7% ±1.3%
Less than 20 percent	6.2% ±5.1%	4.3% ±4.9%	11.3% ±1.2%
20 to 29 percent	0% ±5.3%	1.7% ±5.2%	1.8% ±0.5%
30 percent or more	0% ±5.3%	0% ±10.4%	0.6% ±0.4%

Source: Census Reporter: ACS 2014, 5-year

The current year average listing price for homes on the market in Orangeburg County is \$124,700. This is up about 8% from the previous year. The median home sales price for current year is \$65,000. This is a reduction by 13.6% from 2015. As far as homes on the market, there are a recorded 551 homes for sale as of current year.

Fair market rent in Orangeburg County ranges by property type. The figure below reflects rent by property type for the County and Towns of Bowman and Eutawville.

Orangeburg County		Town of Bowman		Town of Eutawville	
Property Type	Rent	Property Type	Rent	Property Type	Rent
Studio	\$535	Studio	\$475	Studio	N/A
1 Bedroom	\$539	1 Bedroom	\$543	1 Bedroom	
2 Bedrooms	\$721	2 Bedrooms	\$643	2 Bedrooms	
3 Bedrooms	\$919	3 Bedrooms	\$853	3 Bedrooms	
4 Bedrooms	\$1,105	4 Bedrooms	\$1,090	4 Bedrooms	

Housing Discrimination

Federal law prohibits housing discrimination, and specifically under the S.C. Fair Housing Law enacted in 1989, it is unlawful to refuse to sell, rent, or finance a dwelling on the basis of race, color, national origin, religion, sex, familial status, or disability. Apartments, houses, manufactured homes, and vacant lots to be used for housing developments are covered by the Fair Housing Law. Anyone who has control over residential property and real estate financing must adhere to these regulations. This includes rental managers, property owners, real estate agents, landlords, banks, developers, builders and individual homeowners who are selling or renting their property. The S.C. Human Affairs Commission (SCHAC) administers the Fair Housing Law and has the authority to investigate complaints, subpoena witnesses, issue orders, hold hearings, and enforce findings.

3.6.3: Housing Element Goal

Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities.

Housing Element Needs

Housing Element needs include, but are not limited to, the following:

- Meeting the projected demand for a diversifying population;
- Promoting housing that is affordable to all residents; and
- Ensuring a supply of safe and structurally sound homes.

3.6.4: Housing Element Strategies and Time Frames

The County should undertake the following action strategies in support of the Housing Goal and the other elements of this Plan. These implementation strategies will be reviewed at a minimum of every five years and updated every ten years from the date of adoption of this Plan.

H 1. Coordinate with adjacent jurisdictions, the SC Community Loan Fund, and other affordable housing agencies in pursuit of supplying housing that is affordable to all residents.

H 2. Continue to support funding for affordable and workforce housing agencies such as the SC Community Loan Fund and local housing authorities that provide subsidized housing.

H 3. Maintain and develop incentives in the *Zoning and Land Development Regulations Ordinance*, such as density bonuses, transfers of density, and mixed-use development provisions to promote diverse housing options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation, particularly in the Urban/Suburban Area.

H 4. Support existing communities and maintain existing housing stock.

H 5. Continue to enforce the County Building Code and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition.

H 6. Continue to encourage provision of housing that is affordable to all residents and meets the needs of the diversifying population (e.g., rental apartments, townhouses, duplexes, and first time home buyer initiatives).

H 7. Orangeburg County should be proactive in promoting housing that is affordable to all residents through incentives and removal of regulatory barriers.

H 8. Support the findings of local and regional housing studies and implement applicable strategies by adopting amendments to the *Zoning and Land Development Regulations Ordinance* and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.

H 9. Ensure that infill development preserves and enhances the character of surrounding existing communities.

Chapter 3.7 Transportation Element

3.7.1: Overview

Transportation is an important *Comprehensive Plan* Element because it provides the strategies tying the movement of people and goods with the strategies of economic development and land use. Because roads are capital facilities maintained in part by the County, they are linked to the strategies for capital facility improvements and the provision of adequate public facilities. The impact of new development on the roadways is often felt on a countywide level. As development in areas of the County intensifies, one of the first things longtime residents and new residents notice is an increase in traffic and traffic congestion. Furthermore, the general health, safety, and welfare of the citizens and visitors to Orangeburg County are strongly influenced by the road network's ability to handle capacity during emergency situations and other events when traffic volumes are increased.

A transportation system that offers a complete network of transportation choices, including, but not limited to, pedestrian and bicycle facilities as well as public transportation options, is key to developing a sustainable community. The provision of transportation in the County should reflect the unique characteristics of the landscape and adhere to the character outlined in the development quality strategies of the *Comprehensive Plan*. Safe and adequate transportation options should maintain and enhance the rural character throughout the County.

Transportation systems are not confined solely to roads. In Orangeburg County, the transportation system includes: air, public transportation, local roads, collector roads, arterial roads, and highways. The economy of the County and region is dependent upon the viability and success of the transportation system. Therefore, a key strategy in this Element is to support the system and ensure that it is balanced with land use recommendations.

Purpose and Intent

The purpose of the Transportation Element of the Comprehensive Plan is to: present information and strategies that respect the scenic beauty, community character, natural resources, and cultural heritage of Orangeburg County in the provision and use of any transportation system; consider the impacts of proposed new development in the existing transportation systems during review of proposed developments; improve efficiency of the existing and planned transportation system by managing its supply and demand; encourage the provision of safe, convenient pedestrian and bicycle systems; encourage public transit options in the County; promote intermodal transportation systems such as park and ride, pedestrian and bike ways, and commuter rail; and support and improve the existing emergency and transportation planning policies.

3.7.2: Background and Inventory of Existing Conditions

The County's primary function in relationship to transportation is through improvements of roadways and drainage. In Orangeburg County, transportation planning is a combined effort of the County, adjacent counties and municipalities, the South Carolina Department of Transportation (SCDOT), and the Lower Savannah Council of Governments (LSCOG), which is the rural transportation planning organization for the region as designated by the SCDOT.

Public transportation is provided by the Santee Wateree Regional Transit Authority, who operates the Cross County Connection system, and the LSCOG Rural Transportation Management Agency (RTMA). Together, these agencies analyze the short and long-range transportation needs of the region and offer a public forum for transportation decision making. The LSCOG prepares a five year plan which is included in the SCDOT Statewide Transportation Improvement Program (STIP).

South Carolina Department of Transportation

The SCDOT is responsible for transportation planning for federal and state highways. Its focus is on providing statewide regional networks of transportation. Plans from SCDOT allocate federal and state funds toward projects. The SCDOT Commission determines the funding priorities for the federal-aid program following each new federal highway bill and annual appropriations act which includes the funding level allocated to the LSCOG for rural transportation planning functions. Since the mid-1990s, the allocation between urban and rural federal-aid funds for MPOs and COGs, called Guidesshare, has been based on study area population.

There are many ongoing planning efforts associated with the LSCOG that focuses on rural regional transportation improvements. Three primary documents encompasses the regional transportation efforts:

1. The *Rural Planning Work Program* (RPWP) lists the transportation tasks to be performed by the LSCOG planning staff on an annual basis
2. The *Long-Range Transportation Plan* (LRTP) is used as a guide for region plans to invest in the transportation system over a 25 year period. The plan includes environmental, social, and intermodal considerations. The vision of the LRTP is guided by estimated available financial resources. The LRTP was adopted in 2005 and must be updated every five years to reflect changing conditions. The plan was most recently updated in 2015.
3. The *Transportation Improvement Program* (TIP) is a short-range five year capital improvement program prioritizing projects for federal funding. The current program spans from fiscal years 2017-2022. A project must have available funding and be included in the LRTP to be included in the TIP.

A map of the existing LSCOG Guideshare projects is included in this Transportation Element of the Comprehensive Plan.

Functional Class Definitions

Interstates: Roadways that serve high-speed and high volume regional traffic. Access to a Freeway is limited to grade separated interchanges with mainline traffic signals (e.g., I-26, I-95).

Principal Arterials: Roadways that serve high-volume traffic over long distances. Access is highly controlled with a limited number of intersections, medians with infrequent openings, and no direct parcel access. Adjacent land uses are served by other network roadways, service roads and inter-parcel connections (e.g., US 301/601, US 178, US 21, US 321).

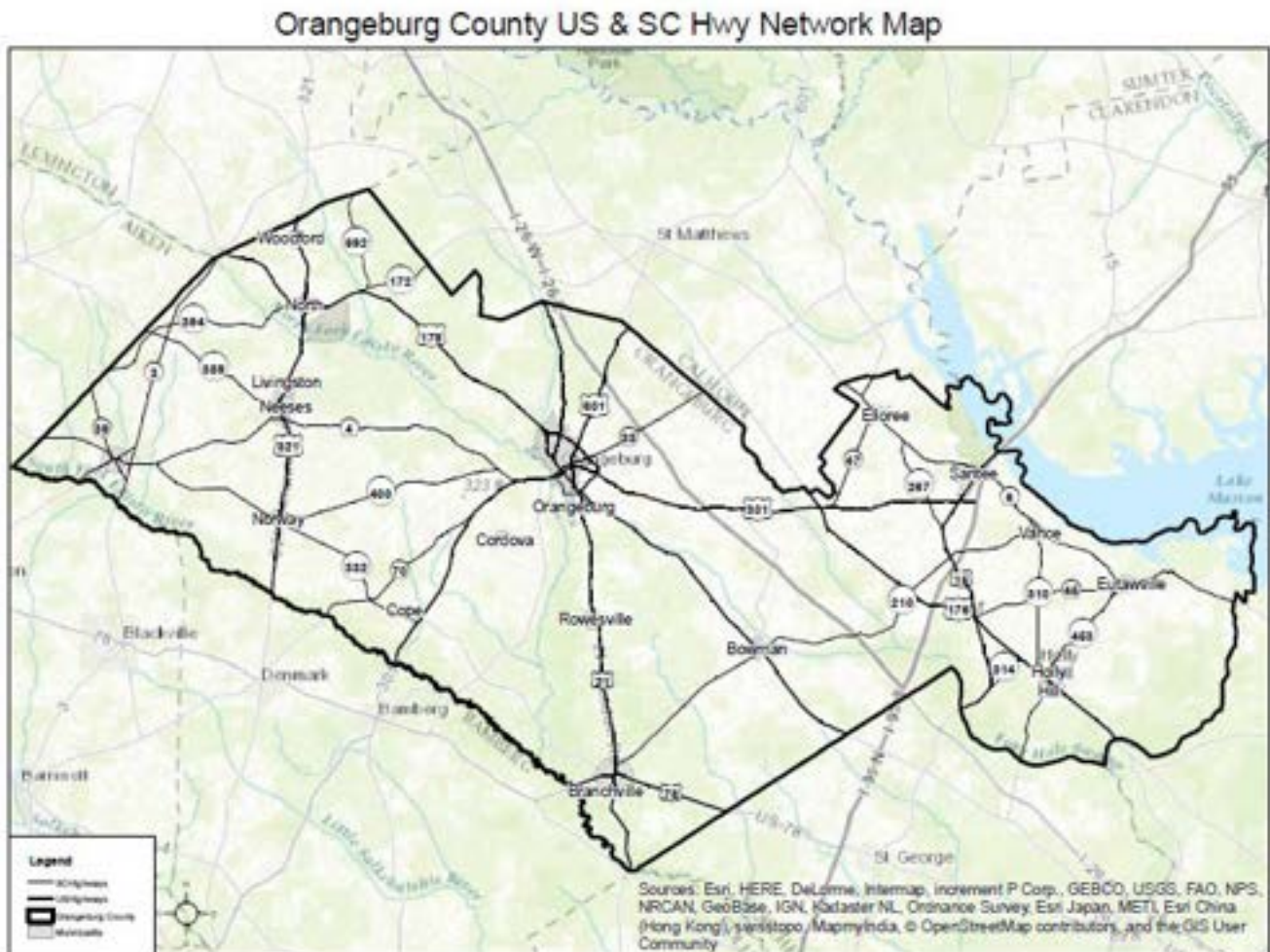
Minor Arterials: Roadways that serve high-volume traffic over medium distances. Access is restricted through prescribed distances between intersections, use of medians, and no or limited direct parcel access (e.g., SC 3, SC 4, SC 6).

Collectors: Roadways that serve as links between local access facilities and arterial facilities over medium to long distances, outside of or adjacent to subdivision developments. Collectors are managed to maximize the safe operation of through-movements and to distribute traffic to local access.

Locals: Roadways that provide direct parcel access and deliver parcel generated trips to the collector network; neighborhood streets.

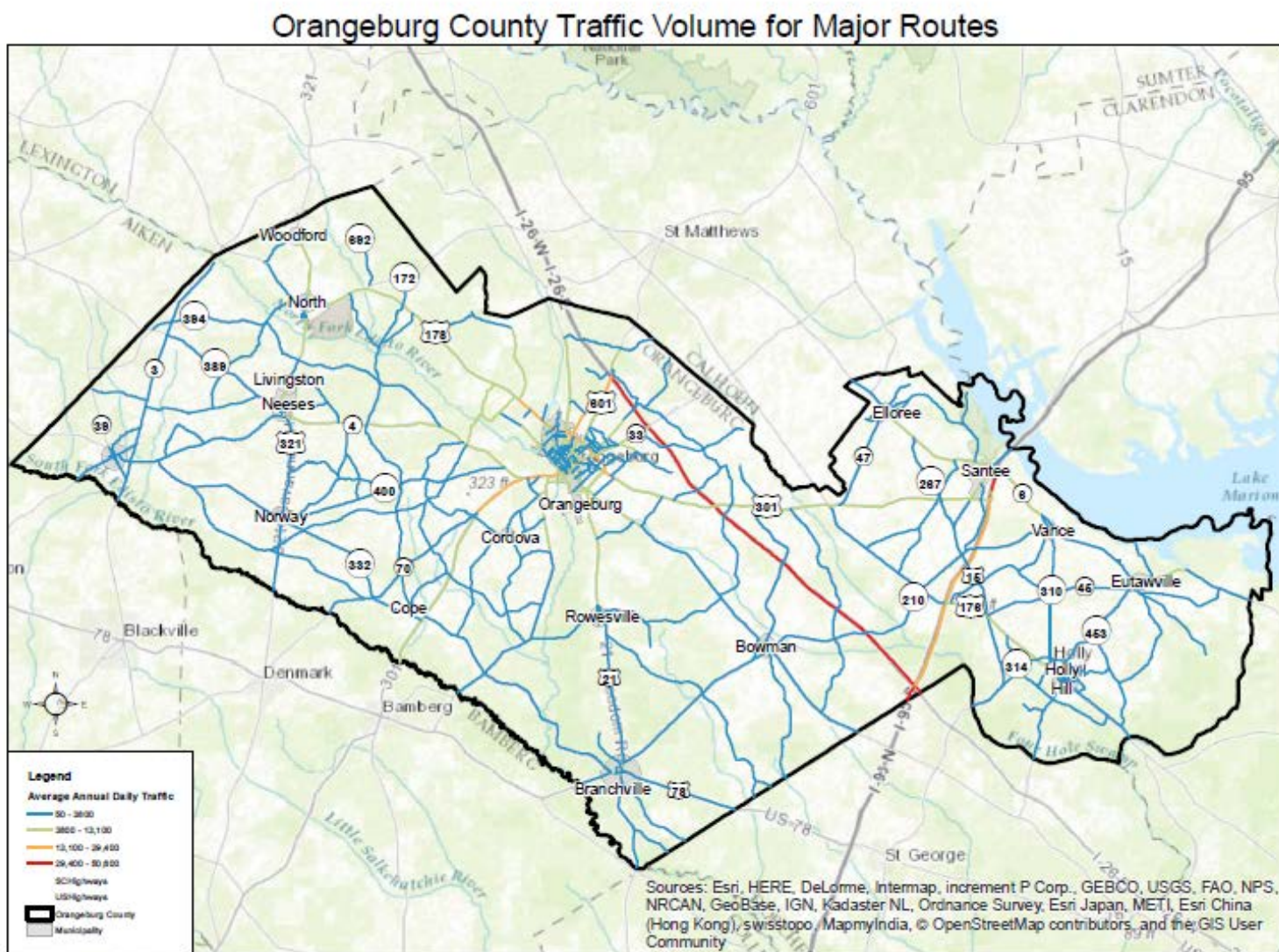
The primary means of transportation in the County is the automobile, which requires a reliable road network. The County has an extensive network of county, state and federal roads, as well as two (2) interstates (I-26 (E-W) and I-95 (N-S)) that pass through the County, and intersect approximately 15 miles southeast of the City of Orangeburg. Additionally, Orangeburg County is within a 45 minute drive to I-77 and I-20- near Columbia. There are seven (7) major U.S. highways and 18 State highways, which are reflected in Map 3.7.1: US and SC Highway Network on the following page.

Map 3.7.1: US and SC Highway Network



Traffic volumes are used to measure how much traffic or congestion there is in a particular section of the road network. Traffic volumes are measured in Average Daily Trips (ADTs). The map below reflects the traffic volumes for the major US and SC routes in Orangeburg County. The ADTs are provided by SCDOT and include 2014 most recent available data.

Map 3.7.2: Traffic Volumes



Traffic volumes are useful when planning for future growth and development, particularly to developers in the retail sector, in determining future retail locations. Traffic volumes, current and future land use patterns, as well as other factors are a critical component to analyze the need for improvements to the existing road system and for new roads. The relationship between transportation and land use is significantly influenced by local population. Population growth in areas where current transportation infrastructure is inadequate adds significantly to travel times. Alleviating potential traffic woes requires identifying existing traffic problem areas, while looking at future population projections and identifying potential long range road improvement projects.

The Level of Service (LOS) is one factor used to determine the need for road improvements. The LOS ranges from A to F depending on the particular road and traffic counts. A LOS A signifies that desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences. A LOS F means that traffic flows in a stop and go fashion because of capacity inadequacies. This measure is typical within densely developed urban areas along freeways. A LOS E signifies the road is operating at maximum capacity and that traffic flows at about 30 mph. When this condition occurs there are a number of alternatives:

- widen the road to carry more traffic;
- build other new roads to better distribute traffic in the area;
- discourage increasing per capita automobile travel while encouraging the use of transit or carpooling (historically not feasible or successful in rural areas);
- promoting and facilitating bicycling and walking as a viable means of transportation; or
- a combination of the above.

LEVEL OF SERVICE

Highway traffic congestion is expressed in terms of Level of Service (LOS) as defined by the Highway Capacity Manual (HCM). LOS is a letter code ranging from "A" for excellent conditions to "F" for failure conditions. The conditions defining the LOS for roadways are summarized as follows:

	LOS A Represents the best operating conditions and is considered free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.		LOS D Represents traffic operations approaching unstable flow with high passing demand and passing capacity near zero, characterized by drivers being severely restricted in maneuverability.
	LOS B Represents reasonably free-flowing conditions but with some influence by others.		LOS E Represents unstable flow near capacity. LOS E often changes to LOS F very quickly because of disturbances (road conditions, accidents, etc.) in traffic flow.
	LOS C Represents a constrained constant flow below speed limits, with additional attention required by the drivers to maintain safe operations. Comfort and convenience levels of the driver decline noticeably.		LOS F Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity, characterized by stop-and-go waves, poor travel time, low comfort and convenience, and increased accident exposure.

Source: Dorchester County Comprehensive Plan

Based on the traffic volumes for the major routes throughout Orangeburg County, the Level of Service (LOS) for the principal arterial transportation system is LOS A to C, which is a range from a completely free-flow condition to experiences of moderate congestion and delays. The stretch of I-26 from US 601 to the I-95 intersection is considered a LOS C to E, as well as a small section of I-95 near Santee.

Public Transportation/Transit

The Cross County Connection is the transportation provider for the residents of Orangeburg and Calhoun Counties. The CCC provides a downtown circulator route in the City of Orangeburg, a campus loop serving Claflin and SC State campuses, a St. Matthews connector serving downtown St. Matthews, and connecting with the downtown circulator in the City of Orangeburg, and a paratransit service throughout Orangeburg County.



Source: The T&D

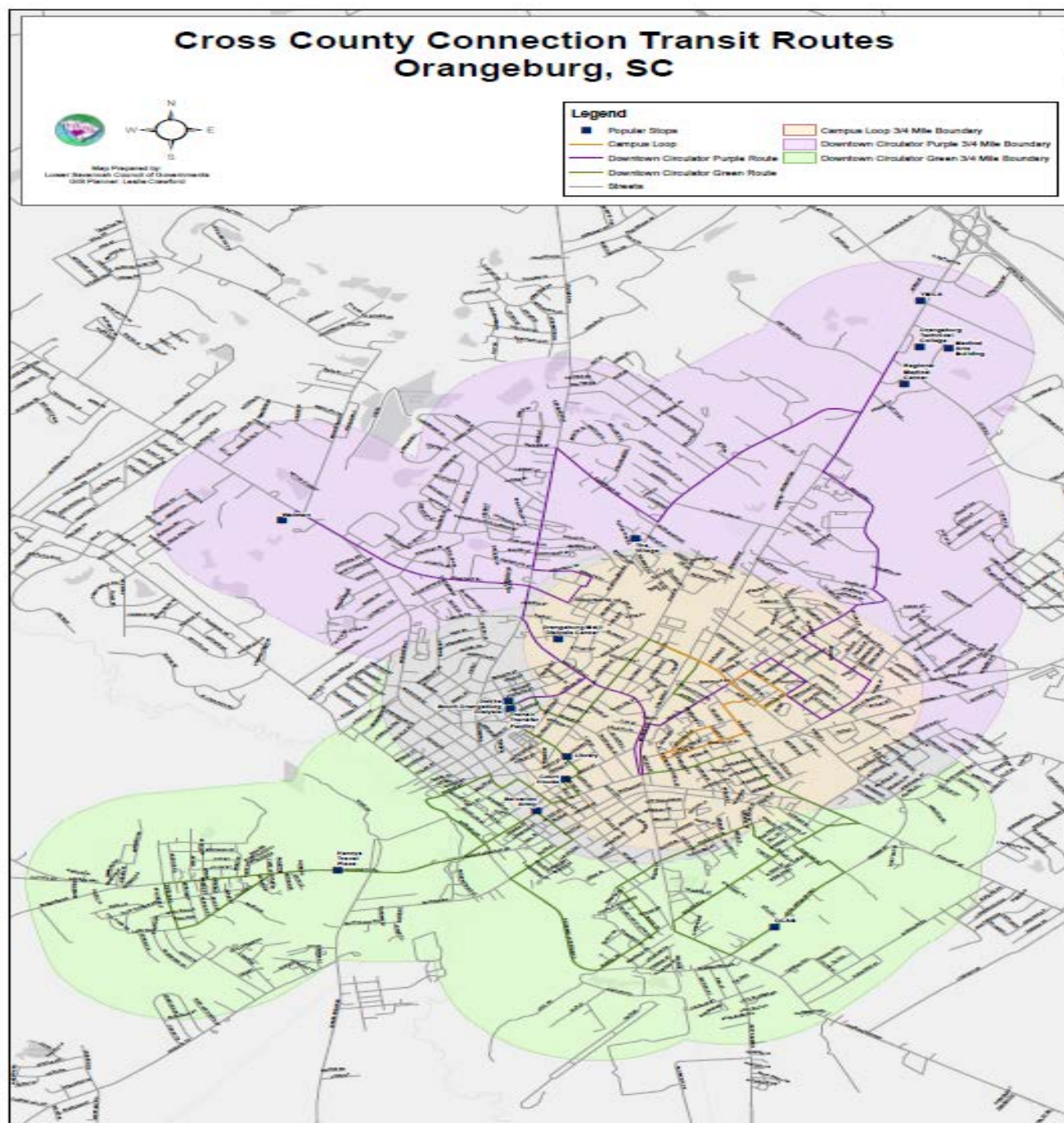
The Orangeburg County Transit Facility is a two-story, 8,300 SF multi-modal transit facility that serves as the hub for the Cross County Connection public transit system. The facility is a state-of-the-art building that includes ticket sales, office space, conference room, passenger wait areas, drivers lounge, retail space and storage. The center is equipped with internet, wi-fi and television for waiting passengers.



Source: ADC

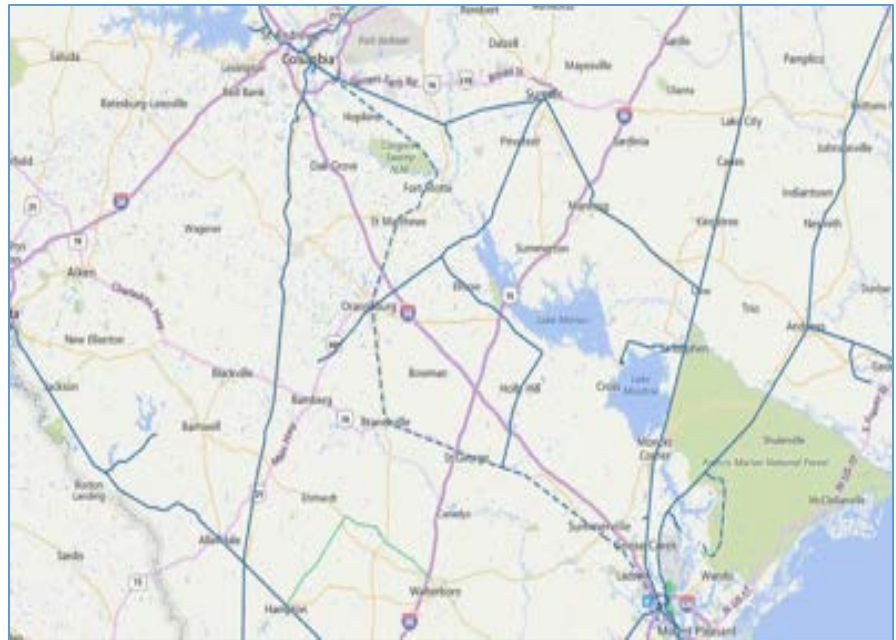
A map of the three transit service routes is shown below, and reflects a $\frac{3}{4}$ mile service area boundary.

Map 3.7.3: Transit Service Routes



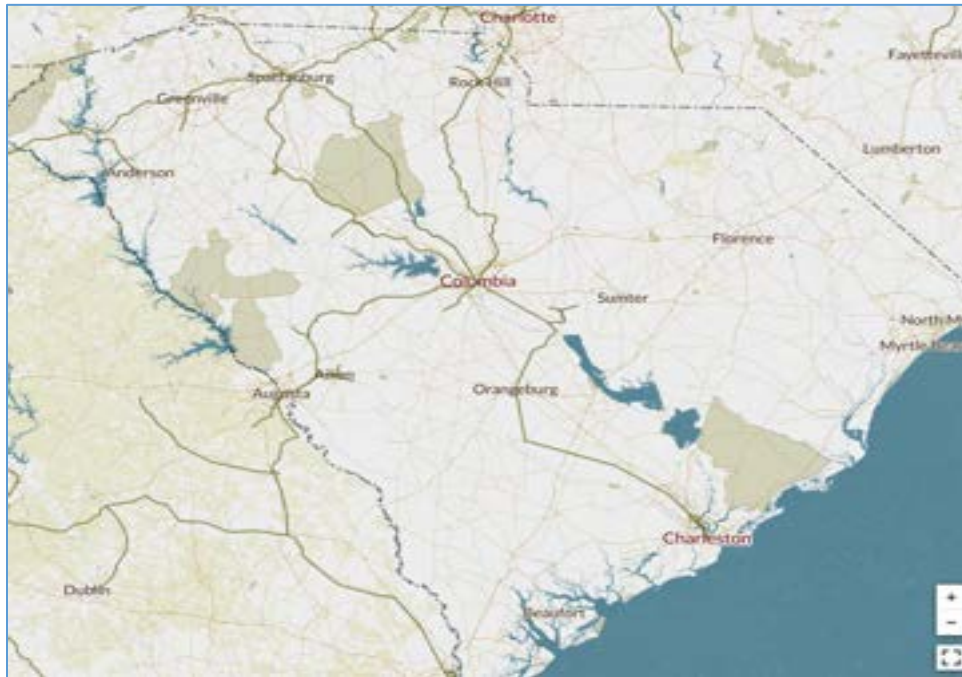
Rail Access

Orangeburg County is one of the few counties in the state and the Southeastern U.S. that has access to rail lines from two different rail carriers. Both Norfolk-Southern and CSX, the two major rail companies in the Eastern U.S., operate lines through Orangeburg County. Many of Orangeburg County's industrial sites have access to rail.



CSX Rail System

Norfolk Southern has a 2-day delivery rail service between the Port of Charleston and Charlotte, NC. The service operates 5-days per week and connects Charleston and Charlotte using existing



dedicated intermodal trains with a switch in Spartanburg, SC traveling through Orangeburg, SC. This is a major advantage for industries in the vicinity of the Global Logistics Triangle (I-26, US 301, I-95).

Norfolk Southern Rail Service in SC

Rail Passenger Service

As is the case throughout most rural portions of the U.S., rail passenger service is no longer available in most of the region. The closest rail passenger service availability is provided by Amtrak Silver Star Passenger trains, located in Denmark, SC. Passenger rail service is also available in downtown Columbia, SC with routes running along the east coast from New York to Miami, plus connectors to western destinations.

South Carolina is currently served by eight Amtrak daily trains running in north bound and south bound over three routes, all of which connect the South with the Northeast. These routes operate on lines owned by freight railroads (one NS and two CSX). Amtrak's South Carolina service consists of the following four daily services. Each service offers one round trip daily with multiple stops in South Carolina:

- Silver Star – New York/Tampa/Miami via Columbia
- Silver Meteor – New York/Miami via Charleston
- Palmetto – New York/Savannah via Charleston
- Crescent – New York/New Orleans via Greenville

There are currently no commuter rail services operating in the state.

Airports

Major commercial air transportation service is available near Columbia, approximately 40 miles to the northwest, or Charleston approximately 70 miles to the southeast. The two municipal airports serving the County are located in Orangeburg and Holly Hill. The Orangeburg Municipal Airport (OGB), is owned and operated by the City of Orangeburg and is located two miles south of downtown Orangeburg off of Highway 21 by-pass (Joe Jefford's Highway) at 1811 Airport Road. The airport is the home base to a number of corporate and private aircraft. Two runways, 5,400 ft. and 4,600 ft. serve both piston and jet aircraft.

There is an approach lighting system (ODALS), an airport beacon, medium intensity lightning, and a capacity for VOR and NDB non-precision instrument approach. The airport is attended and open daily from 8 am until dark. The Holly Hill airport (515) is located approximately 2 miles from Holly Hill and is owned by that town. It has a paved turf runway, low-intensity runway lights and a tie-down storage area. There are also privately owned landing areas in the County, as well as a U.S. Air Force base near the Town of North.

Sea Ports

The Port of Charleston is the nearest seaport to Orangeburg County, and is located approximately 60 miles southeast of the county. The Port of Charleston is the busiest container port along the Southeast and Gulf coasts, and ranks fourth nationwide. Access to the port includes both highway, via Interstate 26, and rail via either Norfolk-Southern lines or CSX.

The Port of Savannah is the second largest on the East and Gulf Coasts, serving as a major distribution hub to and from a 26-state region, and is also within close proximity to the county.

Biking/Walking

Provisions should be considered for biking and walking, which are alternative modes of transportation. Infrastructure to accommodate both modes could include additional sidewalks, bike lanes, wider shoulders, trails, pedestrian crosswalks with ADA compliant ramps and tactile pads, signage etc. A multimodal approach to transportation planning is crucial in reaching the needs of all users of the transportation system. Biking and walking may be the only option for some citizens of the county, and it is imperative that the county be mindful of the many opportunities to address this alternative transportation need.

There are currently 11 corridor improvement projects programmed through LSCOG Rural Transportation Guides share program that addresses bicycle and pedestrian enhancements throughout Orangeburg County. Recommendations for improvements include four (4) to six (6) foot paved shoulders along the identified routes, as well as operational improvements. These recommendations are documented in the *LSCOG Regional Bicycle and Pedestrian Plan*.

Trails

The Palmetto Trail is a 500 mile, cross-state hiking and bicycling path that traverses along lakes, across mountain ridges, through forests, into towns and across swamps. There are three passages of the Palmetto Trail that cross through Orangeburg County. Below is a map of the entire trail through the State.



Source: *Palmetto Conservation.org*

The Edisto Explorer is a 14 mile bicycle route that passes by some of the most scenic sections of the North Fork Edisto River in Orangeburg County. You will also see Mill Branch Creek, J. W. Smoaks Pond, Caw Caw Swamp, and Hess Branch.

The Santee Shuffle is a 22.8 mile bicycle route. This route begins in the town of Elloree, SC. You will then pass by farms, swamps, woodlands, and upscale residential areas as you approach Santee

State Park. After leaving the park, you will see some more residential areas and a golf course as you approach the town of Santee.

Other Transportation Initiatives

The SCDOT “C” Program is a partnership between SCDOT and the forty-six counties of South Carolina to fund improvements on state roads, county roads, city streets and other local transportation projects. The “C” funds are derived from 2.66 cents per gallon of the state gasoline tax. These funds are distributed to each of the 46 counties based on a three-part formula. The formula allocates one third of the “C” funds based on the ratio of the land area of the county to the land area of the state, one third based on the ratio of the county population to the state population and one third based on the rural road mileage in the county to the rural road mileage in the state. By law, each county is responsible for establishing a County Transportation Committee (CTC) appointed by the County's Legislative Delegation. The number of members on the committee can vary from county to county. The CTC is entrusted with the authority to select and approve projects to be funded utilizing “C” funds.

The Orangeburg County “C” Program apportionment of funds for Fiscal Year 2015-2016 was \$2.272M. This amount is based on the following:

County	Area		Population		Rural Roads		Apportionment	
	<i>Sq. Mi</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Miles</i>	<i>Percent</i>	<i>Percent</i>	<i>Amount</i>
Orangeburg	1,106	3.67	92,501	2.00	2,618	3.89	3.19	2,272,100

Source: SCDOT

The total amount of “C” funds for the State of SC was \$71.3M.

Table 3.7.1: Orangeburg County C-Fund Projects

Location	Distance	Phase	Status
Wactor Dr.	.70 mi	Contracted to R&T Grading, Inc.	Complete
Comet. Ct.	.32 mi	Contracted to R&T Grading, Inc.	Complete
Stardust Ln.	.40 mi	Contracted to R&T Grading, Inc.	Complete
Montgomery Dr.	.30 mi	Contracted to R&T Grading, Inc.	Complete
Waikiki Dr.	.30 mi	Contracted to R&T Grading, Inc.	Complete
Gaines Ct.	.30 mi	Contracted to R&T Grading, Inc.	Complete
Hi-Ridge Rd.	.40 mi	Contracted to R&T Grading, Inc.	Complete
Brock Dr.	.20 mi	Contracted to R&T Grading, Inc.	Complete
Acacia Ln.	.24 mi	Contracted to R&T Grading, Inc.	Complete
Millwood Farm Rd.	.66 mi	Unsolved R/W issue	
Iva Rd.	1.20 mi	Contracted to R&T Grading, Inc.	Complete
Waters Ferry Rd.	1.90 mi	Contracted to R&T Grading, Inc.	Complete
Mannlicher Dr.	.23 mi	Contracted to R&T Grading, Inc.	Complete
Lancelot Dr.	.22 mi	Contracted to R&T Grading, Inc.	Complete

Erika Ln.	.23 mi	Completed by OCPW	Complete
Ackerly Rd.	.70 mi	R/W Acquisition underway	Ongoing
Farnum Rd.	1.00 mi	Completed by OCPW	Complete
Archie Rd.	.20 mi	R/W Acquisition underway	Ongoing
Creek Mill Rd.	1.47 mi	R/W Acquisition underway	Ongoing
Lanier Rd.	.95 mi	R/W Acquisition underway	Ongoing
Bethel Forest Rd.	.80 mi	R/W Acquisition underway	Ongoing
Saddle Ridge Rd.	.50 mi	R/W Acquisition underway	Ongoing
Cobb & Thorndyke Rds.	.50 mi	Added to R&T Contract	Under Construction
Northwoods Dr.	.30 mi		Awaiting Construction
Odell Dr.	.30 mi	Programmed 10/15/15	R/W Acquired
Darlene Dr.	.30 mi	Programmed 10/15/15	
Pine St.	.20 mi	Programmed 1/21/16	
Elm St.	.08 mi	Programmed 1/21/16	
Gable Dr.	.70 mi	Programmed 1/21/16	

Complete Streets

For the last fifty years, the prime consideration in road design and construction has been the automobile. This has led to a road system that is unsafe if not unusable for walking and cycling and is automobile dependent for transportation to work, food, shops, and any other destination. Retail and commercial development is often accessible only by automobile along roads that have the heaviest traffic. Potential shoppers are left with fewer choices but to fill up the tank and drive. Complete streets is a different way to think about designing, building, and using our streets. Instead of a single user – the automobile – complete streets are designed to accommodate all users: pedestrians, bicyclist, transit, and the automobile. Complete streets make for livable, walkable, healthy communities.

The South Carolina Department of Transportation (SCDOT) supports the complete streets concept. In February 2003, the SCDOT Commission approved a resolution affirming that bicycling and walking accommodations should be a routine part of the Department's planning, design, construction and operating activities, and will be included in the everyday operations of its transportation system.

Thirteen (13) South Carolina cities and towns and four (4) South Carolina counties have adopted complete streets resolutions and/or regulations.

Safe Routes to School

South Carolina is the only state in which the State Department of Education owns, operates, and maintains the fleet of school buses that service all South Carolina public schools. This bus service is not required to provide pick-up and drop-off within a 1.5 mile radius of schools. For students living

within this 1.5 radius who walk and bike to school with non-existent or inadequate facilities such as sidewalks and bike lanes, getting to school can be unsafe.

Safe Routes to School (SRTS) is a growing movement across the US that brings together parents, schools, and community leaders to encourage students, including those with disabilities, to walk and bike to school. SRTS activities and resources focus on improving walking and biking conditions around schools while building healthy habits and safety skills.

The SCDOT created the Safe Routes to School Resource Center in the fall of 2010 to help schools, school districts, and communities throughout South Carolina to build and sustain SRTS programs. Partners of the Resource Center receive technical assistance and program support at no cost. Individualized plans are developed for each participating school. Currently six (6) Orangeburg County schools participate in the SRTS program: Dover Elementary and North Middle School in North; and Marshall Elementary, Mellichamp Elementary, Whitaker Elementary, and Robert E. Howard Middle School in Orangeburg.

LSCOG Guideshare Projects

Included on the following pages are all the programmed Guideshare projects for Orangeburg County and associated maps for the 2017-2022 STIP years.

Map 3.7.4: Operational Improvements: Orangeburg



Operational improvements include shoulder enhancements along identified corridors. The recommendations include four (4) to six (6) foot paved shoulders, intersection improvements at identified areas, striping, signage, etc. Map 3.7.4 above reflects those operational improvements in and around the City of Orangeburg.

Map 3.7.5: Operational Improvements: Branchville



Map 3.7.5 above reflects the operational improvement projects for the Town of Branchville and surrounding area. Additional Guidesshare projects in Orangeburg County include four (4) intersection improvements and an interchange improvement.

Intersection Improvement Projects:

- US 301 (Five Chop Rd) at SC 267 (Tee Vee Rd) – Safety improvements
- SC 210 (Bowman Branch Hwy) at S-80 (Cattle Creek Rd)
- US 301 (John C. Calhoun Dr) at SC 33 (Russell St) – Geometric improvements
- US 601 at S-1099 (Magnolia St/Zan St)

Interchange Improvement Project:

- I-95/ US 301 and SC 6 Connector – US 301 extension and interchange improvement

3.7.3: Transportation Element Goal

A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.

Transportation Element Needs

Transportation Element needs include, but are not limited to, the following;

- Tying transportation with the strategies of housing, economic development, and land use;
- Encouraging transportation options such as public transit and pedestrian and bicycle systems;
- Improving the efficiency of the existing and planned transportation system, with particular attention to connectivity and emergency planning; and
- Ensuring that transportation planning is a coordinated effort of all jurisdictions.

3.7.4: Transportation Element Strategies and Time Frames

The County should undertake the following action strategies to support the transportation Goal and the Vision for this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

T 1. Continue open communication efforts between the SCDOT District Maintenance Office and County Administration. Request notification from the District Office when improvements are planned (e.g. tree trimming, repaving, etc.).

T 2. Support and promote the continued efforts of public transportation services.

T 3. Take an integrated land use/transportation planning approach when new developments locate in the County, and design so as to not create pressure on the existing roadway system.

T 4. Support a multimodal approach when planning for improvements to the transportation network in the County.

Chapter 3.8 Priority Investment Element

3.8.1: Overview

In 2007, the *South Carolina Priority Investment Act* (PIA) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for interjurisdictional coordination. The Act requires two new elements be included in Comprehensive Plans, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require counties: (1) to analyze regulatory barriers that may impede the provision of affordable housing; and (2) to utilize market-based incentives to encourage development of affordable housing. The primary intent of the *Priority Investment Act* is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies. The significant challenge in meeting the requirements of The Act is the multi-jurisdictional nature of planning and public service provision in the County. As detailed throughout this Plan, many jurisdictions and agencies are involved in the provision of services and growth management in Orangeburg County. The multitude of service entities operating in the County requires extensive coordination.

Since its adoption in 2002, the Orangeburg County *Comprehensive Plan* has included an intergovernmental coordinative effort with the goal of promoting regional cooperation and coordination in areas of mutual concern for Orangeburg County, internal municipalities, and its neighbors. The approach to priority investment in Orangeburg County includes:

1. Strategies for ongoing coordination with adjacent jurisdictions, service providers, and other agencies;
2. Major implementation initiatives; and
3. An implementation toolbox.

The major initiatives for implementing this Plan prioritize the actions the County will take in an effort to coordinate land use, transportation, community facilities, and economic development. The primary components of these initiatives include the development of a Capital Improvements Plan and the coordinated provision of public services and facilities. The Priority Investment, Implementation, and Coordination Element will be an ongoing annual endeavor directed by County Council with adequate resources. As resources permit, the implementation should include a work program for land planning/growth management projects with a focus on coordinating with appropriate agencies and departments, strategies to consolidate services where appropriate, and maintenance strategies for County-provided services that protect the general health, safety, and welfare of the public such as 9-1-1 dispatch, EMS, fire, sheriff, drainage, stormwater, roads, and mosquito abatement.

Purpose and Intent

The Priority Investment Element prioritizes the implementation actions for the County over the next ten years through strategies, implementation initiatives and an implementation toolbox. This Element provides guidance for implementation of strategies contained in the other Plan Elements by analyzing the potential federal, state, and local funds available for public infrastructure and facilities during the next ten years and prioritizing projects recommended for that funding. The strategies and implementation measures contained in this element: identify service providers, organizations and municipalities with which the County should coordinate provision of services; reference elements of this Plan which identify locations for improvements to public facilities; support the prioritization of County funds; lay groundwork for intergovernmental coordination; and provide the implementation tools to accomplish the strategies of the Plan elements.

3.8.2: Background and Inventory of Existing Conditions

The elements of this *Comprehensive Plan* identify where and how growth in Orangeburg County should take place over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment Element. The County intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

The Orangeburg County General Fund;

The County Transportation “C” funds Program;

The Capital Sales Penny Tax;

The Orangeburg County Grants Administration (Community Development Block Grants, PARD, SCDOT, USDA, etc);

The HOME Program; and

The LSCOG Rural Guidesshare Program

The strategies and implementation measures contained in this element are intended to work in concert with and support current County initiatives to ensure that these efforts continue in the future. Summaries of the main focuses of the other Plan elements are listed below.

1. Population Element

Identifies demographic trends to help guide policy decisions that will meet the needs of current and future residents.

2. Economic Development Element

Includes strategies to balance business and employment growth with population growth.

3. Natural Resources Element and Cultural Resources Element

Focuses on strategies to preserve, protect, and enhance the County's significant natural and cultural resources that contribute to the quality of life of its residents.

4. Housing Element

Includes strategies to ensure a sufficient supply of diverse, safe, and affordable housing types.

5. Transportation Element

Identifies the locations and types of improvements planned for the County's transportation systems for the next 20 years. The Transportation Element also references the *Transportation Improvement Plan* (TIP) completed by the LSCOG, and the County Transportation Committee (CTC) which coordinates the recommended transportation improvements with the underlying land use recommendations carried forward in this Plan and provides recommendations for allocation of state and federal funding as well as the local Half Cent Sales Tax Program.

6. Community Facilities Element

Focuses on strategies to balance land use planning with the availability of public facilities and services.

7. Land Use Element

Contains specific recommendations on the location, type, form, and intensity of growth which should occur in the County and coordinates these recommendations with the Urban Growth Boundary which delineates the Urban/Suburban Area and the Rural Area of the County. The Land Use Element contains specific guidelines for each of these areas which reference the provision of services appropriate to maintain and enhance their respective character. The character of the Rural Area has been identified in this Plan as a unique and valuable resource in the County. There are limited public facilities and services in the Rural Area. Moreover, there is an expectation that any new development will not negatively impact the rural character and will contribute its fair share to the costs associated with growth, such as provision of public facilities and services. The Plan includes guidelines for preservation of agricultural and rural landscapes, and makes it clear that roads and services should be of a high quality while maintaining and enhancing the rural character. Strategies and implementation measures for the Rural Area focus on improvement of quality without significant expansion of capacity which may encourage more suburban style growth.

Conversely, the Vision for this Plan encourages intensification and infill within the Urban/Suburban Area of the County. This area of the County includes the highest levels of public facilities and services giving it the greatest potential to support future growth. The prioritization of investment in the Urban/Suburban Area should be focused on ensuring that the capacity of roads, water and sewer service, public safety services, open space and recreational areas, and other community facilities meet the needs of the existing population and that appropriate levels of service are planned for future residents.

2015 Capital Improvement Plan

An initial presentation of the CIP was given to Council on April 17, 2015. As mentioned previously, 16 properties were assessed and recommendations were developed. At the request of Administration, a second set of recommendations were developed to allow Council the opportunity for selecting options when proceeding forward with any planned projects. Final recommendations in the 2015 CIP have been prepared as Options A and B, and a master schedule was developed. The schedule has been prepared to provide general guidance, and will be expanded upon once Council makes decisions in proceeding ahead with the 2015 CIP.

A key recommendation that has been suggested is for the County to consider consolidating similar public facilities and services, for cost-effective reasons, into strategically placed campuses around Orangeburg. More thought into developing such “campuses” has been encouraged. Of the ten departments that were discussed in the Community Facilities Element, it may be feasible to consolidate those departments and operate out of five or six campus-like settings.

The following campus designations could be considered:

- Social Services Campus
- Judicial Complex
- Public Works Complex
- New Library Complex
- Administration Campus

The main thought behind the development of a “campus” setting is the consolidation of similar services into one location, making it convenient for the citizens while streamlining and improving efficiency in delivery of services by the County. At some point, all buildings reach the end of their useful life. Moving forward, it makes sense to consider providing services more efficiently in structures and settings which complement each other, allowing the citizens of Orangeburg County to easily take advantage of the government services afforded them.

On the following page is *Table 3.8.1: Orangeburg County Capital Improvement Projects*, which were approved October 2016. The special one percent sales and use tax is for not more than seven years, and will end April 2025. There are 125 projects with an amount not to exceed \$74,261,000.

Orangeburg County, South Carolina: Comprehensive Plan – 2018

Municipality:		District:		County
Bowman	Branchville	1	2	
\$300K WSTP Improvements	\$403K Town Buildings Improvements	\$840,080 Water Line Improvements	\$500K Bowman Sewer Improvements	\$10M Const./Renov of County Facilities: Library, DSS Bldg, Admin Center, Courthouse, Agricultural Bldg, Health Department, EMS Substations, Infrast Imprv., Ellis Ave Facilities
\$240,422 Town Hall Improvements	\$50K Sports Complex Improvements	\$500K Eastern End Industrial Park	\$1.5M Santee Rec Complex Improvements	
\$30K Downtown Revitalization	\$50K Playground/Park Improvements	\$500K Gateway Improvements	\$250K Water Line Improvements/Extensions	
	\$100K W/S Improvements	\$1.5M Santee Recreational Center	\$75K Recreational Improvements	
Cope	Cordova	\$100K Vance Senior Rec Center	\$500K Eastern End Industrial Park	\$710,880 SC Admin Fee
	\$89,084 Parking Lot Construction and Improvements to include Clock Tower and Lighting	\$100K Boat Landing Rec Improv	\$510K Gateway Improvements	\$1,824,631 Project Management/Engineering
\$34,330 Walking Trail	\$10,250 Municipal Storage Facility	\$75K Vance Rec Improvements	\$100K Boat Landing Rec Improvements	\$6.5M Bond/Interest Expense
\$4,500 Military Monument Improv.		\$75K Eutawville Rec Improvements	\$450K Santee Waterpark Rec Improvements	
\$6,230 Playground Equipment		\$75K Holly Hill Rec Improvements	\$450K Broadband Infrastructure	
Elloree	Eutawville	\$75K Gilliard Community Park	\$175K Santee, Bowman, Elloree Rec Improv.	
\$200K Water System Improvements	\$50K W/S Improvements	\$400K Eastern Co Rec Improv.	\$1.185M Road Paving/Improvements	
\$190K Town Buildings Improvements	\$20K Community Center	\$1.7M Road Improvements	\$125K Elloree W/S Improvements	
\$17,930 Recreational Improvements	\$115,877 Amphitheater Property Purchase	\$80K HVAC Improvements for OCSD III		
Holly Hill	Livingston		\$100K Santee Fire Station Equipment/Improv	
\$600K Downtown Streetscape	\$40,274 Recreational Improvements		\$100K Wastewater Improvements	
\$21,701 Park Improvements	\$40,273 Town Buildings Improvements	3	4	
			\$500K Silver Springs Water, Fire Hydrant, Water Tank Improvements	
\$200K Construct Multipurpose Building at Holly Hill Complex		\$1.5M Cattle Creek Water Extensions		
\$470K W/S Improvements		\$150K Cordova/Canann Area and Snake Swamp Rd Water Extensions	\$2M Road Improvements	
Neeses	North	\$1.5M Cultural, ED, Infrastructure Improvements	\$800K Recreation Improvements	
\$8,254 Recreational Improvements	\$244K Well/ Water Improvements	\$2,268,881 Road Improvements	\$500K Bull Swamp Improvements	
	\$100,106 WWTP & Sewer System Upgrades	\$600K Recreational Improvements	\$1,218,881 Western Industrial Park Infrastructure Improvements	
\$180K Construction of Museum	\$100K Parks/Rec/Streetscape Improvements		\$500K Streetscape/LA Improvements	
\$10K Sidewalk Improvements			\$500K Paving/Parking Lot and Monuments Improvements	
\$10K Community Center Const.		5	6	
\$12K Street Improvements				
Norway	City of Orangeburg	\$4.6 Sewer Expansion	\$1.0M OC Tech Nursing Facility	
\$198,068 W/S Infrastructure	\$1.0M Library	\$780K Recreational Improvements	\$500K Const/Renov Urgent Care Center	
	\$1.0M Airport Improvements	\$100K Const/Renov County Museum	\$500K CREST in Lake Edisto Rd Area	
	\$600K City Owned Streets Improvements, including Pine Top Subdivision	\$200K Water Improvements	\$400K Soil and Water Conservation Society	
	\$400K Mirmow Field Improvements	\$100K OC Tech Nursing Facility	\$1.0M ED and Infrast Improv - Project Gateway	
	\$3.0M Railroad Corner and Downtown Development	\$200K Road Improvements	\$1.0M County Museum and Cultural Center	
	\$1.2M City Hall Expansion, Stevenson Auditorium Street Realignment and Construction		\$500K Boat Landings and Rec Improvements	
	\$571,949 Edisto Gardens Improvements and Riverfront Development		\$400K CREST improvements to North Challenge Center	
	\$200K North Road Recreational Complex		\$500K CREST Youth Athletic Facilities and Infrast	
	\$150K City Gym Parking		\$200K W/S Infrastructure/ SC State Univ	
	\$100K City Sidewalks		\$18,881 Sidewalk/Parking Improvements	
Rowesville	Santee	7		
		\$900K Community Wellness Center/ Claflin Univ Pub/Priv Partnership Improvements		
\$35,856 Recreation Improvements	\$566,225 Construction of Law Enforcement Complex	\$1.018M Const/Renov Urgent Care Center for TRMC		
\$62,748 Streetscape		\$400K Water Extensions		
\$80,677 Town Building Improvements				
Springfield	Vance	\$50K Water Extensions- Snake Swamp Rd		
\$60K Water System Improvements	\$99,934 Recreational Improvements	\$1.0M Const. County Museum		
\$40K WW System Improvements		\$370K Road/ditch drainage improv./ sidewalk improv.		
\$188,195 Town Hall Parking Improvements		\$580K Const. Memorial Park w/ Monument		
\$20K Recreational Improvements		\$750K SC State Univ HVAC Improv		
Woodford		\$475K Community Center		
\$39,003 Recreational Improvements		\$450K OC Tech Nursing Facility		
\$69,925 Town Buildings Improvements		\$25K OCAB Community Action Agency Building Improv		

Total Cost of ALL Projects: \$74,261,000

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3.8.3: Priority Investment Element Goals

Public infrastructure projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

Priority Investment Element Needs

Priority Investment Element needs include, but are not limited to, the following:

- Interjurisdictional coordination;
- Annual planning work program for implementation of this Plan;
- Capital Improvements Programming, Fiscal Impact Assessment, and funding options;
- Encouraging intensification and infill within the Urban/Suburban Area while maintaining the character of the Rural Area; and
- Responding to changes by authorizing alternatives to conventional land use and development patterns.

3.8.4: Priority Investment Element Strategies and Time Frames

The Priority Investment Element prioritizes the actions for the County over the next five to ten years. The strategies contained in this Element together with the implementation initiatives that follow, are intended to lay the groundwork to meet the goals of this Plan. All of the strategies contain elements of the implementation initiatives. Those initiatives are explained in detail following the strategies listed below. Some of the strategies come from other elements of this Plan to be carried forward through implementation actions described in this element. Other strategies are aimed at interjurisdictional coordination and cooperation, which is another implementation action the County will take to meet the goals of this *Comprehensive Plan*. Additional tools the County can use to carry out the strategies of this Plan are included in the implementation toolbox, which is located in the appendix to the *Comprehensive Plan*. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

PI 1. Prepare a Fiscal Impact Analysis to evaluate the cost of providing public services and infrastructure to serve new growth in the unincorporated County and across jurisdictions where the County is a major service provider.

PI 2. Prepare and update a five to ten year Capital Improvement Plan that includes funding options and coordinates with the Land Use, Community Facilities, and Transportation Elements of the *Comprehensive Plan*.

PI 3. Review and update the *Zoning and Land Development Regulations Ordinance* to ensure these regulations reflect the recommendations of the *Comprehensive Plan* elements including but not limited to infill development within the Urban Growth Boundary, rural preservation, development quality, resource protection, housing affordability, and economic development.

PI 4. Coordinate efforts to address specific planning issues involving Orangeburg County including, but not limited to:

- Consistent land use plans and architectural standards among adjacent jurisdictions;
- Consistent overlay zoning districts among adjacent jurisdictions;
- Provision of transportation alternatives among jurisdictions; and
- Implementing the goals and strategies contained in the LSCOG Regional Housing Needs Assessment.

PI 5. Seek agreements with water providers and agencies providing wastewater treatment that will:

- Establish service area limits in support of the regional land use pattern adopted in the Orangeburg County *Comprehensive Plan*; and
- Require that any wastewater treatment systems other than individual on-site systems in the Rural Area be approved by County Council as a *Comprehensive Plan* amendment.

PI 6. Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.

PI 7. Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.

PI 8. Continue regional coordination with Calhoun County, Clarendon County, Dorchester County, and other neighboring counties to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services, etc.

PI 9. Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Orangeburg County.

PI 10. Continue coordinating with SCDOT and LSCOG to enhance transportation planning in Orangeburg County, focused upon the following:

- Identification of roadway improvements in future updates of the *Five-Year Transportation Improvement Plan* (TIP) that support the development pattern in the Orangeburg County *Comprehensive Plan*;
- Long-term planning for state highways that supports the goals of the Orangeburg County *Comprehensive Plan*; and
- Design of state highways that supports the goals of the Orangeburg County *Comprehensive Plan*.

PI 11. Continue Emergency Planning coordination with surrounding counties, LSCOG and the South Carolina Emergency Management Division (SC EMD) to adequately plan for natural and man-made disasters.

PI 12. Provide for allowances in the Zoning and Land Development Regulations Ordinance for potential new energy and sustainability endeavors.

PI 13. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.

3.8.5: Implementation Initiatives

The following are the four Implementation Initiatives for the County to carry out some of the strategies recommended in this Plan. These specific work tasks should be reviewed annually and, based on available resources, the County Council should create an annual work plan for implementing the *Comprehensive Plan* through these initiatives. These recommendations include the general tasks to be completed and an overview of what would be required. The four initiatives are:

- A. Area Specific Strategic Planning;
- B. Capital Facility Program, Fiscal Impact Analysis, and Funding Options;
- C. Interjurisdictional Coordination; and
- D. Rural Preservation.

A. Area Specific Strategic Planning

The following tasks are a strategic component of a work plan to implement the *Comprehensive Plan*. The prioritization is detailed for each action. A Council directed work program for the Planning Department should be established annually based on available resources.

These tasks will help implement this Plan by coordinating land use with the provision of public facilities and transportation initiatives. Many of them will require intergovernmental coordination to ensure development is consistent across jurisdictional lines. They can also be used to further the land use, population, and housing goals of the County. Future planning efforts should be approached to affirmatively answer as many of the following questions as possible:

- Does the proposed plan encourage affordable and workforce housing?
- Does the proposed plan promote sustainable development practices?
- Does the proposed plan follow community form and quality standards?
- Does the proposed plan include mixed use centers?

B. Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options

A Capital Improvements Plan (CIP) is a five- to ten-year schedule of capital projects for public facilities including funding options which will be used to finance improvements. A strong CIP directs where development and redevelopment could be supported through infrastructure improvements. The types of public facilities in a CIP for Orangeburg County might include transportation, parks, public safety, and public buildings. A properly funded CIP is a fiscal business plan to meet the needs of the County. It takes stock of current levels of service for the included facilities, identifies deficiencies, and makes recommendations for needed improvements. To be successful, the CIP should take cues from the land use and development goals and strategies contained in this Plan that direct where and how growth should occur.

In addition to the creation of a CIP, the County should conduct a Fiscal Impact Analysis to determine the cost of providing services and infrastructure to new development. A Fiscal Impact Analysis evaluates the revenue and costs associated with new development either on a per unit basis or as a marginal increase to the County's overall operations. A Fiscal Impact Analysis can help the County in the preparation of a CIP by determining the costs of additional facilities to service housing and business growth. It will also allow the County to prepare funding to ensure high levels of service are maintained and keep pace with growth. Understanding the fiscal impact is the first step in ensuring that new growth will contribute its fair share to the costs with which it is associated. Funding options that may be used to fund capital improvements include:

- *Impact Fees* - a one-time fee based on the cost associated with providing capital improvements to new homes or businesses. This fee is a per unit exaction paid at the time property is developed or purchased.
- *Property Tax* - a tax collected by the County based on the appraised value of a real asset.
- *Capital Project Sales Tax* - a sales tax collected for the express purpose of funding capital projects.

In considering any funding option, the following items should be addressed:

1. Identify the needed capital improvement(s);
2. Identify the costs of the capital improvement(s); and
3. Identify funding support for the improvement(s).

Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, should have a financial mitigation plan.

C. Interjurisdictional Coordination

Due in part to the sheer size of the Orangeburg County region, coordination is necessary in order to have successful implementation of this Plan. Interjurisdictional coordination can be informal such as regular meetings between staff and open sharing of information, or formal, when an official contract, such as a Memorandum of Agreement, is enacted between jurisdictions. There are many topics in the *Comprehensive Plan* that would benefit from increased coordination including:

1. Coordinate County policy governing County services regarding developments that do not comply with the *Comprehensive Plan*, whether they are located in the unincorporated area of the County or within a municipality that relies on County services.
2. Continue to coordinate with adjacent jurisdictions to achieve consensus on local and regional issues and strategies in an effort to ensure long-term consistency and compatibility between County and municipal plans.
3. Consider increasing property tax incentives for lands used for bona fide agricultural and/or forestry and rehabilitated historic buildings as defined by State Law.

D. Rural Preservation

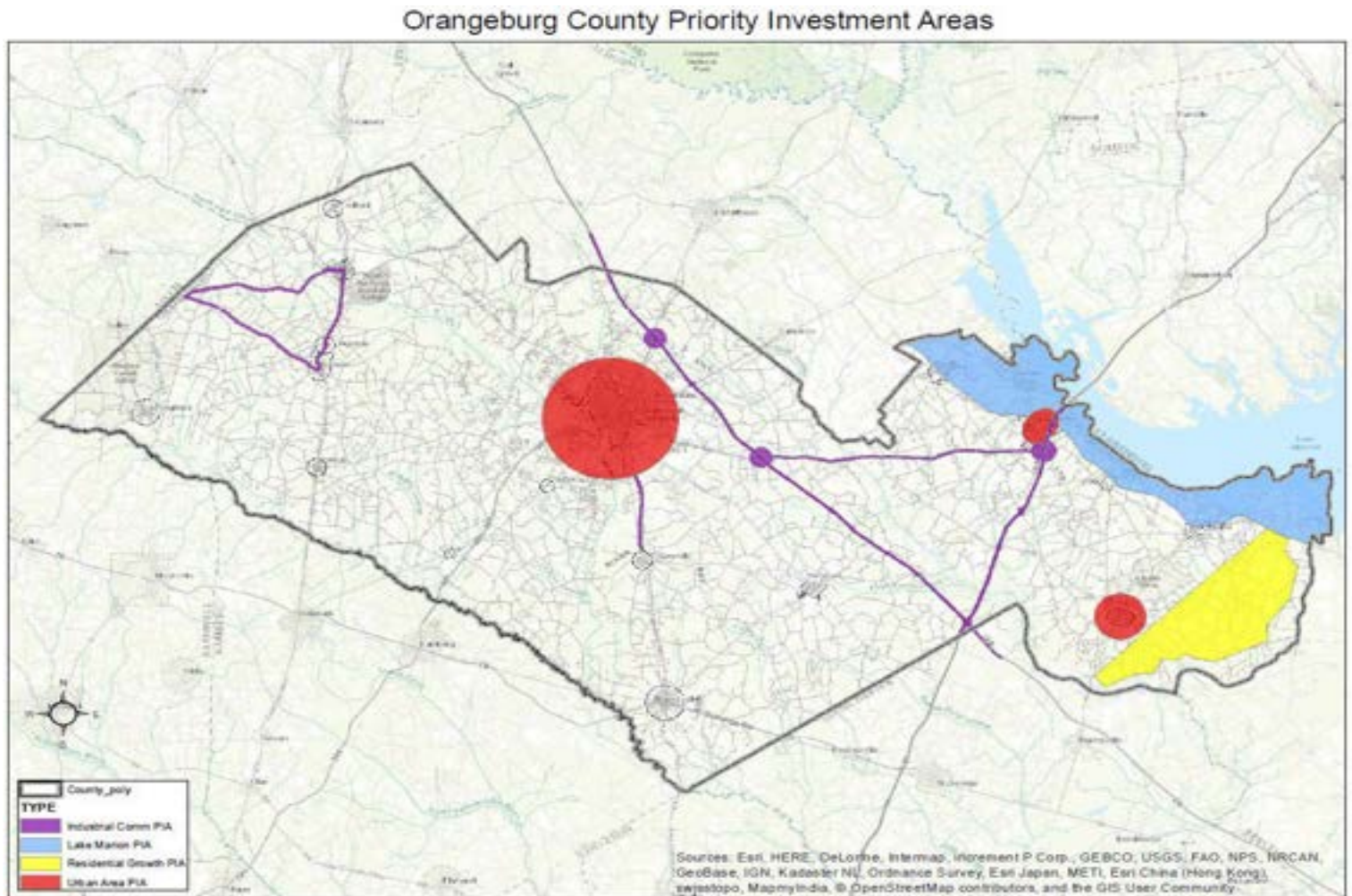
Preservation of the natural and cultivated rural character of the Midlands landscape is among one of the highest priorities of this Plan, particularly in regard to its contribution to the character and quality of life for residents of the County and region. The unique rural landscape and the historic properties and landmarks benefit the local economy through their contributions to production, tourism, and recreation. In order to effectively protect the rural area, the County should continue to undertake efforts to promote traditional rural uses, preserve natural resources, and maintain the Midlands landscapes. The County should institute programs to support the preservation of rural character. Efforts the County may explore include:

1. Development of a mutually agreed upon process and criteria, including interjurisdictional communication and justification regarding urban growth proposed changes.
2. Exploring ways, through zoning, to encourage and allow rural and agricultural businesses to prosper through farm and agricultural related activities. Such activities could include:
 - Expanding agriculture and agricultural uses in districts; and
 - Allowing niche farming, agri-tourism, and agri-tainment uses such as hay rides and corn mazes.
3. Exploring programs that promote local food production and consumption.

Priority Investment Areas

The Priority Investment Act (PIA) allows local governments to develop market-based incentives and reduce unnecessary housing regulatory requirements, and encourage development of traditional and non-traditional neighborhood designs and affordable housing in priority investment areas. Orangeburg County should consider addressing this aspect of the Act by designating priority development areas. These areas would indicate where growth should be concentrated, enabling a mix of housing types and costs, a variety of uses, bike and pedestrian friendly design, and the inclusion of open space. The map on the following page illustrates four main priority investment areas: Lake Marion PIA, Urban Area PIA, Residential Growth PIA, and Industrial/Commercial PIA.

Map 3.8.1: Orangeburg County Priority Investment Areas



Chapter 3.9 Land Use Element

3.9.1: Overview

The Land Use Element tells the history of land development in the County and presents recommendations and strategies to shape the future of the County. This element provides direction for both the intensity and quality of development and specifically addresses aspects of growth management intended to protect the valued rural character of the Midlands. Orangeburg County is a unique county in South Carolina with a vast array of high quality natural resources, a wide range of communities and neighborhoods, and a variety of land uses ranging from untouched natural habitats to highly developed urban centers. In some parts of the County, these divergent land uses are located in close proximity to one another, while in other areas more of a gradual change in the landscape exists as one moves outward from the urban center of the City of Orangeburg.

Updating and reviewing the County's *Comprehensive Plan* provides an opportunity to not only address the intensity of future development, but to truly focus on maintaining the features of the unique landscape that makes Orangeburg County a wonderful place to live, work, and play. The land use pattern and the quality of the built and natural environments define the character that makes Orangeburg County different from other places in South Carolina.

The Land Use Element is designed to tell the story of where the County is and where it desires to be in regard to the utilization of its land resources. This is accomplished through a detailed existing land use inventory and establishment of overarching goals supported by a series of strategies and recommendations to promote implementation and action.

The Land Use Element strives to provide a balance between protection of natural landscapes and logical and sustainable development patterns that support economic development and job growth.

Purpose and Intent

The following land use information, recommendations, and strategies help manage growth, and strengthen the rural and urban/ suburban character of areas of the County. The recommendations and strategies, particularly those contained in the Future Land Use portion of the Plan, are intended to provide guidance for the location and intensity of land uses to support the County in its review and update of the Zoning and Land Development Regulations Ordinance. The Growth Management portion of the Plan provides qualitative strategies to shape the character of preserved and developed land areas in the County and further distinguish the Rural and Urban/Suburban Areas. Combined, the associated aspects of the Land Use Element establish a flexible yet predictable method for determining the appropriateness of proposed development to shape the future of the County.

3.9.2: Existing Land Use

The County completed its first comprehensive inventory of the existing land uses in the unincorporated portions of the County in 2002. A second existing land use inventory update was conducted in 2007 utilizing Geographic Information Systems (GIS) technology, current County records, and 2010 aerial imagery. The existing land use categories, statistics, and map are illustrated in *Table 3.9.1: Existing Land Use Categories* and *Map 3.9.1: Existing Land Use Map* on the following pages.

Orangeburg County currently encompasses approximately 656,157 acres of land, and 72,737 parcels. Existing land use includes the full range of urban uses including residential, commercial, industrial, public and semi-public uses, as well as vacant land. The vast majority of the county is agricultural and woodland. Agricultural land comprises 62% of the unincorporated land area. Woodland comprises 13% of the land area. Urban and suburban areas account for approximately 12 % of the total land area, of which 2% is incorporated into 17 municipalities and towns. Most of the suburban areas are located adjacent to the borders of the incorporated places. However, there are pockets of isolated rural residential communities that have been identified in the land use analysis.

Existing Land Use Categories

Residential Land Use

The existing residential land use in Orangeburg County fits into three primary categories: single-family residential (RSF), multi-family residential (RMF) and residential manufactured homes (RMH). All three of these residential uses are scattered across the County and make up approximately 10% of the total land use in the County. After thorough land use field work, it appears that single-family residential is the most prevalent type of housing at this time, with 7% of the total land use being RSF.

Commercial Land Use

Commercial land use makes up less than 1% of the County's total land use.

Industrial Land Use

This category of land use may include such examples as warehouses, distribution facilities, salvage yards, manufacturing plants, and similar large-scale uses. The industrial land use category makes up approximately 1% of the County's total land use.

Public and Semi-public Land Use

Existing public and semi-public land uses in the County consist of the Administrative/Government Buildings, Post Offices, churches, cemetery, parks and recreation facilities and other such type uses. These public facilities are scattered throughout the County. Public land use represents approximately 1% of the total land use for the County.

There are three (3) categories of public and semi-public uses labeled and illustrated on the current land use map.

Public Institutional (PUBI) represents churches, schools, libraries, cemeteries, and other such uses.

Public Administration (PUBA) reflects governmental type facilities such as administrative buildings, US Post Office, utility stations, etc.

Public Recreation (PUBR) identifies any parks, open space and recreational facilities available to the citizens.

Agricultural and Vacant Land

There are areas in the County comprised of either vacant land or land that is being used for agricultural purposes. The vacant land consists of both platted lots as well as vacant acreage. Some of the vacant acreage is agricultural land that is not currently under cultivation. Areas have been identified along major roadways that have the potential to be developed into commercial property, as well as other areas of vacant land that would be better suited for residential development. Agricultural land use comprises 62% of the total land use of the County, whereas vacant land use makes up 11% of the total land use.

Open Space

Open space preservation is an area of protected or conserved land on which development is set aside. The purpose of open space is to preserve a communities natural or historic character; preserve land or water for the sake of recreational; environmental; ecological; aesthetic or agricultural interests, just to name a few. Open space preservation may be urban, suburban, or rural; it can also be actual designated areas of land or water, or zoning districts or overlays where development is limited or controlled to create undeveloped areas within a community.

The following table illustrates the categories of land use and their percentages for Orangeburg County.

Table 3.9.1: Existing Land Use Categories: Orangeburg County

Land Use Category	COUNT	ACRE	PERCENT
Agriculture (AGR)	8,979	405,750.4	62%
City	14,108	13,910.32	2%
Commercial (COM)	987	2,888.12	<1%
Industrial (IND)	134	2,727.82	<1%
Open Space (OSP)	7	48.33	<1%
Public/Semi-Public:	660	8,833	1%

Public Administration (PUBA)	67	2,545.52	<1%
Public Institutional (PUBI)	525	2,625.15	<1%
Public Recreation (PUBR)	68	3,662.32	1%
Residential Multi-Family (RMF)	176	301.22	<1%
Residential Manufactured Housing (RMH)	8,263	18,421	3%
Residential Single Family (RSF)	17,628	46,548.1	7%
Vacant (VAC)	20,444	71,607.06	11%
Woodland	1,351	85,577	13%
Total	72,737	656,157.22	100%

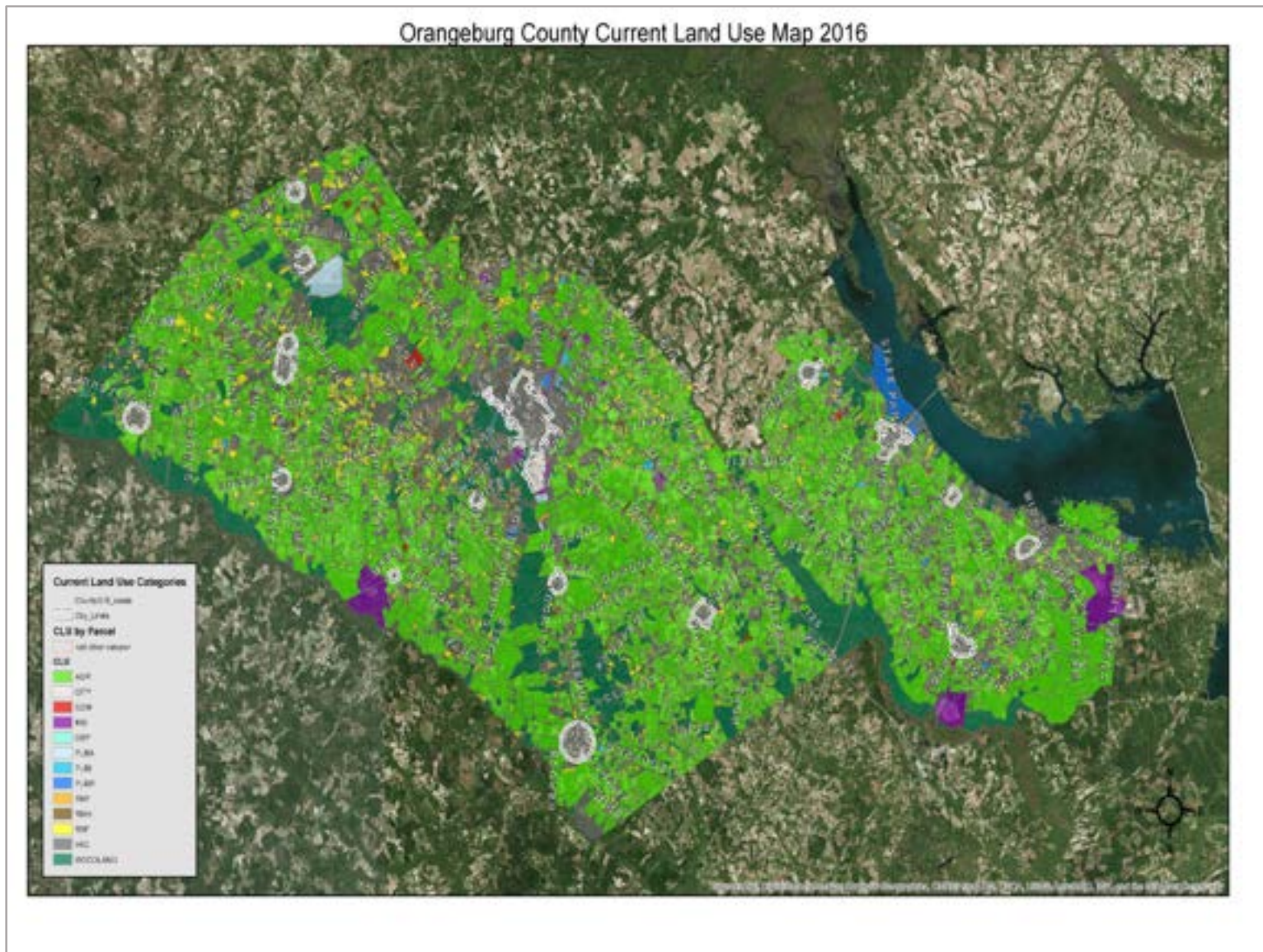
It is undeniable that the county's existing land use will change. Such change and development is evident from the previous comprehensive planning process. While most of the concentrated development is found within the incorporated municipal limits, the unincorporated areas contain a variety of development. There are also numerous pockets of rural unincorporated communities throughout the county. The rural landscape is characterized by low-density residential development, commercial uses at major intersections, public uses, and industrial uses mainly concentrated in the urban area, and in the industrial parks.

High intensity commercial and mixed use development patterns radiate from the urban area of the City of Orangeburg along US 601 (St. Matthews Rd), US 178 (east and west), US 301 (north and south), and US 21 (south).

As the county continues to grow and develop, the effect is a shift in the landscape from farmland and woodland to residential, commercial and industrial uses. With this comes the need for more infrastructure such as roads, water and sewer, fiber optic technology, public amenities, and so forth. It is imperative to be mindful of this shift and to promote policies that will support a balance in land uses. One example would be to support local farms so that the farmer can maintain a viable living, and the citizens are provided with access to healthy local produce options.

The map on the following page illustrates the existing land use by category for the County. The current land use map was created using extensive Global Positioning System (GPS) navigation that included parcel by parcel identification in the field, and then recording the information into a geographic information systems (GIS) mapping software.

Map 3.9.1: Existing Land Use: Orangeburg County



Town of Bowman Land Use

As part of the 10-year update process, the Town of Bowman participated with Orangeburg County in conducting the land use planning process. As such, a detailed field survey of existing land use was conducted in Bowman. The survey was based on a lot-by-lot survey. Existing land uses were recorded for each parcel in the Town by general classification, i.e. Residential; including single-family, multi-family, and manufactured homes; Commercial, Industrial and Warehousing; Social, Cultural and Government; Parks and Recreation; Agricultural; and Open Space. The survey also identified housing conditions from exterior appearance.

Existing Land Use and Categories

The Town of Bowman currently encompasses approximately 652 acres of land. Existing land use in the Town includes the full range of urban uses including residential, commercial, industrial, public and semi-public uses, as well as vacant land. Residential uses account for the greatest portion of current development; there are also large portions of vacant and agricultural land which is typical of many communities similar in size and character of Bowman. Efforts to promote and sustain growth in the Town should concentrate on preserving and protecting its residential environs, increasing new residential development, commercial interests, and industrial development.

Residential Land Use

The existing residential land use in the Town of Bowman fits into three primary categories: single-family residential (RSF), multi-family residential (RMF) and residential manufactured homes (RMH). All three of these uses are commingled together throughout the Town and make up 47% of the total land use in the Town. After thorough land use field work, it appears that single-family residential is the most prevalent type of housing at this time, with 37% of the total land use being RSF. However, manufactured homes are scattered within those areas, approximately 10%, which are primarily identified as single-family “stick built” homes. This causes contrasting design and development patterns within the Town, but this condition is typical of many rural communities in the Region. Multi-Family Residential housing makes up approximately 1% of the total land use of the Town. There are two identified areas within the town where RMF housing is located, in the mid-western portion of town along Magnolia Street at Laura Street, and mid-eastern section of town along Cedarwood Court at Smith Street.

After the land use field review, it appears that there are a number of manufactured homes in Town that were manufactured prior to the enforcement of the Manufactured Home Construction and Safety Standards (HUD code), effective as of June 15, 1976. With these strict construction and safety standards, as well as changes that have occurred in the manufactured home industry, an increased popularity is evident for this type of residence, coupled with the affordability factor. As indicated in previous sections of this plan, manufactured housing may continue to see an increase within and around the Town, and there should be provisions in place to locate these type uses.

Commercial Land Use

After a review of the existing commercial land use, it is evident that the primary concentrations of land currently being used for commercial purposes is located along US 178 (Charleston Highway) and SC 210 (Bowman Branch Highway). It was also noted that there are a few businesses scattered throughout the single-family residential areas. Commercial land use makes up approximately 5% of the Town's total land use.

Industrial Land Use

This category of land use may include such examples as warehouses, distribution facilities, salvage yards, manufacturing plants, and similar large-scale uses. Currently there is one identified industrial land use category within the town limits located in the central portion of Town along Rail Street and Park Street. The industrial land use makes up less than 1% of the Town's total land use.

Public and Semi-public Land Use

Existing public and semi-public land uses in the Town consist of the Town Hall, Post Office, churches, cemetery, parks and recreation facilities and other such type uses. These public facilities are scattered throughout the town. Public land use represents approximately 6% of the total land use for the Town.

There are three (3) categories of public and semi-public uses labeled and illustrated on the current and future land use map. Public Institutional (PUBI) represents churches, schools, libraries, cemeteries, and other such uses; Public Administration (PUBA) reflects governmental type facilities such as town hall, US Post Office, utility stations, etc.; Public Recreation (PUBR) identifies any parks, open space and recreational facilities available to the citizens.

Agricultural and Vacant Land

There are large areas in and surrounding the Town of Bowman that are comprised of either vacant land or land that is being used for agricultural purposes. The vacant land existing in the Town consists of both platted lots as well as vacant acreage. Some of the vacant acreage is agricultural land that is not currently under cultivation. Areas have been identified along major roadways that have the potential to be developed into commercial property, as well as other areas of vacant land that would be better suited for residential development. Agricultural land use comprises 4% of the total land use of the Town, whereas vacant land use makes up 37% of the total land use.

Open Space

Open space preservation is an area of protected or conserved land on which development is set aside. The purpose of open space is to preserve a community's natural or historic character; preserve land or water for the sake of recreational; environmental; ecological; aesthetic or agricultural interests, just to name a few. Open space preservation may be urban, suburban, or rural; it can also be actual designated areas of land or water, or zoning districts or overlays where development is limited or controlled to create undeveloped areas within a community.

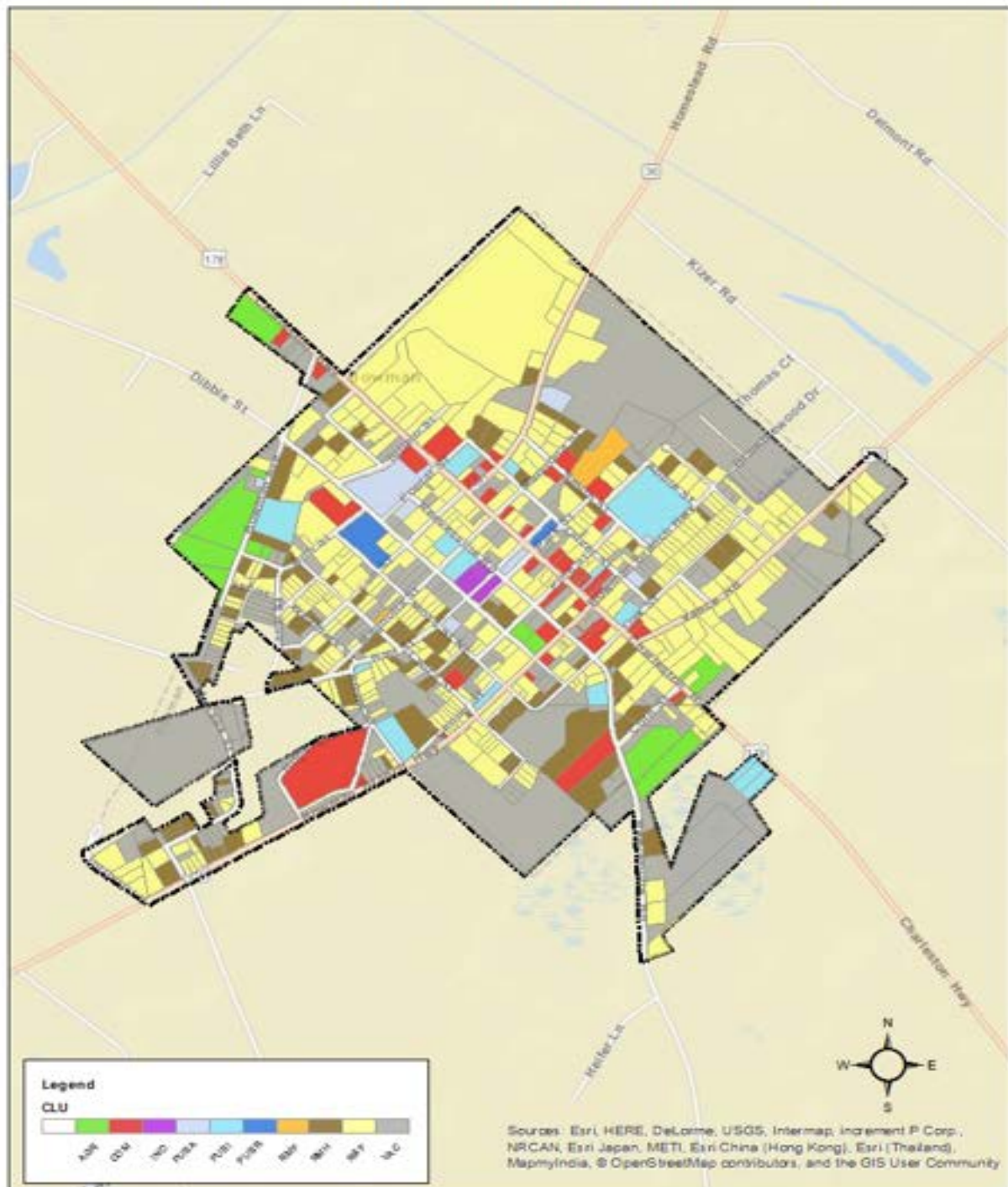
Below is a table that illustrates the categories of land use and their percentages for the Town of Bowman.

Table 3.9.2: Existing Land Use: Bowman

Bowman Land Use Percentages			
Category	Count	Acres	%
Agriculture	11	28	4.29
Commercial	47	34	5.21
Industrial	4	2	0.31
Public/Semi-Public:			
<i>PUBA</i>	9	10	1.53
<i>PUBI</i>	16	26	3.99
<i>PUBR</i>	2	4	0.61
Residential:			
<i>Manufactured Housing</i>	116	63	9.66
<i>Single Family Residential</i>	370	242	37.12
<i>Multi-Family Residential</i>	2	4	0.61
Vacant	233	239	36.66
Total	800	652	100

The map on the following page illustrates the current land use by category for the Town of Bowman. The current land use map was created using extensive Global Positioning System (GPS) navigation that included parcel by parcel identification in the field, and then recording the information into a geographic information systems (GIS) mapping software.

Town of Bowman: Current Land Use 2016



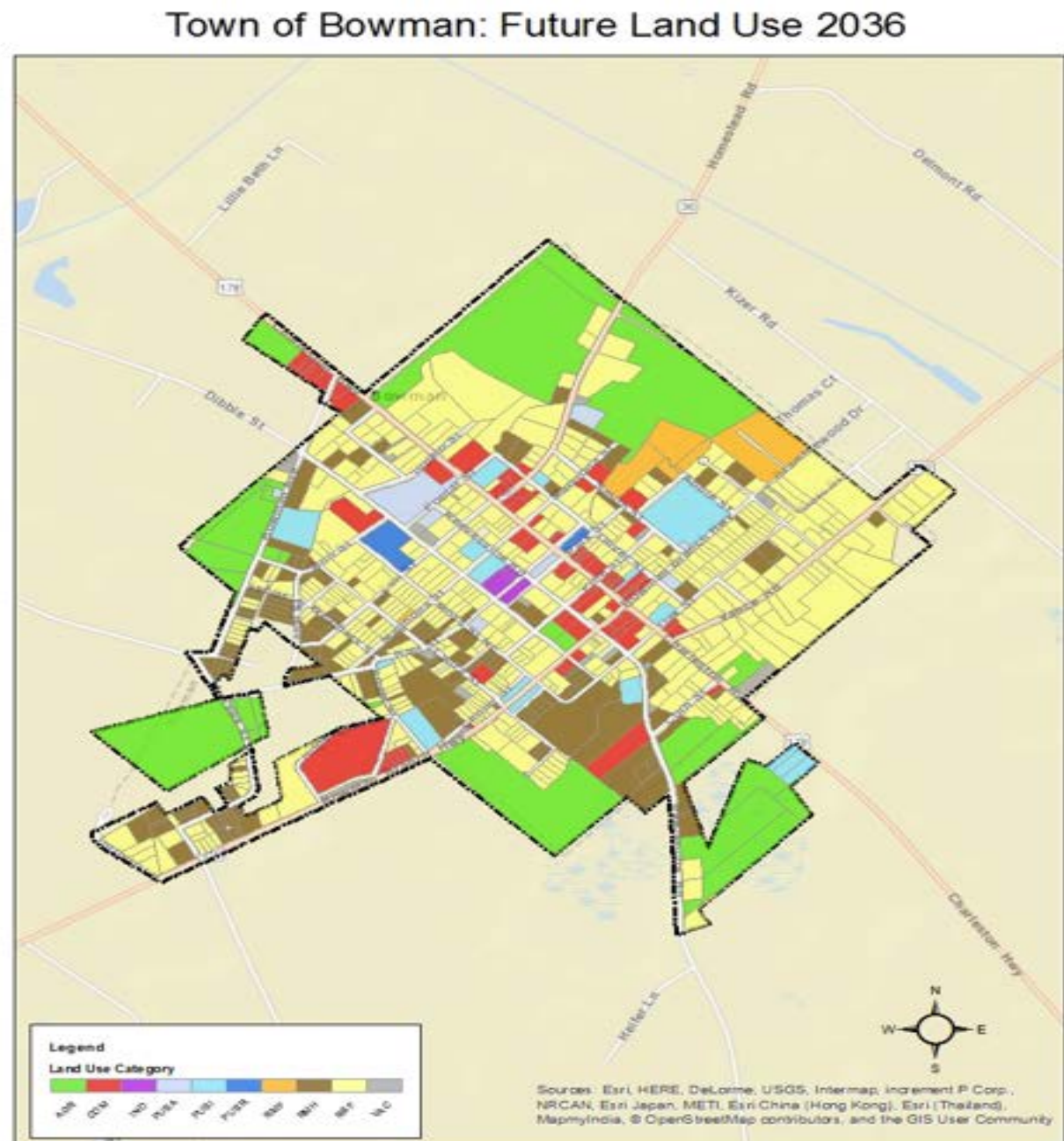
Future Land Use

The Town of Bowman's future land use patterns are reflected on the Future Land Use Map. The Future Land Use Map indicates the intended distribution and intensity of land uses over the next 20 years to provide greater land use predictability and transparency, and to create a logical framework for future zoning and development.

The Future Land Use Map, like the Current Land Use Map, uses color-coded categories to express public policy on future land uses across the Town. Its land use designations have been drawn based on existing and desired development patterns, streets, parcel lines, environmental features and other logical boundaries.

Below is the Future Land Use Map for the Town of Bowman.

Map 3.9.3: Future Land Use: Town of Bowman



Town of Eutawville Land Use

As part of the 10-year update process, the Town of Eutawville participated with Orangeburg County in conducting the land use planning process. As such, a detailed field survey of existing land use was conducted in Eutawville. The survey was based on a lot-by-lot survey. Existing land uses were recorded for each parcel in the Town by general classification, i.e. Residential; including single-family, multi-family, and manufactured homes; Commercial, Industrial and Warehousing; Social, Cultural and Government; Parks and Recreation; Agricultural; and Open Space. The survey also identified housing conditions from exterior appearance.

Existing Land Use and Categories

The Town of Eutawville currently encompasses approximately 541 acres of land. Existing land use in the Town includes the full range of urban uses including residential, commercial, industrial, public and semi-public uses, as well as vacant land. Residential uses account for the greatest portion of current development; there are also large portions of vacant and agricultural land which is typical of many communities similar in size and character of Eutawville. Efforts to promote and sustain growth in the Town should concentrate on preserving and protecting its residential environs, increasing new residential development, commercial interests, and industrial development.

Residential Land Use

The existing residential land use in the Town of Eutawville fits into three primary categories: single-family residential (RSF), multi-family residential (RMF) and residential manufactured homes (RMH). Two of the three uses are commingled together throughout the Town and make up 45.85% of the total land use in the Town. After thorough land use field work, it appears that single-family residential is the most prevalent type of housing at this time, with 37.25% of the total land use being RSF. However, manufactured homes are scattered within those areas, approximately 8.6%, which are primarily identified as single-family “stick built” homes. This causes contrasting design and development patterns within the Town, but this condition is typical of many rural communities in the Region. Currently, there is no identified Multi-Family Residential housing within the town.

After the land use field review, it appears that there are a number of manufactured homes in Town that were manufactured prior to the enforcement of the Manufactured Home Construction and Safety Standards (HUD code), effective as of June 15, 1976. With these strict construction and safety standards, as well as changes that have occurred in the manufactured home industry, an increased popularity is evident for this type of residence, coupled with the affordability factor. As indicated in previous sections of this plan, manufactured housing may continue to see an increase within and around the Town, and there should be provisions in place to locate these type uses.

Commercial Land Use

After a review of the existing commercial land use, it is evident that the primary concentrations of land currently being used for commercial purposes is located along SC 45, west (Porcher Avenue) and SC 45, east (Eutaw Road). It was also noted that there are a few businesses scattered throughout the single-family residential areas. Commercial land use makes up approximately 10.6% of the Town's total land use.

Industrial Land Use

This category of land use may include such examples as warehouses, distribution facilities, salvage yards, manufacturing plants, and similar large-scale uses. Currently there is no identified industrial land use category within the town limits.

Public and Semi-public Land Use

Existing public and semi-public land uses in the Town consist of the Town Hall, Post Office, churches, cemetery, parks and recreation facilities and other such type uses. These public facilities are scattered throughout the town. Public land use represents approximately 4% of the total land use for the Town.

There are three (3) categories of public and semi-public uses labeled and illustrated on the current and future land use map. Public Institutional (PUBI) represents churches, schools, libraries, cemeteries, and other such uses; Public Administration (PUBA) reflects governmental type facilities such as town hall, US Post Office, utility stations, etc.; Public Recreation (PUBR) identifies any parks, open space and recreational facilities available to the citizens.

Agricultural and Vacant Land

There are large areas in and surrounding the Town of Eutawville that are comprised of either vacant land or land that is being used for agricultural purposes. The vacant land existing in the Town consists of both platted lots as well as vacant acreage. Some of the vacant acreage is agricultural land that is not currently under cultivation. Areas have been identified along major roadways that have the potential to be developed into commercial property, as well as other areas of vacant land that would be better suited for residential development. Agricultural land use comprises 10% of the total land use of the Town, whereas vacant land use makes up 29% of the total land use.

Open Space

Open space preservation is an area of protected or conserved land on which development is set aside. The purpose of open space is to preserve a communities natural or historic character; preserve land or water for the sake of recreational; environmental; ecological; aesthetic or agricultural interests, just to name a few. Open space preservation may be urban, suburban, or rural; it can also be actual designated areas of land or water, or zoning districts or overlays where development is limited or controlled to create undeveloped areas within a community.

Below is a table that illustrates the existing categories of land use and their percentages for the Town of Eutawville

Table 3.9.3: Existing Land Use: Town of Eutawville

Eutawville Land Use Percentages			
Category	Count	Acres	%
Agriculture	5	56.31	10.42
Commercial	38	57.29	10.6
Industrial	N/A	N/A	N/A
Public/Semi-Public:	19	20.97	3.88
<i>PUBA</i>	6	6.91	1.28
<i>PUBI</i>	10	9.77	1.81
<i>PUBR</i>	3	4.29	0.79
Residential:	192	247.9	45.85
<i>Manufactured Housing</i>	44	46.51	8.6
<i>Single Family Residential</i>	148	201.39	37.25
<i>Multi-Family Residential</i>	N/A	N/A	N/A
Vacant	75	158.18	29.26
Total	329	540.65	

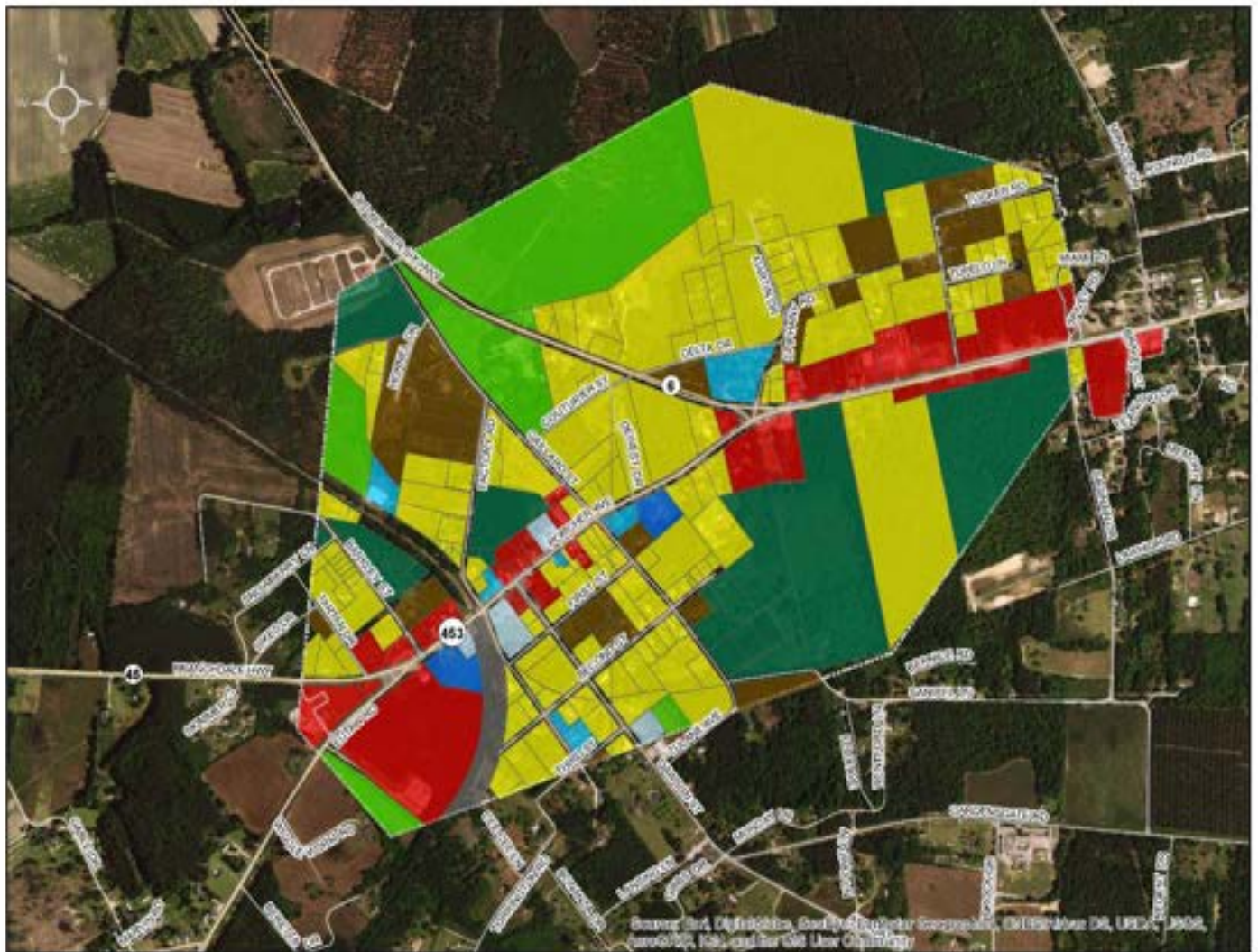
The map on the following page illustrates the current land use by category for the Town of Eutawville. The current land use map was created using extensive Global Positioning System (GPS) navigation that included parcel by parcel identification in the field, and then recording the information into a geographic information systems (GIS) mapping software.

on existing and desired development patterns, streets, parcel lines, environmental features and other logical boundaries.

Below is the Future Land Use Map for the Town of Eutawville.

Map 3.9.5: Future Land Use: Town of Eutawville

Eutawville Future Land Use 2036



3.9.3: General Land Use Policies

The Land Use Goal and Strategies provide direction regarding the overall approach to land use planning in the County. They address the long-term vision for land use and establish strategic actions that County Council can take to carry out the recommendations contained in the Future Land Use and Growth section that follow. Land in Orangeburg County is used for a multitude of activities, and include uses such as farms, residential (stick-built, manufactured, modular, multi-family, etc.), recreational (golf courses, parks, trails, rivers, lakes, streams, etc.), public service establishments (retail, restaurants, medical, etc.), churches and cemeteries, and other uses all of which are interconnected. The setting of any given development and its specific use impacts the entire environ of which it is a part. From a healthy initiatives perspective, land use policies can result in the continuation of trends toward poor diets and physical inactivity which leads to obesity and chronic disease; but land use policies can also provide for the production, distribution, and easy access to healthy foods and promote active lifestyles.

Land Use Element Goal

Accommodate quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.

Additionally, Orangeburg County is dedicated to providing a sustainable quality of life in a physical environment characterized by:

- Quality housing and residential areas,
- A balanced physical form, rural and urban,
- Farmland, woodland, open space, and outdoor recreational opportunities,
- Attractive building design and land development, and
- Adequate infrastructure support provided in a timely manner.

Land Use Element Needs and Goals

Land Use Element needs include, but are not limited to the following:

- Preserving the rural character of the County;
- Encouraging growth where infrastructure already exists;
- Promoting the location of industrial uses in areas which have compatible soils, drainage and other characteristics which minimize the cost of site preparation;
- Consideration should be given to the competition between prime industrial land and prime farmland;
- Providing for bicycle and pedestrian friendly access to public facilities that are ADA compliant;
- Creating an interconnected network of multi-modal transportation options that promote an active access to live, work, and play destinations;

- Providing guidance for the location, character and intensity of land uses in the County; and
- Authorizing innovative planning strategies that are representative of emerging land use policy needs, with the focus on the mix of land uses in the plans.
- Enhancing the quality and appearance of development and physical settings.
- Protecting and sustaining the character of existing residential areas.

3.9.4: Land Use Element Strategies

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed at a minimum of every five years and updated every ten years from the date of adoption of this Plan.

LU 1. Protect and enhance the environmental quality of: wetlands, creeks, river fronts, lake fronts, and access to all waterways.

LU 2. Implement design character that enhances the quality of development along commercial corridors and establish scenic corridors and areas of environmental and cultural significance.

LU 3. Foster the rural character of land outside the urban area, encouraging lower density development.

LU 4. Coordinate land use patterns with transportation, housing, employment and retail development to provide communities and neighborhoods where people can live, work and play.

LU 5. Encourage compact growth in already developed areas, redevelopment, and infill of existing vacant sites inside and around the urban area over development in low growth areas, giving high priority to areas of greatest employment and residential density.

LU 6. Continue the *Comprehensive Plan* implementation initiatives adopted by County Council.

LU 7. Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth.

LU 8. Require that any application affecting County resources be reviewed by the County for consistency with the adopted *Comprehensive Plan*.

3.9.5: Future Land Use and Growth Management

The approach to future land use includes a multi-tiered effort that incorporates recommendations for growth management, treatment of major planning efforts, specific land uses and densities, and development quality and character through a series of guidelines for the rural and urban/ suburban areas of the County. Combined, these recommendations and the other elements of the Plan are the criteria against which all development proposals should be evaluated for conformance with the *Comprehensive Plan*.

Growth Management

One of the growth management tools to be implemented in this plan includes a focus on the rural area and the urban/suburban area. This focus encourages the implementation of County policy to promote higher intensity growth in the urban/suburban area where adequate infrastructure and services are already in place, while at the same time allowing for preservation of the rural character of the majority of the County. All future land use and development quality recommendations should be tied to these areas.

Land Use Concerns

Land use issues, or concerns can be both real and perceived. From a review and assessment of previously identified issues in the 2007 Plan, the following list has been identified.

1. Future development of Orangeburg County;
2. Agricultural protection and preservation;
3. Manufactured home aesthetics, setting, and safety;
4. Balance of physical environment (historic resources, natural resources, residential, etc.);
5. Setting of incompatible land uses;
6. Protection of current and future industrial sites;
7. Visual appearance of landscape;
8. Development along major highway corridors;
9. Sprawl;
10. Access to healthy food choices.

3.9.6: Future Land Use Recommendations

It is inevitable that the county will continue to grow and develop. The manner and direction in which it progresses will depend in large part on the actions and decisions by planning and governmental officials. Where is the county going? What does it want to look like in the future? How will it get to where it is going? What are the tradeoffs? The answers to these questions are essential to planning and managing growth and development in an orderly, positive manner, to ensure its sustainability for future generations.

Conservation

As development inevitably impacts and changes the physical appearance of Orangeburg County, historic and natural resources, residential areas, and a balanced physical environment needs to be monitored and protected to ensure their longevity.

In reality, everything that contributes to quality of life should be preserved and enhanced, not just the resources listed herein, but everything that makes Orangeburg County an attractive place to live, work, and recreate.

Conservation is not always an easy sell, however, especially where regulatory measures are proposed, as it impacts property rights. But conservation may be accomplished in a number of other ways as well, including:

Educating the public, property owners, and developers on the aesthetic, social, and economic importance of natural resources, and the need for their conservation.

Incorporating and integrating natural and historic resources into development projects to uniquely signature such projects and conserve resources in the process.

Identifying precisely the location, nature, and extent of all existing and potential resources to be conserved, so that developers and property owners can mitigate or adjust development plans to avoid or incorporate such resources into the planning and development process, providing for responsible utilization as a means of conserving them for present and future generations to enjoy.

Other recommended conservation strategies include:

Promote cluster subdivisions with design features such as open space, greenways, wildlife corridors, wetland preserves, farmlands, etc. as a means of enhancing development, conserving resources, and maintaining a balanced environment.

Amending land development regulations to require open space and resource conservation as a requisite to site development.

Enacting development regulations to require the use of Best Management Practices (BMP's) in dealing with the development of resource areas.

Land Use Incompatibility

Not all land use is complementary to or compatible with its surroundings, existing or proposed. Any infringement by uses adversely impacting prevailing environmental conditions generally is met by resistance from affected property owners.

Land use incompatibility is a universal issue. It is no less an issue in Orangeburg County, surfacing every time a new use or project impacts an existing residential area or environmental resource. Depending on the nature of the project, the compatibility issue ranges from non-controversial to NIMBY proportions (not in my back yard).

Economic Development

Creating job and economic opportunities is closely associated with land use planning. Several factors must be taken into account, such as identifying sites suitable to industrial development; protection from encroachment by incompatible uses of both existing and future industrial uses.

Appearance

Existing land use projects a visual image of the county and plays a major role in future development by attracting like uses; quality development generally attracts quality development. The physical image of the County is tempered by both negative and positive features. The negative visual appearance includes deteriorated and dilapidated structures, strip development, poorly sited signs and billboards, and vacant businesses. Positive features include natural resource areas such as the Edisto River, farmlands and woodlands, cultural and historical attractions, thriving industries and businesses. In order to improve the image of the county, eliminating or reducing the negative features and expanding on the positive features is important for future growth.

To improve the physical appearance of the County, the following strategies are recommended:

- Enact "overlay zone districts" along selected major streets and gateways into municipalities establishing design and appearance standards.

- Enact zoning regulations to address signage and its impact on visual sensibilities throughout the county.

- Promote responsible development along all major streets and highways, sensitive to surrounding uses and scenic resources.

- Enact zoning regulations to require landscaping as part of non- residential and multi-family projects. Also encourage landscaping, beautification, paint-up, and fix-up of properties through volunteer pride programs.

- Enact regulations to rid the county of eye sores, such as junk yards and vacant mobile homes.

- Enact manufactured home regulations to address the siting, appearance, and habitability of such units.

Sprawl

“Unplanned, uncontrolled, and uncoordinated single-use development that does not provide for an attractive and functional mix of uses and/or is not functionally related to surrounding land uses and which variously appears as low density, ribbon or strip, scattered, leapfrog, or isolated development.” The definition of sprawl describes waste of land and resources, which is costly to serve, damaging to the environment, and unsightly.

Addressing sprawl in the future for any land development should be better managed. The County should encourage in-filling and optimize infrastructure investments by establishing zoning districts which allow for high density, multi-purpose uses in the urban areas.

Orangeburg County Future Land Use

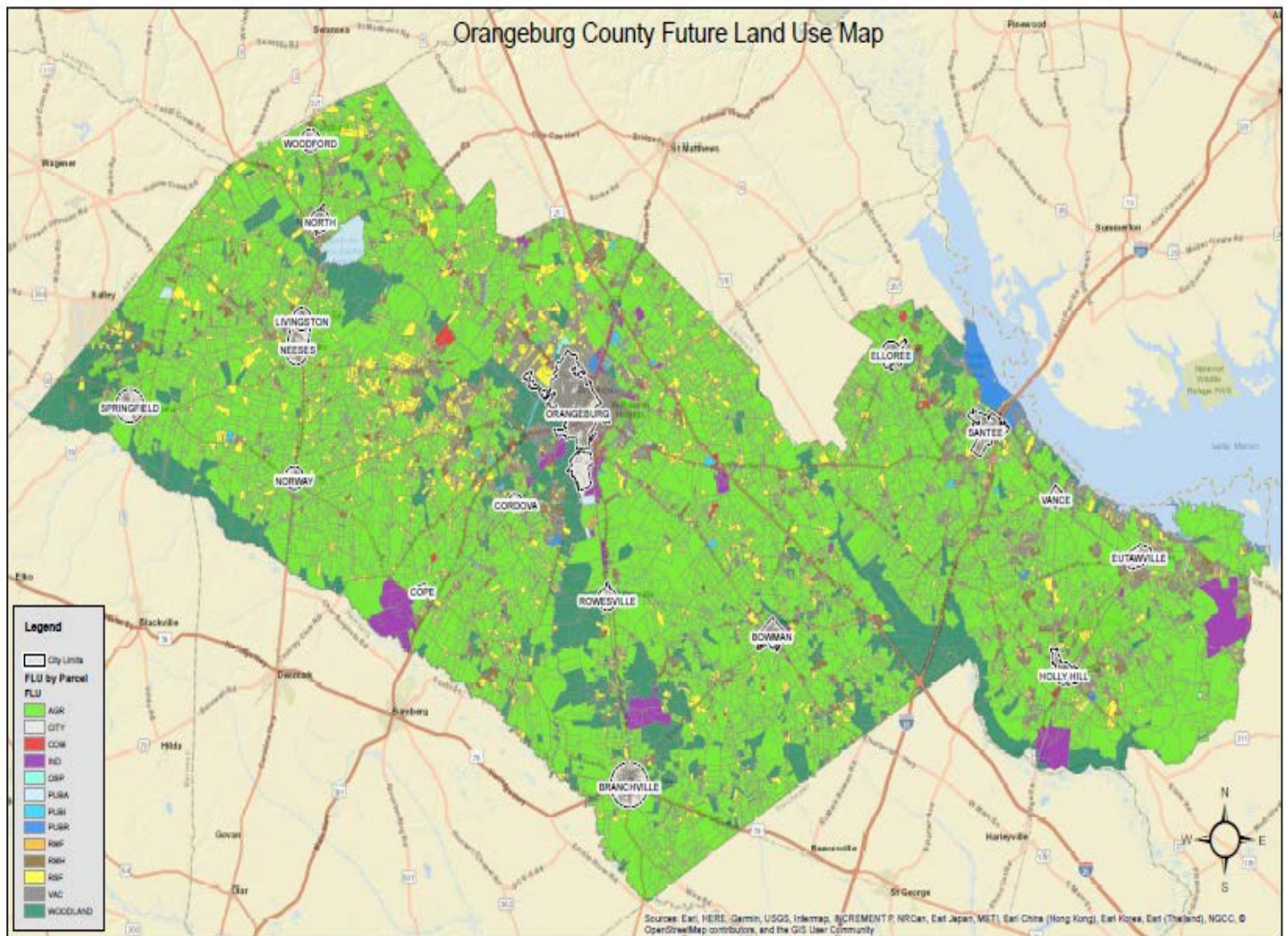
Orangeburg County’s future land use patterns are reflected on the Future Land Use Map. The Future Land Use Map indicates the intended distribution and intensity of land uses over the next 20 years to provide greater land use predictability and transparency, and to create a logical framework for future zoning and development.

The Future Land Use Map, like the Current Land Use Map, uses color-coded categories to express public policy on future land uses across the County. Its land use designations have been drawn based on existing and desired development patterns, streets, parcel lines, environmental features and other logical boundaries.

The map on the following page illustrates the future land use by category for the County. The future land use map was created using extensive Global Positioning System (GPS) navigation that included a process of parcel by parcel identification in the field, and the use of in-house aerial photography. The information was then recorded into a geographic information systems (GIS) mapping software.

On the following page is the Future Land Use Map for Orangeburg County.

Map 3.9.6: Future Land Use: Orangeburg County



3.9.7: Healthy Food Access Policies

Zoning and land development regulations should be examined to remove impediments to appropriately located and scaled urban agriculture; private residential agriculture, including regulations on domesticated animals in urban and residential areas; and community gardens. ‘Grow-your-own’ is the most immediate access to healthy foods. Zoning and land developments should be examined to allow for farmers markets, fresh produce vendors; small neighborhood healthy food stores; food distribution centers (food hubs); and food processing facilities that prepare farm produce for marketing (i.e. washing, sorting and packaging; canning, commercial kitchens). The following includes general guidelines for promoting and increasing healthy food access for the citizens of Orangeburg County.

- Allow and support compatible urban agriculture, community gardens, and private farming
- Allow, create, expand, and support farmers markets
 - Support local farmers
 - Provide for the ability to expand existing markets and locate new markets where needed
 - Support the use of SNAP/EBT and Healthy Bucks, WIC, Senior Nutrition, and other federal and state food programs at farmers markets
- Council can establish a food access task force comprised of representatives from all sectors of the food system from producers (farmers) processors and distributors, markets, and restaurants. The membership should also include representatives from public health and planning. Task Force missions, objectives and assignments could include:
 - Mapping of food deserts and healthy food source locations
 - Addressing food deserts and food security
 - Promoting partnership among food system participants
 - Creating a public forum for healthy food systems issues
 - Recommend incentives for healthy and affordable food alternatives in neighborhood stores
 - Recommendations on the creation and expansion of farmers markets and mobile food vendors
 - Food processing and distribution
 - Commercial and private urban farms and community gardens
 - Nutrition education
 - Promoting the availability of healthy menu options at local restaurants and mobile prepared food vendors
 - Supporting local farmers
 - Developing farm to school and farm to table programs
 - Creating a system of data gathering, record-keeping, and indicator measurements to gauge the success of the Task Force programs over time.

Chapter 3.10 Energy Element

3.10.1: Overview

The Energy Element includes information about energy use, available energy sources, and recommendations to help Orangeburg County become more energy independent. Energy independence is vitally important for national security and economic stability because of our reliance on imported fuel and sources of energy that have become increasingly scarce and costly to obtain. Ways to achieve energy independence include:

Conservation;

Efficiency;

Utilizing Renewable and Alternative Energy Sources; and

Utilizing Local Resources.

Energy plays an important role in the development of civilization. For centuries, the primary source of energy came from human labor, domesticated animals, and biomass (wood related products). However, the primary source of energy over the past 150 years has increasingly shifted to fossil fuels. This shift has brought unprecedented growth and prosperity, changing every facet of human endeavor including transportation, medicine, agriculture, etc. In all levels of government, especially at a local level, energy consumption and conservation is a growing concern as demand is predicted to exceed the supply of accessible and inexpensive fossil fuels in the coming years. Integration of sustainable development into the comprehensive planning process at the local level is vital to achieving sensible growth in South Carolina.

When energy expenses are reduced, there is more disposable income to spend on other priorities. Reducing energy use and investing in efficiency measures keeps more dollars circulating in the local economy as well. Energy efficiency, demand-side management, and conservation need to be promoted, publicized, and encouraged. Conserving energy and using energy efficiently is far easier and less costly than developing new energy sources, and is the first and most important step toward adopting renewable energy and developing resilient communities. Energy efficiency allows us to do the same things we are doing today while consuming less energy. Examples include energy efficient appliances, construction and development techniques, and fuel efficient vehicles. By improving our energy efficiency, we reduce the size and cost of renewable and alternative energy systems needed to power our homes and businesses. Conservation saves energy by changing attitudes and behavior to stop wasteful activities. The Energy Element underscores the significance of energy through a detailed analysis of energy use and its sources and presents a series of strategies to promote alternative sources and conservation measures that can benefit our communities. The Energy Element is vital in this Plan as it both “sets the stage” and “reinforces” the concepts of most other Elements in the Plan.

Purpose and Intent

The purpose and intent of the Energy Element is to promote conservation and renewable energy. Additionally, Orangeburg County intends to lead by example. The strategies for renewable energy and conservation will aid in maintaining the character of scenic Orangeburg County without hindering business and employment growth of future generations.

3.10.2: Background and Inventory of Existing Conditions

In order to understand the significance of energy at the local level it is important to understand energy consumption and available sources at all levels. This section provides detailed information about global, national, state, and county energy consumption. This will help guide the County to be more energy independent in the future.

Energy is the vital force powering business, manufacturing, and the transportation of goods and services. Energy supply and demand plays a vital role in our national security and the economy. In 2007, the U.S. Energy Information Administration (EIA) reported that the U.S. spends over \$1.2 trillion annually on energy, which was 8.8 percent of Gross Domestic Product (nominal GDP). Additionally, in 2009, the EIA reported that the U.S. consumes 94.6 quadrillion British Thermal Units (BTUs) annually. On a per capita basis, U.S. citizens use an average of 308 million BTUs annually as compared to the 152 million BTUs utilized annually by European citizens. In order to understand energy consumption and the dynamic energy crisis, it is important to recognize that the era of abundant and inexpensive energy is coming to an end due to exponentially growing demand and the increased difficulty in finding and extracting the finite resources of fossil fuels.

The United States accounts for five percent of the world's population yet consumes 25 percent of the global oil production, the majority of which is imported from other nations. In November 2010, the International Energy Agency (IEA) released a report indicating that conventional world oil production peaked in 2006 and was not expected to increase based upon known oil production data, yet the demand for oil is expected to increase. Peak Oil is the point in time that the world's oil production rate will reach a maximum and then decline because it is a finite resource. It is in this decline that the costs and energy required to extract or develop oil from unconventional methods approaches the amount of energy produced. This is known as Energy Returned on Energy Invested (EROEI). When the ratio of usable acquired energy to energy expended is one or lower, the source has lost its ability to be used as a primary source. All potential forms of energy must be evaluated for their individual EROEI. For example, wind power has a ratio of 18:1 and solar photovoltaic (solar panels) has a ratio of approximately 7:1. Early oil extraction ratios had an EROEI of 100:1, current oil extraction ratios range between 4:1 and 18:1. This means that for decades, one barrel of oil (in energy) was required to extract 100 barrels, while current production from tar sands yields only four barrels of oil per barrel of equivalent energy. EROEI ratios for all finite (nonrenewable) resources will eventually follow a similar trend.

According to 2010 U.S. Census data, South Carolina had a population of approximately 4.6 million people. Between 2000 and 2030, South Carolina’s population is projected by the Census Bureau to increase 28.3 percent, adding over one million people to the state. From a 2012 report by the EIA and Department of Energy (DOE), 61 percent of South Carolina’s energy consumption came from fossil fuels (petroleum, natural gas, and coal). Nuclear electric power provided 32 percent of SC’s energy. This is over three times the national average for this source due to the number of nuclear power facilities in the state. Alternative energy sources (solar, wind, geothermal) accounted for seven percent of the state’s energy consumption.

In 2012, the industrial sector of South Carolina accounted for the largest portion of the state’s energy consumption by demand at approximately 34 percent, followed by transportation at 28 percent, residential at 22 percent, and commercial at 16 percent. Figures from 2014 indicated that sixty-one percent of South Carolina residents use electricity as their primary energy source compared to 32.5 percent national use. Figure 3.10.1 illustrates the electric generation by source for the state.

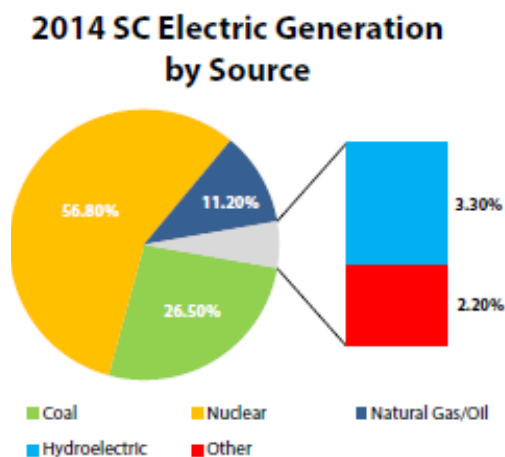


Figure 3.10.1

Source: U.S. EIA and DOE, 2014

Alternative Energy

The following is a discussion of alternative energy sources and their current and/or potential use in Orangeburg County and South Carolina:

Nuclear energy is America’s largest source of clean-air and carbon-free electricity, producing no greenhouse gases or air pollutants. Nuclear energy contributes 30 percent of the total energy consumption in the state. South Carolina is among the top nuclear power producers in the United States with four active reactors, which accounted for 57 percent of South Carolina’s electricity generation as of 2014. With seven nuclear plants, South Carolina is ranked third in the nation for installed nuclear power.

Solar energy requires no additional fuel to run and is pollution-free. Photovoltaic systems and solar thermal power systems convert sunlight into energy. Photovoltaic (PV) cells absorb sunlight and convert it directly to electricity. There are three types of proven solar thermal power systems on the market, but they have limited use: the central receiver solar collector (a.k.a. power tower), the parabolic reflector, and parabolic trough system. PV solar energy has been in use for decades but manufacturing costs have prevented it from becoming a major source of energy in the past.

However, recent improvements in manufacturing and technology have dramatically reduced the costs and improved the efficiency of PV solar panels. According to the U.S. Department of Energy (USDOE), the cost to install solar power in the United States fell by 17 percent in 2010 from 2009 and by an additional 11 percent within the first six months of 2011. Demand for solar power has increased 30 percent per annum over the past 15 years with over 7.3 GW of PV installations globally. The Department of Energy supports development of low-cost, high-efficiency PV technologies through the SunShot Initiative, which seeks to make solar electricity cost-competitive with other sources of energy by 2020.

In 2010, IMO USA Corp. unveiled the state's single largest solar tracker solar panel at the time, located in Summerville, SC. The solar panel generates 22 kW, enough to power almost four homes. The assembly plant for the Boeing Company in North Charleston has a rooftop solar farm installation, which is the sixth largest solar farm in the United States. The Colleton Solar Farm, located outside Walterboro, S.C., is currently the largest facility in the state. It is a 3-megawatt solar complex providing enough energy to power more than 300 homes. TIG Sun Energy is the owner and operator of the Colleton Solar Farm. As of 2016, development is taking place in Allendale County to establish a solar power operations facility expected to be operational by the end of 2017. The facility will produce renewable solar energy from PV panels currently sized at 70 megawatts. The company, NARENCO is investing \$85 million in the state and facility.

Biomass energy and biofuels are energy sources from organic matter. They involve releasing the chemical energy stored in organic matter including trees, farm crops, manure, plants, and landfill gas. These materials are either burned directly to produce heat or refined to create fuels like ethanol and biodiesel. Biofuel can be used by itself or blended with traditional diesel fuel to fuel vehicles and equipment that have been modified to accept biofuel. There are currently several facilities in South Carolina that manufacture biofuel.

Hydroelectricity is created when water from a river or stream flows through a turbine, which operates an electric generator. These plants have been in use in the U.S. since the late 1800s. In 1900, hydroelectricity comprised 57 percent of the electricity generated in the U.S; currently, hydroelectricity comprises 11 percent of the electricity generated in the nation and three percent of the electricity generated in South Carolina. Researchers are working on advanced turbine technologies that will maximize the use of hydropower while minimizing adverse environmental effects.

Geothermal energy is the heat from the earth, both clean and sustainable. Geothermal heat pumps are among the most efficient and comfortable heating and cooling technologies available, requiring no supplemental heat source because of the moderate temperature of the ground even in winter. Geothermal heat pumps are used in South Carolina for residential and commercial purposes. These pumps require only the Earth's moderate, relatively constant ground temperatures to provide heating and cooling year round.

Wind power has emerged as the world's fastest growing renewable energy market. The Department of Energy estimates that 20 percent of our national energy demand can be met with wind power by 2030. An estimated 1-5 GW of electricity from offshore wind can be produced in South Carolina alone, according to the Department of Energy. A 2009 study by Clemson University, Santee Cooper, Coastal Carolina University, and the South Carolina Energy Office determined that offshore wind resources in South Carolina could generate enough electricity to power one million homes more cost-

effectively, due to the presence of sustained wind speeds of 12.5 miles per hour or more. In 2013, SCE&G and Clemson University partnered to dedicate a state-of-the-art wind turbine drivetrain test facility, named SCE&G Energy Innovation Center, in Charleston. The test facility is capable of full-scale highly accelerated mechanical and electrical testing of advanced drivetrain systems for wind turbines in the 7.5 to 15 megawatt range. South Carolina meets three important cost drivers for developing offshore wind farms: strong winds in shallow waters, access to commercial port facilities, and a large coastal demand. Building upon the offshore wind industry in South Carolina would offer economic development as the manufacturing of wind turbines and associated components could generate up to 20,000 jobs in the state.

3.10.3: Energy Element Goal

Promote use of alternative energy sources and energy conservation measures that benefit our communities.

Energy Element Needs

Energy Element needs include, but are not limited to, the following:

- Promoting conservation of resources;
- Investing in renewable energies;
- Educating the public on alternative energy sources and energy conservation; and
- Encouraging public and private partnerships to facilitate alternative energy sources and energy conservation.

3.10.4: Energy Element Strategies and Time Frames

The following strategic actions should be undertaken by Orangeburg County and cooperating agencies in support of the Energy Element Goal as well as the other elements of this Plan. These implementation strategies will be reviewed at a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ES 1. Support recommendations of other elements in this Plan that reduce energy demand and promote energy efficiency by adopting policies and regulations that encourage more efficient and cost-effective uses of existing energy sources.
- ES 2. Facilitate educational outreach, training, and technical assistance to promote energy efficiency and the use of alternative energy sources.
- ES 3. Utilize existing state, federal, and non-profit resources such as the South Carolina Energy Office and ENERGY STAR to promote energy efficiency and renewable energy sources.
- ES 4. Conduct an energy audit for all County facilities (existing, undergoing renovation, and under design) and implement the recommended cost effective improvements.
- ES 5. Evaluate all County operations to promote energy efficiency and reduce energy consumption.
- ES 6. Streamline and reduce any government barriers to facilitate green building design.
- ES 7. Adopt a voluntary approach to promoting green building code standards.
- ES 8. Support weatherization programs, such as the Weatherization Assistance Program offered throughout the U.S. Department of Energy, and local agencies who are implementing these programs.

Part 4: Additional Resources and References

Chapter 4.1 Definitions

Affordable Housing

‘Affordable housing’ means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than 30 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD. (SC Priority Investment Act Section 4.)

Agri-tourism

In general, agri-tourism is the practice of attracting travelers or visitors to an area or areas used primarily for agricultural purposes. Very often, the idea of tourism stimulates images of mass-produced travel that attracts a large number of travelers. These images may discourage small business owners from considering tourism as an option for enhancing their agriculture revenues. However, agri-tourism can be viewed much like eco-tourism in that it is small-scale, low-impact, and, in most cases, education-focused.

Clustering

A form of development where houses are built close together in areas. By grouping houses on a small section of a large parcel of land, clustering is a technique that can be used to protect open space.

Complete Streets

Transportation policies that incorporate aesthetics as well as alternative modes of transportation such as bike lanes, sidewalks, and mass transit into the transportation system.

Density

The number of housing units per unit of land. The density of a development of 100 units occupying 50 acres is 2 units per acre. The control of density is one of the basic purposes of zoning.

Development Rights

Development rights entitle property owners to develop land in accordance with local land use regulations.

Farmland Soils

Soils that are determined by the Natural Resources Conservation Service (NCRS) to be prime farmland, as well as soils that are considered unique farmland, and farmland of statewide importance capable of producing crops. NCRS has established criteria that are used to assign soils to each category of farmland soils. Farmland soils are identified and mapped on a countywide basis by the NCRS.

Geographic Information System (GIS)

A method of storing geographic information on computers. Geographic information can be obtained from a variety of sources, including topographic maps, soil maps, aerial and satellite imagery, and many others. Using GIS software, the computer can create special maps for presentation, can analyze spatial data from different sources simultaneously, and can generate interpretive maps. Among the many benefits of GIS are easily updated digital databases that can be used to print maps easily and efficiently, that can be easily shared by many users, and that can be used to analyze spatial relationships among the physical, social and natural environments.

Infill (Development)

Development or redevelopment of land that has been bypassed, remained vacant, and/or is under used as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity.

Land Development Regulations

Regulations regarding the development of land within the County including development review procedures, zoning, subdivision, and development standards

Open Space

Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.

Parks and Recreation

Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public, either without a fee or under the management or control of a public agency.

Public Infrastructure

Transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, school systems or facilities, open space/park and recreation systems and facilities, government systems or facilities, electric utilities, gas utilities, cable facilities, or other capital facilities providing services to the public.

Sustainable Development

A development practice or type of development that maintains or enhances economic opportunity and community well-being and protects and/or restores the natural environment upon which people and economies depend. Also development or building practices and products that meet the needs of the present without compromising the ability of future generations to meet their own needs. Durable low maintenance materials, recycled or renewable raw materials used in construction are often referred to as sustainable materials. Neighborhood configuration that reduces energy dependence and individual carbon-foot prints through incorporated pedestrian, bike, and mass transit transportation alternatives. Or Architectural design that reduces energy and resource consumption through innovative “green” systems.

Chapter 4.2 Index of Resources

The following documents, in no particular order, are integral parts of the creation and implementation of this Comprehensive Plan.

Orangeburg County 2002/2007 Comprehensive Land Use Plan

Eastern Orangeburg County Sustainability Study

Toolbox of Local Government Approaches for Managing Growth, for Eastern Orangeburg County

Lower Savannah Regional Housing Consortium Consolidated Plan

2016 Annual Action Plan

2012 LSCOG Comprehensive Economic Development Strategy (CEDS)

2012 LSCOG Regional Bicycle and Pedestrian Plan

LSCOG 2017-2022 Transportation Improvement Plan

Orangeburg County Natural Hazard Mitigation Plan

MASC 2014 Comprehensive Planning Guide for Local Governments

Appendix A

Implementation Matrix

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline		Responsibility									
	● = Primary responsibility ○ = Additional responsibility	County Council Planning Commission Civic Organizations Service Providers Brd. of Zoning Appeals Community Volunteers Economic Dev. Orgs Educational Group Special Committee									
3.1. Population Element											TIME FRAME
P.1	Monitor population growth trends and demographic shifts as indicators of population change and use this information to guide future updates to the <i>Comprehensive Plan</i> .	○	●								Ongoing
P.2	Develop land use strategies and implementation measures that address the needs of the population.	○	●								Ongoing
P.3	Support a diverse population through land development regulations which accommodate a range of housing, transportation, and employment opportunities.	●	○		○			○			Ongoing
P.4	Continue to monitor and evaluate population, cultural shifts, and national trends for their potential impacts on land use and development patterns.	○	●								Ongoing
P.5	Adopt innovative planning and zoning techniques (such as Form-Based Zoning and Multiple Use Overlay Zoning District regulations) that encourage diverse communities and respect culture and history.	○	●								Ongoing
P.6	Identify new mechanisms (such as social media outlets and innovative community workshops) to engage the County's younger population in the community planning process.	●	○								Ongoing
P.7	Develop strategies and policies for the prevention of obesity and chronic disease, caused by poor diet and physical inactivity (such as policies that address the production, process, distribution, access and consumption of foods that limit the risk of diet-related chronic disease; active living policies that promote a way of life that integrates physical activity, such as walking and biking into daily routines).			○	●					○	Ongoing
P.8	Support and implement the Lower Savannah Council of Governments Bicycle and Pedestrian Regional Plan.	●	○							○	Ongoing
P.9	Support Eat Smart Move More SC (ESMMSC) healthy eating programs.	●	○						○		Ongoing

Orangeburg County Comprehensive Plan Implementation

Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility

County Council
Planning Commission
Civic Organizations
Service Providers
Brd. of Zoning Appeals
Community Volunteers
Economic Dev. Orgs
Educational Group
Special Committee

3.2. Economic Element												TIME FRAME
ED.1	Encourage and support initiatives and strategies (such as those described in efforts such as the One Orangeburg County Initiative, OCDC, DORA) to maintain and improve the business climate through property tax relief, stream-lined regulatory processes, and addition of infrastructure critical to business.	●	○					○				Ongoing
ED.2	Encourage mixed-use developments in proximity to neighborhoods to provide for business growth and development and to provide retail and personal services to local residents.	○	○			○		●				Ongoing
ED.3	Support incentives for underutilized commercial centers for redevelopment and re-use that allow for mixtures of residential and non-residential uses.	●	○			○		○				Ongoing
ED.4	Designate land with regional access and access to services and amenities for business uses to support growth of new and existing sectors of employment.	●	○			○		○				Ongoing
ED.5	Support economic development objectives of the Lower Savannah Council of Governments.	○						●				Ongoing
ED.6	Encourage rural area economic development efforts that provide jobs for the local population and promote community sustainability.	●						○				Ongoing
ED.7	Promote and enhance agricultural activities in the Rural Area by providing incentives to keep land in active agricultural production.	●						○				Ongoing
ED.8	Support economic development objectives through land use regulations that encourage the provision of high quality and affordable housing.	●	○					○				Ongoing
ED.9	Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations.	●						○				Ongoing
ED.10	Continue to highlight the natural and agricultural heritage of the County in promotional materials for economic development.	○						●				Ongoing
ED.11	Continue to promote the development and maintenance of all infrastructure including: services, amenities, and transportation networks that support economic development activities. This would include capital improvement plans and coordinated priority investment.	●						○				Ongoing
ED.12	Utilize Intergovernmental Agreements with other municipalities, agencies, and jurisdictions to strategically focus regional resources on prime economic development sites within the County.	●						○				Ongoing
ED.13	Support the enhancement of existing and new businesses through infrastructure funding initiatives, code enforcement, and beautification programs.	●	○					○				Ongoing
ED.14	Support the efforts of the Orangeburg County Development Commission and other supporting agencies.	●	○			○						Ongoing
ED.15	Adopt innovative planning and zoning techniques (such as Form-Based Zoning District regulations) to authorize the combination of land uses within communities, including land uses that facilitate economic development opportunities within and in close proximity to such communities.	●	○									Ongoing
ED.16	Support the initiatives in regional plans to educate the local workforce (e.g. Eastern Orangeburg County Sustainability Study, One Orangeburg County Initiative)	●	○					○				Ongoing
ED.17	Support those other entities in the community that are promoting economic development	●						○				Ongoing
ED.18	Support the preservation of rural agricultural farming lands in the County.	●	○					○				Ongoing

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Implementation Strategies and Timeline		Responsibility									
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Educational Group	Special Committee	
3.3 Natural Resources Element											TIME FRAME
NR.1	Maintain the Zoning and Land Development Regulations Ordinance to ensure that natural resources are protected prior to, during, and after development activities.	○	●			○					Ongoing
NR.2	Continue protecting critical and natural resource areas by designating them for very low intensity uses in the future land use recommendations and the Zoning and Land Development Regulations Ordinance.	●	○								Ongoing
NR.3	Promote sustainable, low impact development practices including but not limited to stormwater management, maintenance of vegetative cover, buffers and setbacks, and conservation set-asides in development plans and the Zoning and Land Development Regulations Ordinance.	○	●								Ongoing
NR.4	Promote sustainable development patterns by concentrating high intensity development in the Urban/Suburban Area where public facilities and infrastructure exist and encouraging low intensity development in the Rural Area to protect sensitive and unique natural resources.	○	●								Ongoing
NR.5	Continue to comply with state and federal regulations as related to the management and protection of floodplains and wetland areas.	●	○			○					Ongoing

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline													
					Responsibility								
	● = Primary responsibility ○ = Additional responsibility				County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev Orgs	Educational Group	Special Committee
3.5. Community Facilities Element													TIME FRAME
CF.1	Ensure that new development contributes its fair share to the costs associated with growth with regard to community facilities and services.	●	○						○				Ongoing
CF.2	Create a stronger link between capital improvements programming and land use planning.	●	○										Ongoing
CF.3	Take the lead in establishing intergovernmental agreements for the provision of services to the residents of the County consistent with the land use and growth management strategies of this Plan.	●	○										Immediately
CF.4	Support efforts to provide safe, high-quality, adequate supplies of potable water to meet the needs of present and future residents.	●	○						○				Ongoing
CF.5	Support coordination efforts to provide adequate fire protection to all residents and visitors of Orangeburg County through efforts of the Orangeburg County Fire District Division, and shared service agreements.	●				○							Ongoing
CF.6	Plan for and provide adequate emergency medical care to all residents and visitors of Orangeburg County as provided by Orangeburg County Emergency Medical Services.	●				○							Ongoing
CF.7	Continue to support and provide quality public safety services to all residents and visitors of Orangeburg County.	●				○							Ongoing
CF.8	Continue to encourage efforts of the Orangeburg County Consolidated School Districts to coordinate their facilities planning with land use planning.	●	○			○				○			Ongoing
CF.9	Continue to support public library facilities and services throughout the County.	●						○		○	○		Ongoing
CF.10	Continue to provide government facilities to support County government functions and responsibilities	●											Ongoing
CF.11	Explore opportunities for sharing/consolidating government facilities and services to lower the cost to all residents.	●				○					○		Ongoing
CF.12	Continue to coordinate and promote countywide emergency preparedness to handle any emergency.	●				○		○			○		Ongoing
CF.13	Continue efforts to provide parks and recreational facilities and services	●				○							Ongoing
CF.14	Encourage alternative energy sources such as wind and solar energy systems, where appropriate.	●	○						○		○		Ongoing
CF.15	Encourage public-private partnerships in infrastructure planning.	●				○			○				Immediately

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline											
		Responsibility									
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev Orgs	Educational Group	Special Committee	
● = Primary responsibility ○ = Additional responsibility											
3.6. Housing Element											TIME FRAME
H.1	Coordinate with adjacent jurisdictions, the SC Community Loan Fund, and other affordable housing agencies in pursuit of supplying housing that is affordable to all residents.	●	○					○			Ongoing
H.2	Continue to support funding for affordable and workforce housing agencies such as the SC Community Loan Fund and local housing authorities that provide subsidized housing.	●						○			Ongoing
H.3	Maintain and develop incentives in the Zoning and Land Development Regulations Ordinance, such as density bonuses, transfers of density, and mixed-use development provisions to promote diverse housing options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation, particularly in the Urban/Suburban Area.	○	●								Ongoing
H.4	Support existing communities and maintain existing housing stock.	●									Ongoing
H.5	Continue to enforce the County Building Code and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition.	○	●			○					Ongoing
H.6	Continue to encourage provision of housing that is affordable to all residents and meets the needs of the diversifying population (e.g., rental apartments, townhouses, duplexes, and first time home buyer initiatives).	●	○								Ongoing
H.7	Orangeburg County should be proactive in promoting housing that is affordable to all residents through incentives and removal of regulatory barriers.	●	○			○					Ongoing
H.8	Support the findings of local and regional housing studies and implement applicable strategies by adopting amendments to the Zoning and Land Development Regulations Ordinance and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.	●	○								Ongoing
H.9	Ensure that infill development preserves and enhances the character of surrounding existing communities.	●	○								Ongoing

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

		●= Primary responsibility ○ = Additional responsibility									
		County Council Planning Commission Civic Organizations Service Providers Brd. of Zoning Appeals Community Volunteers Economic Dev Orgs Educational Group Special Committee									
3.7. Transportation Element											
		TIME FRAME									
T.1	Continue open communication efforts between the SCDOT District Maintenance Office and County Administration. Request notification from the District Office when improvements are planned (e.g. tree trimming, repaving, etc.).	●			○					○	Ongoing
T.2	Support and promote the continued efforts of public transportation services.	●			○					○	Ongoing
T.3	Take an integrated land use/transportation planning approach when new developments locate in the County, and design so as to not create pressure on the existing roadway system.	●	○					○			Ongoing
T.4	Support a multimodal approach when planning for improvements to the transportation network in the County.	●	○		○			○			Ongoing

Orangeburg County Comprehensive Plan Implementation

Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

		Responsibility									
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev Orgs	Educational Group	Special Committee	
3.8. Priority Investment Element											TIME FRAME
PI.1	Prepare a Fiscal Impact Analysis to evaluate the cost of providing public services and infrastructure to serve new growth in the unincorporated County and across jurisdictions where the County is a major service provider.	●							○		Immediately
PI.2	Prepare and update a five to ten year Capital Improvement Plan that includes funding options and coordinates with the Land Use, Community Facilities, and Transportation Elements of the Comprehensive Plan.	○	●								Ongoing
PI.3	Review and update the Zoning and Land Development Regulations Ordinance to ensure these regulations reflect the recommendations of the Comprehensive Plan elements including but not limited to infill development within the Urban Growth Boundary, rural preservation, development quality, resource protection, housing affordability, and economic development.	○	●				○				Ongoing
PI.4	Coordinate efforts to address specific planning issues involving Orangeburg County including, but not limited to: - Consistent land use plans and architectural standards among adjacent jurisdictions; - Consistent overlay zoning districts among adjacent jurisdictions; - Provision of transportation alternatives among jurisdictions; and - Implementing the goals and strategies contained in the LSCOG Regional Housing Needs Assessment.	●	○						○		Ongoing
PI.5	Seek agreements with water providers and agencies providing wastewater treatment that will: - Establish service area limits in support of the regional land use pattern adopted in the Orangeburg County Comprehensive Plan; and - Require that any wastewater treatment systems other than individual on-site systems in the Rural Area be approved by County Council as a Comprehensive Plan amendment.	●									Ongoing
PI.6	Continue the Comprehensive Plan implementation initiatives included in this Element and adopted by County Council.	●	○								Ongoing
PI.7	Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.	●	○								Ongoing
PI.8	Continue regional coordination with Calhoun County, Clarendon County, Dorchester County, and other neighboring counties to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services, etc.	●							○		Ongoing

PI.9	Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Orangeburg County.	●									Ongoing
PI.10	Continue coordinating with SCDOT and LSCOG to enhance transportation planning in Orangeburg County, focused upon the following: • Identification of roadway improvements in future updates of the Five-Year Transportation Improvement Plan (TIP) that support the development pattern in the Orangeburg County Comprehensive Plan; • Long-term planning for state highways that supports the goals of the Orangeburg County Comprehensive Plan; and • Design of state highways that supports the goals of the Orangeburg County Comprehensive Plan.	●						○		○	Ongoing
PI.11	Continue Emergency Planning coordination with surrounding counties, LSCOG and the South Carolina Emergency Management Division (SC EMD) to adequately plan for natural and man-made disasters.	●								○	Ongoing
PI.12	Provide for allowances in the Zoning and Land Development Regulations Ordinance for potential new energy and sustainability endeavors.	●	○								Ongoing
PI.13	Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.	●	○					○		○	Ongoing

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility
County Council
Planning Commission
Civic Organizations
Service Providers
Brd. of Zoning Appeals
Community Volunteers
Economic Dev Orgs
Educational Group
Special Committee

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility
County Council
Planning Commission
Civic Organizations
Service Providers
Brd. of Zoning Appeals
Community Volunteers
Economic Dev Orgs
Educational Group
Special Committee

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline											
● = Primary responsibility ○ = Additional responsibility		Responsibility									
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev Orgs	Educational Group	Special Committee	
3.9. Land Use Element											TIME FRAME
LU.1	Protect and enhance the environmental quality of: wetlands, creeks, river fronts, lake fronts, and access to all waterways	●	○							○	Ongoing
LU.2	Implement design character that enhances the quality of development along commercial corridors and establish scenic corridors and areas of environmental and cultural significance.	○	●			○					Ongoing
LU.3	Foster the rural character of land outside the urban area, encouraging lower density development	●	○								Ongoing
LU.4	Coordinate land use patterns with transportation, housing, employment and retail development to provide communities and neighborhoods where people can live, work and play.	●	○					○			Ongoing
LU.5	Encourage compact growth in already developed areas, redevelopment, and infill of existing vacant sites inside and around the urban area over development in low growth areas, giving high priority to areas of greatest employment and residential density.	○	●					○			Ongoing
LU.6	Continue the Comprehensive Plan implementation initiatives adopted by County Council.	●	○								Ongoing
LU.7	Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth.	○	●								Ongoing
LU.8	Require that any application affecting County resources be reviewed by the County for consistency with the adopted Comprehensive Plan.	○	●								Ongoing

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline

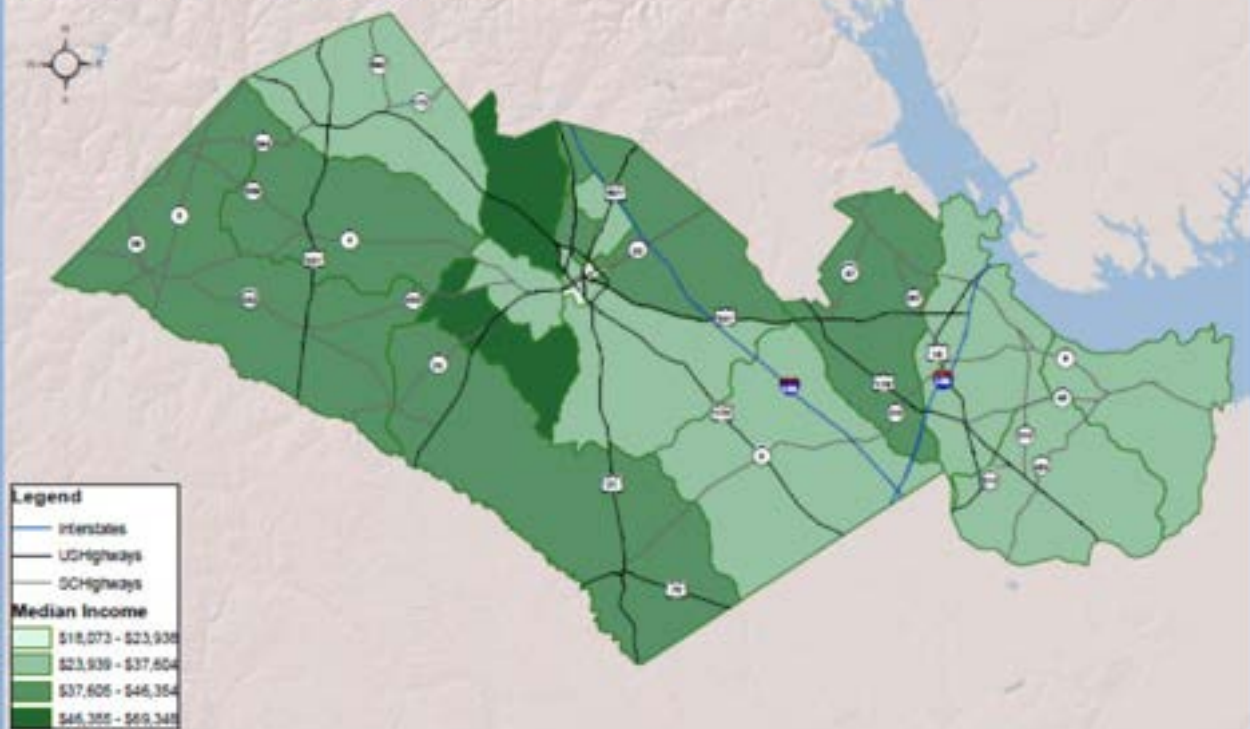
● = Primary responsibility ○ = Additional responsibility

Orangeburg County Comprehensive Plan Implementation Strategies and Timeline											
		Responsibility									
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev Orgs	Educational Group	Special Committee	
3.10. Energy Element											TIME FRAME
ES.1	Support recommendations of other elements in this Plan that reduce energy demand and promote energy efficiency by adopting policies and regulations that encourage more efficient and cost-effective uses of existing energy sources.	●	○							○	Ongoing
ES.2	Facilitate educational outreach, training, and technical assistance to promote energy efficiency and the use of alternative energy sources.	○			○				○	●	Ongoing
ES.3	Utilize existing state, federal, and non-profit resources such as the South Carolina Energy Office and ENERGY STAR to promote energy efficiency and renewable energy sources.	●			○					○	Ongoing
ES.4	Conduct an energy audit for all County facilities (existing, undergoing renovation, and under design) and implement the recommended cost effective improvements.	●								○	Ongoing
ES.5	Evaluate all County operations to promote energy efficiency and reduce energy consumption.	●								○	Ongoing
ES.6	Streamline and reduce any government barriers to facilitate green building design	●	○								Ongoing
ES.7	Adopt a voluntary approach to promoting green building code standards.	●	○								Ongoing
ES.8	Support weatherization programs, such as the Weatherization Assistance Program offered throughout the U.S. Department of Energy, and local agencies who are implementing these programs.	●								○	Ongoing

Appendix B

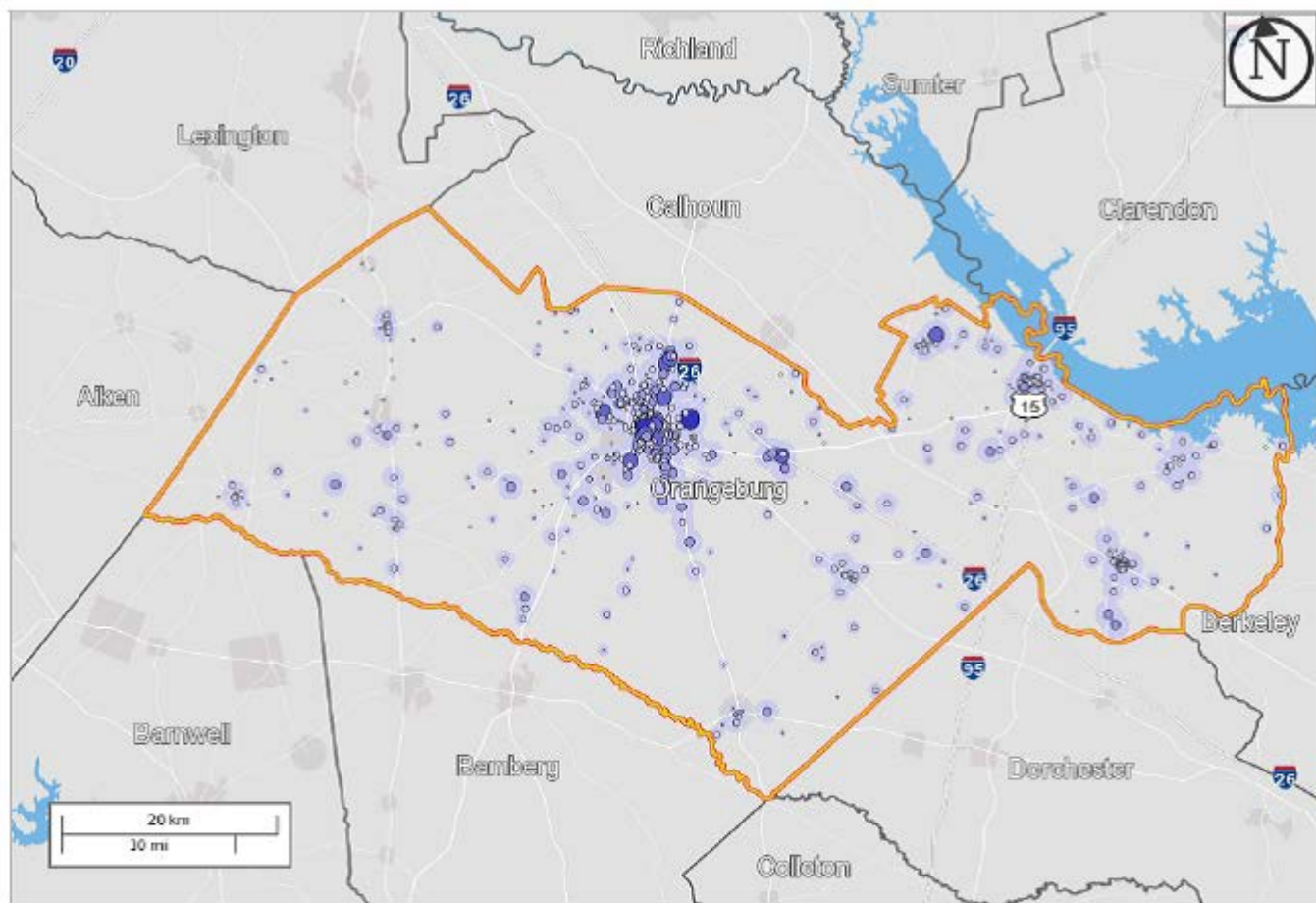
Maps

Median Income for Orangeburg County



Counts and Density of All Jobs in Work Selection Area in 2014

All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 292
- 293 - 1,155
- 1,156 - 2,594
- 2,595 - 4,608
- 4,609 - 7,198

Job Count [Jobs/Census Block]

- 1 - 5
- 6 - 75
- 76 - 380
- 381 - 1,199
- 1,200 - 2,928

Selection Areas

- Analysis Selection



Orangeburg County

Change Background

Print

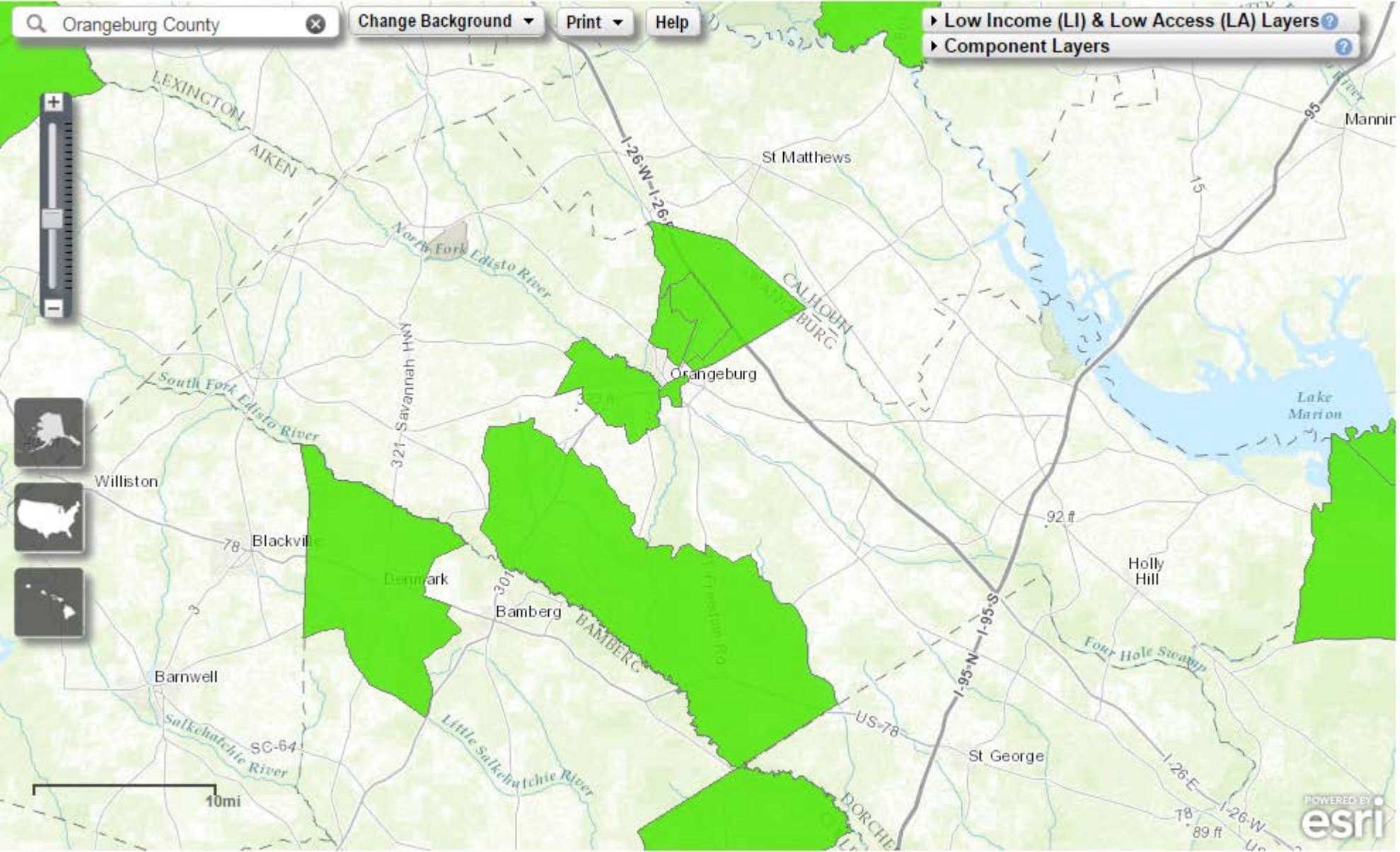
Help

Low Income (LI) & Low Access (LA) Layers?

Component Layers



10mi



Orangeburg County



Change Background

Print

Help

Low Income (LI) & Low Access (LA) Layers

Component Layers



LEXINGTON

AIKEN

South Fork Edisto River

321 Savannah Hwy

I-26

Orangeburg

BURG

Williston

Black

Bamberg

Barnwell

SC-64

Sulphur River

I-95

US-78

St. George

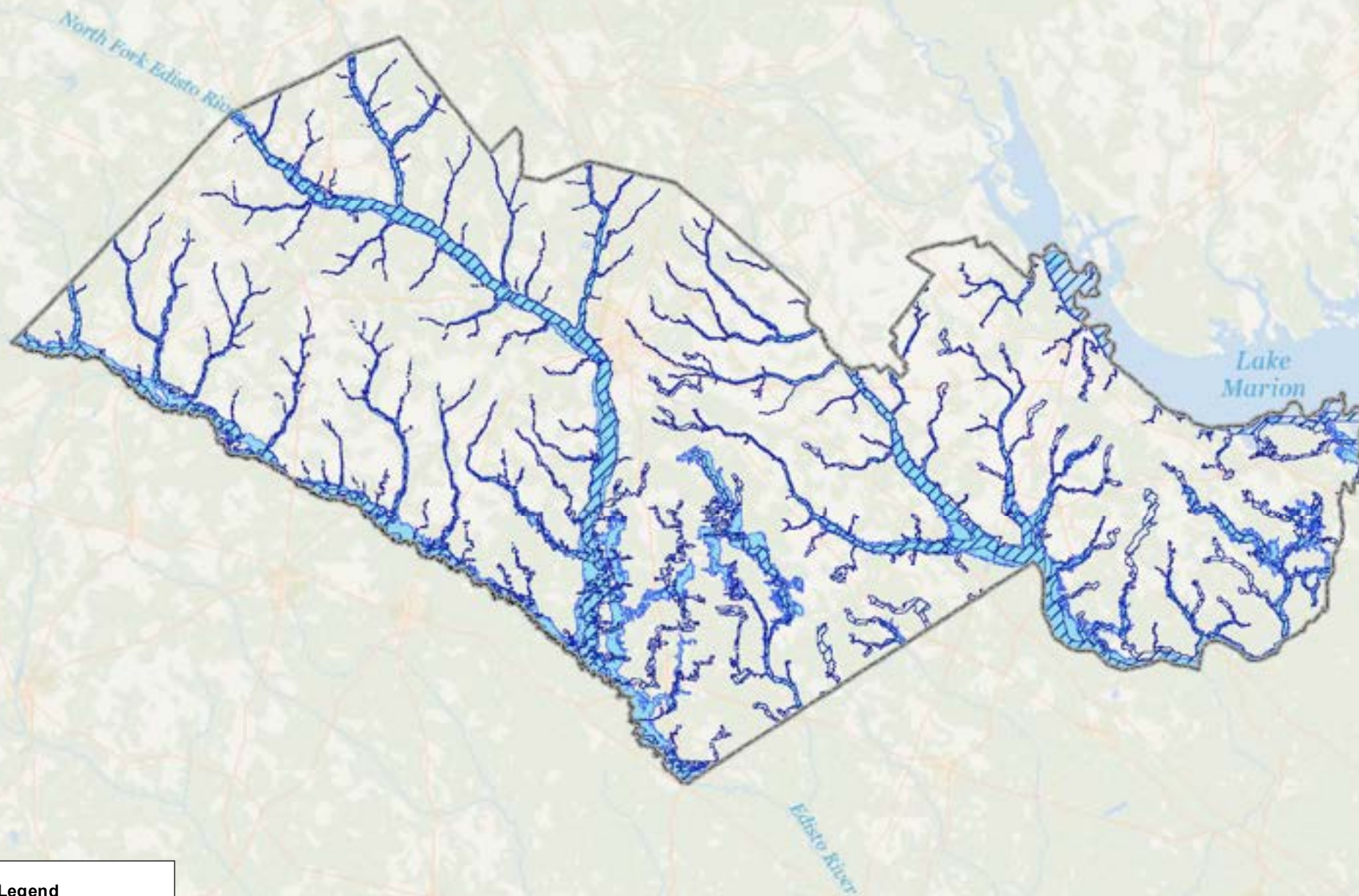
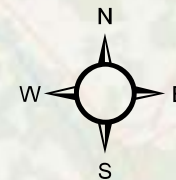
Holly Hill

Lake Marion

10mi

POWERED BY
esri

Orangeburg County, SC FEMA Floodplain Map

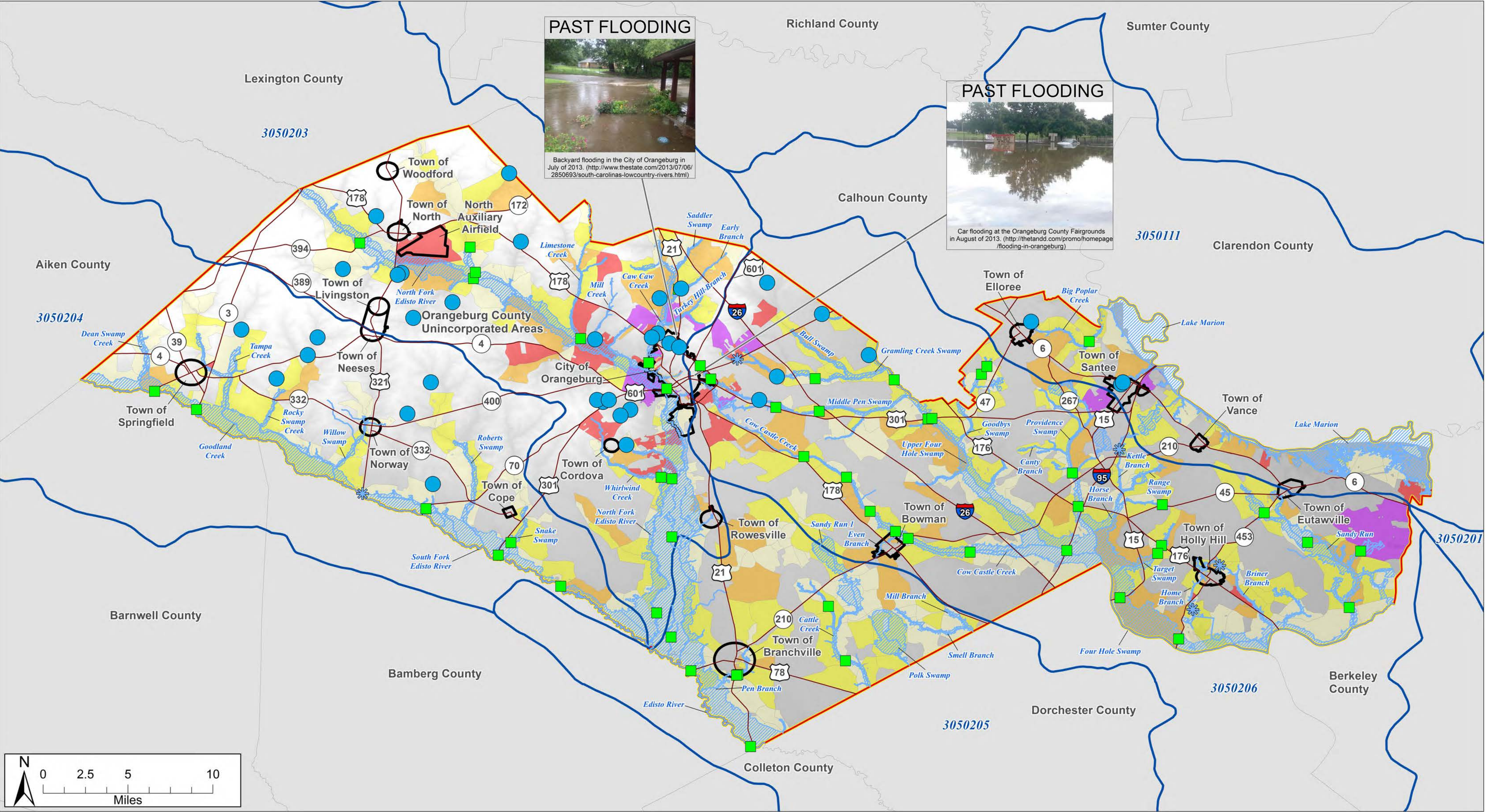


Legend

-  100 Year Floodplain
-  500 Year floodplain

Esri, DeLorme, GEBCO, NOAA NGDC, and other contributors. Sources: Esri, GEBCO, NOAA, National Geographic, DeLorme, HERE, Geonames.org, and other contributors

Flood Risk Map: Orangeburg County, SC



MAP SYMBOLOGY

Flood Data

- Watershed Boundary
- Study Area
- New SFHA
- Streams

Base Data

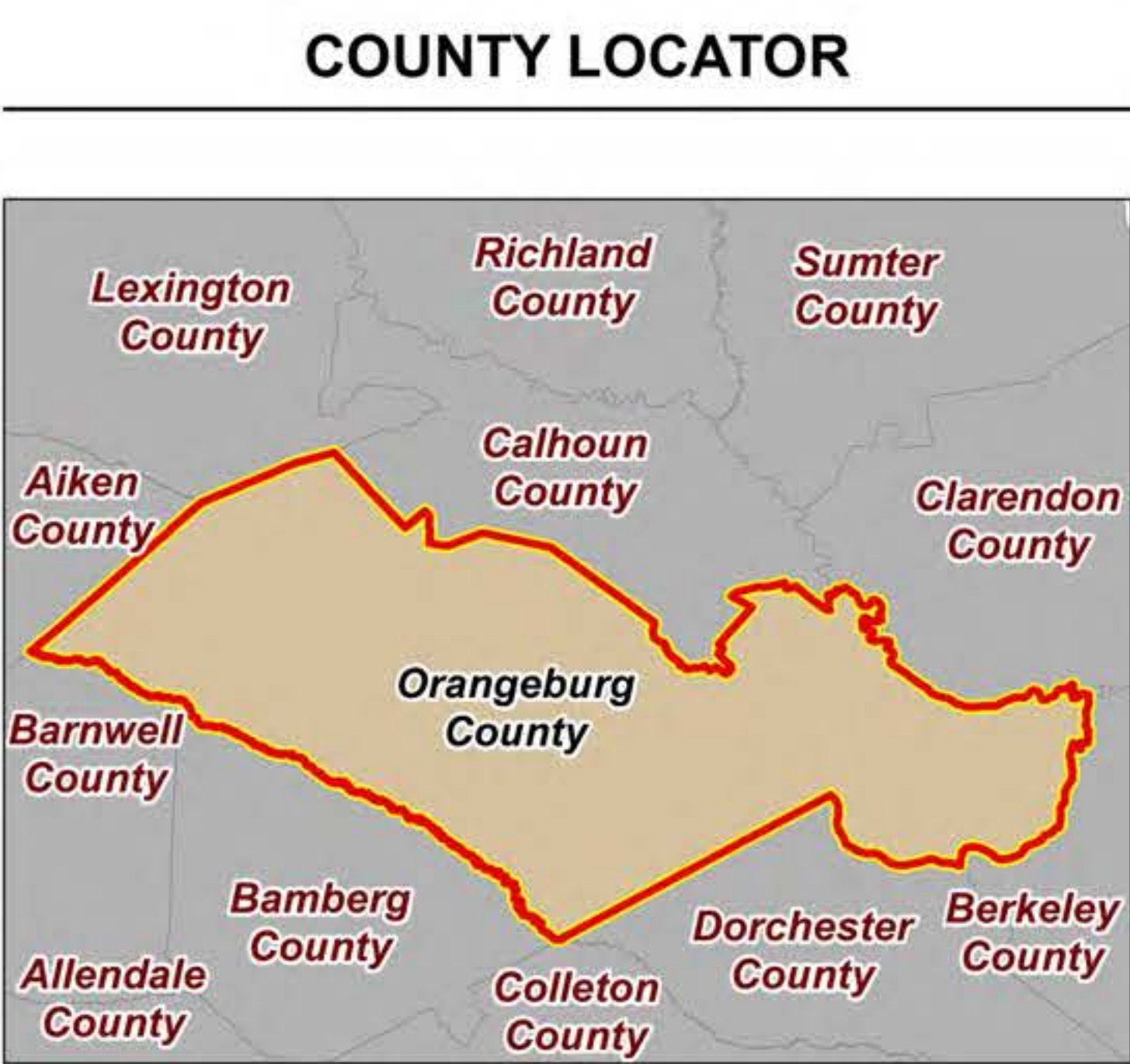
- Corporate Limits
- Major Roads

Flood Risk

- Very Low
- Low
- Medium
- High
- Very High

Areas of Mitigation Interest

- Dams
- Non-Levee Embankments
- Streamflow Constrictions



Risk Mapping, Assessment, and Planning (Risk MAP)

FRM FLOOD RISK MAP

ORANGEBURG COUNTY, SC

HUC-8 Watersheds: 3050201, 3050203, 3050204, 3050205, 3040206, and 3050111.

For more information of data used for this non-regulatory map, please consult the Orangeburg County Flood Risk Database and Flood Risk Report.

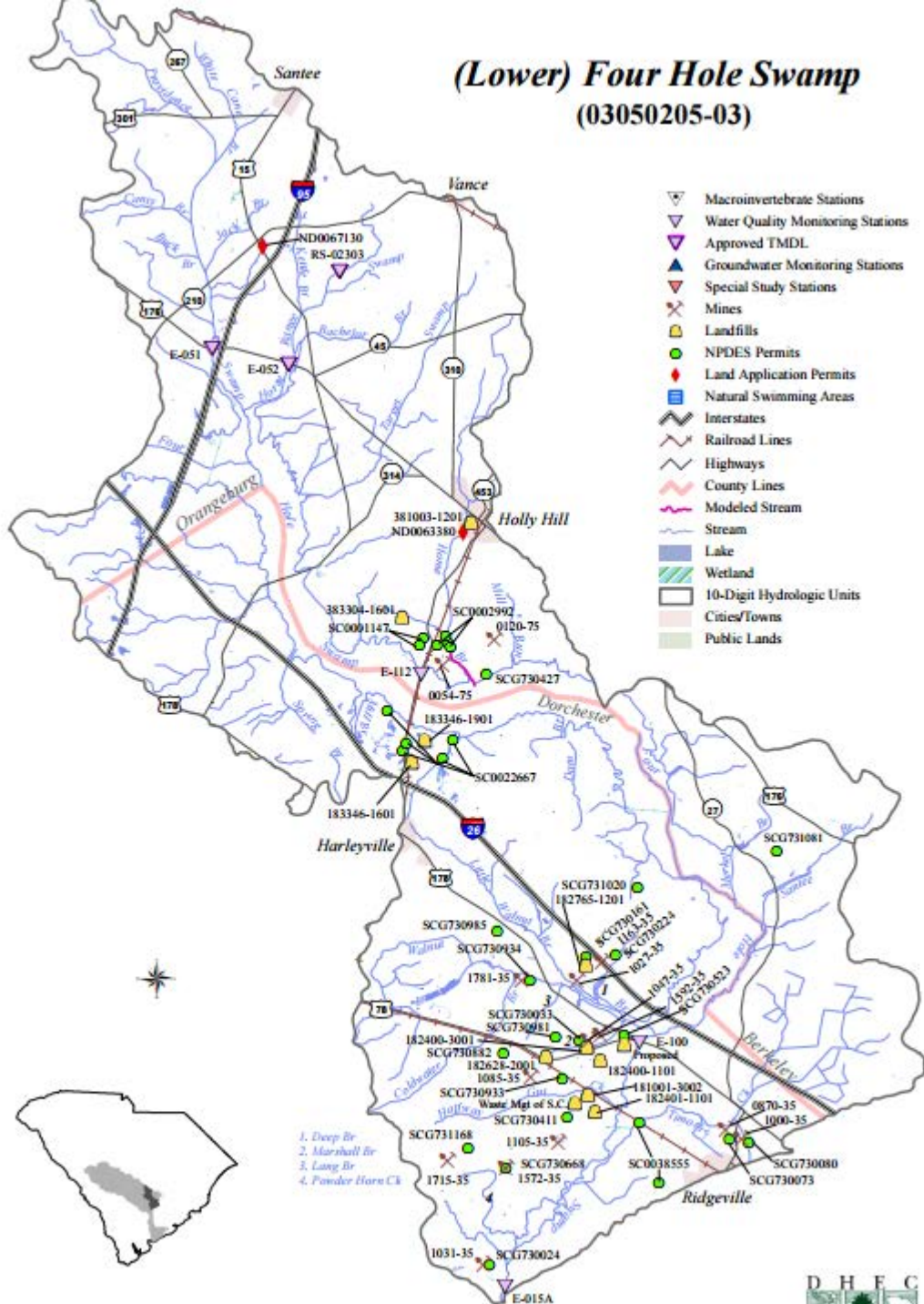
RELEASE DATE 7/9/2015

Edisto River Basin

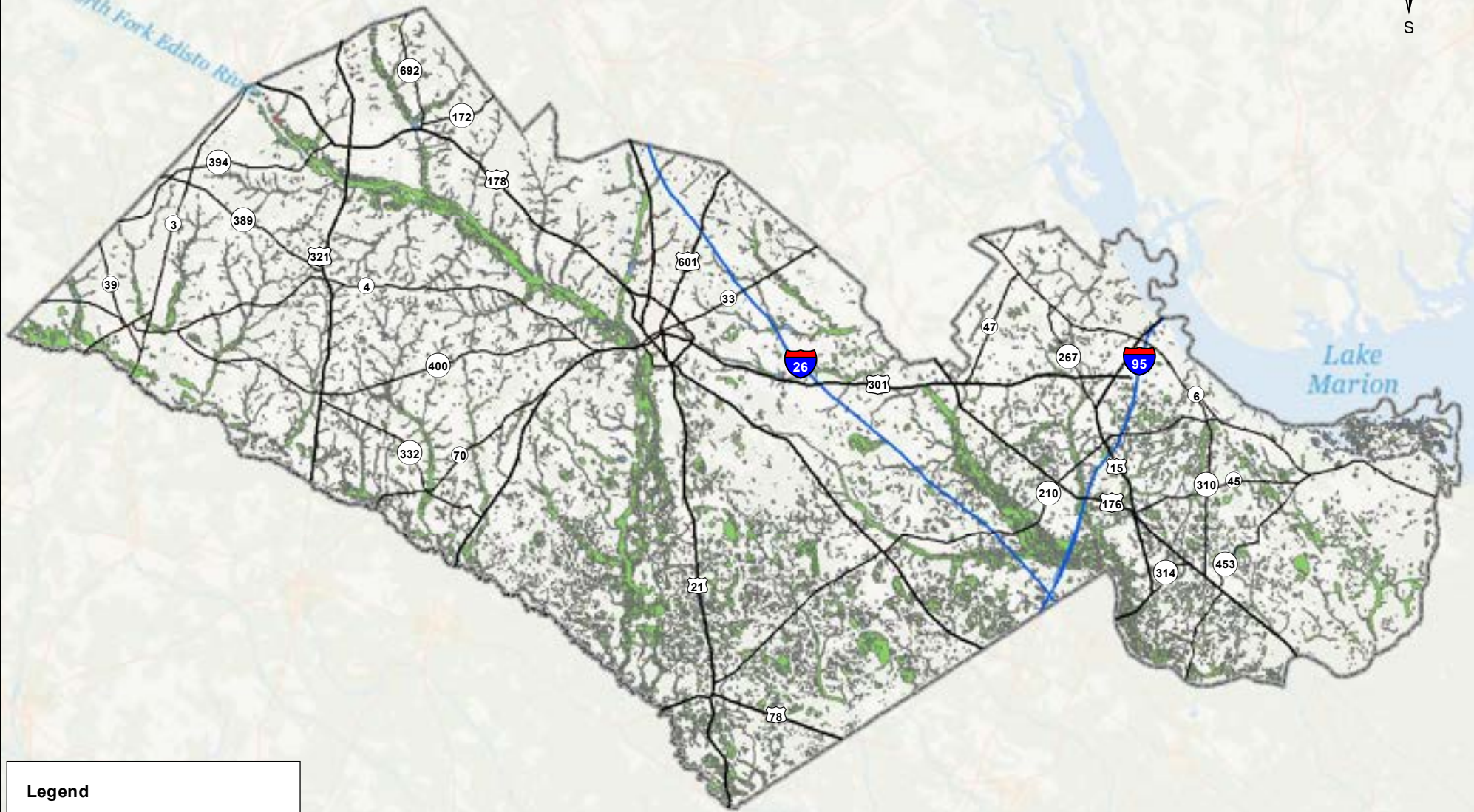
Parks, Preserves, and Boat Landings



(Lower) Four Hole Swamp
(03050205-03)



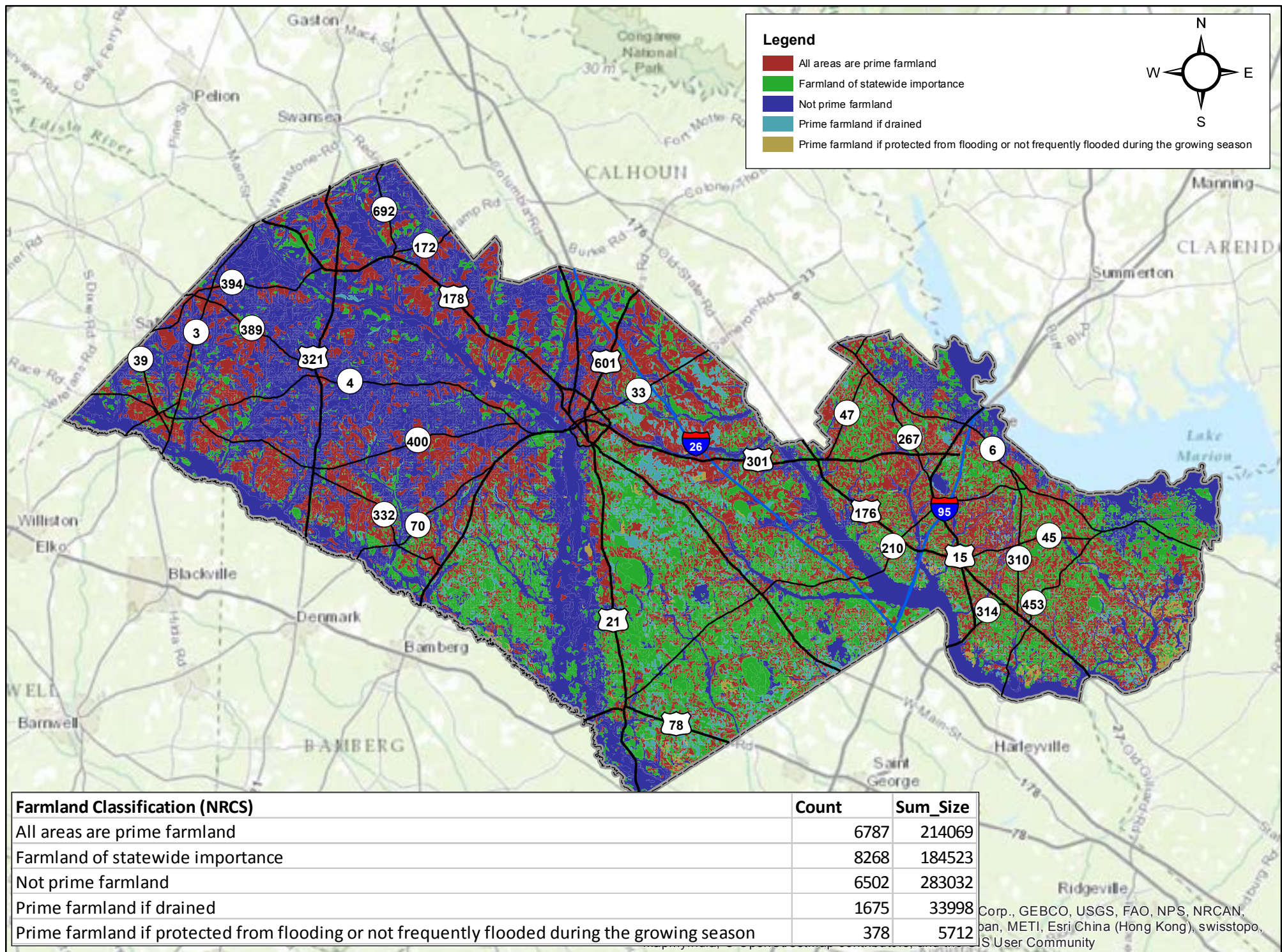
Orangeburg County, SC NWI Wetlands

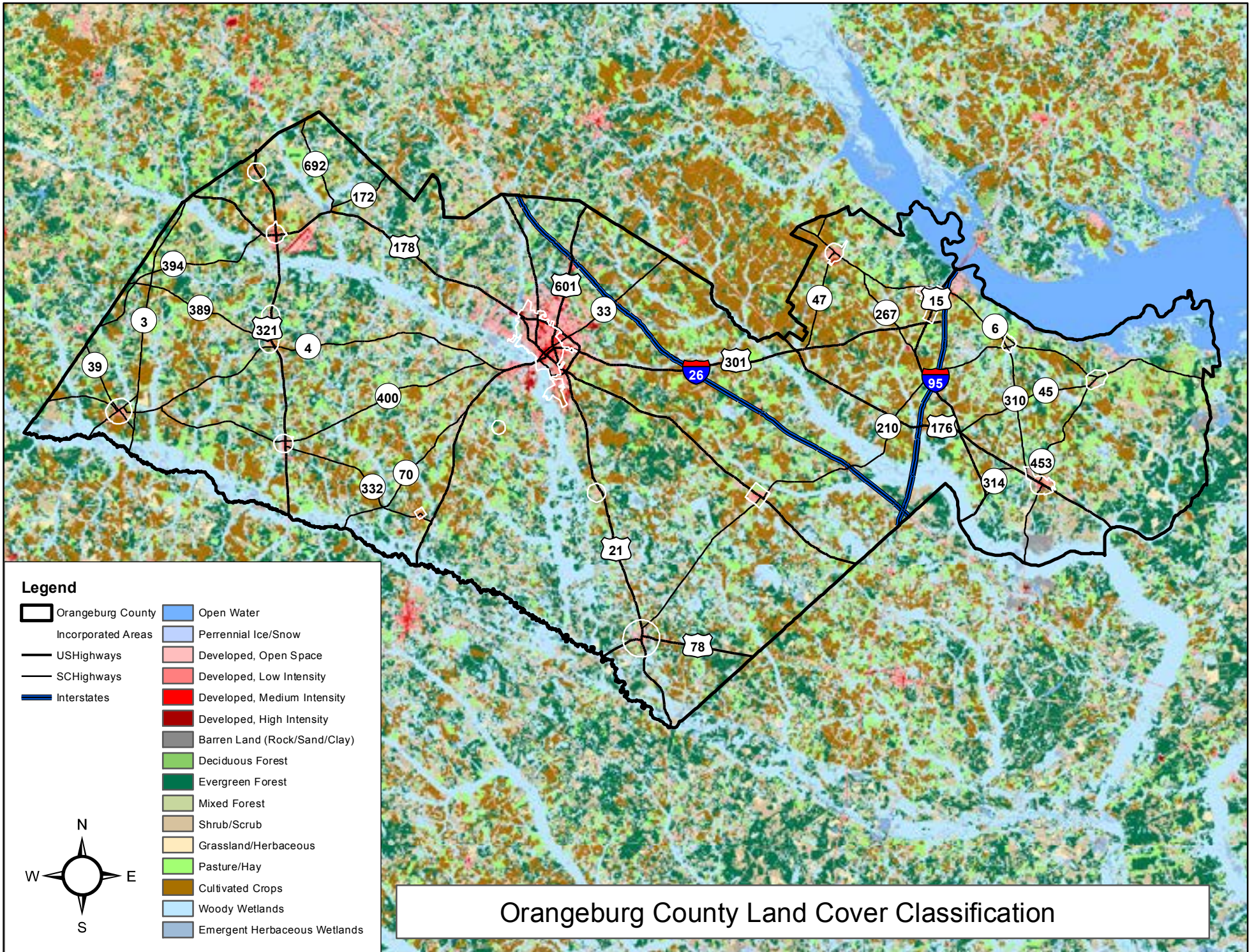


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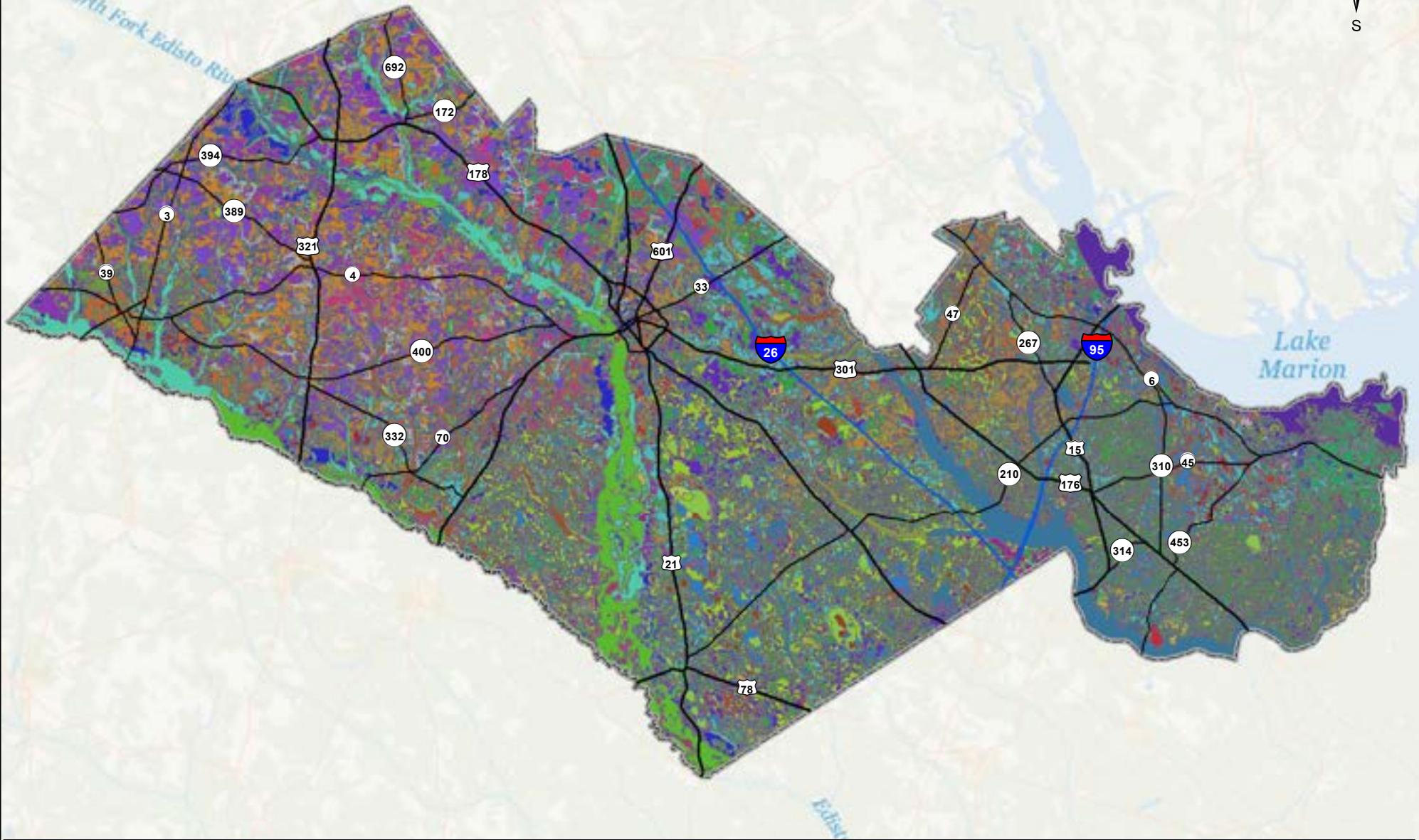
WETLAND TYPE

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



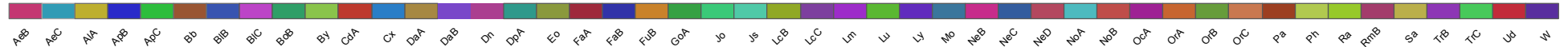


Orangeburg County, SC NRCS Soils

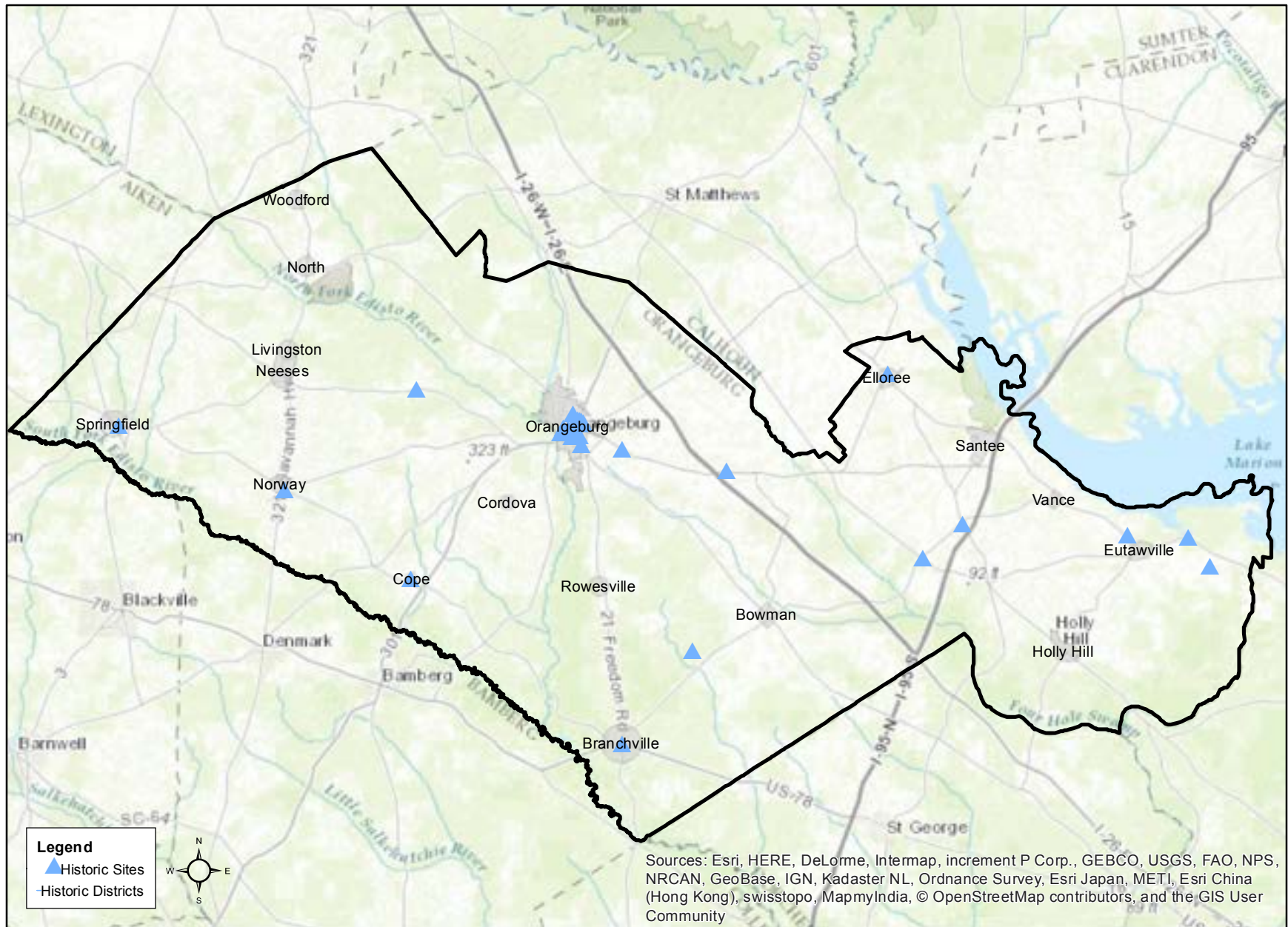


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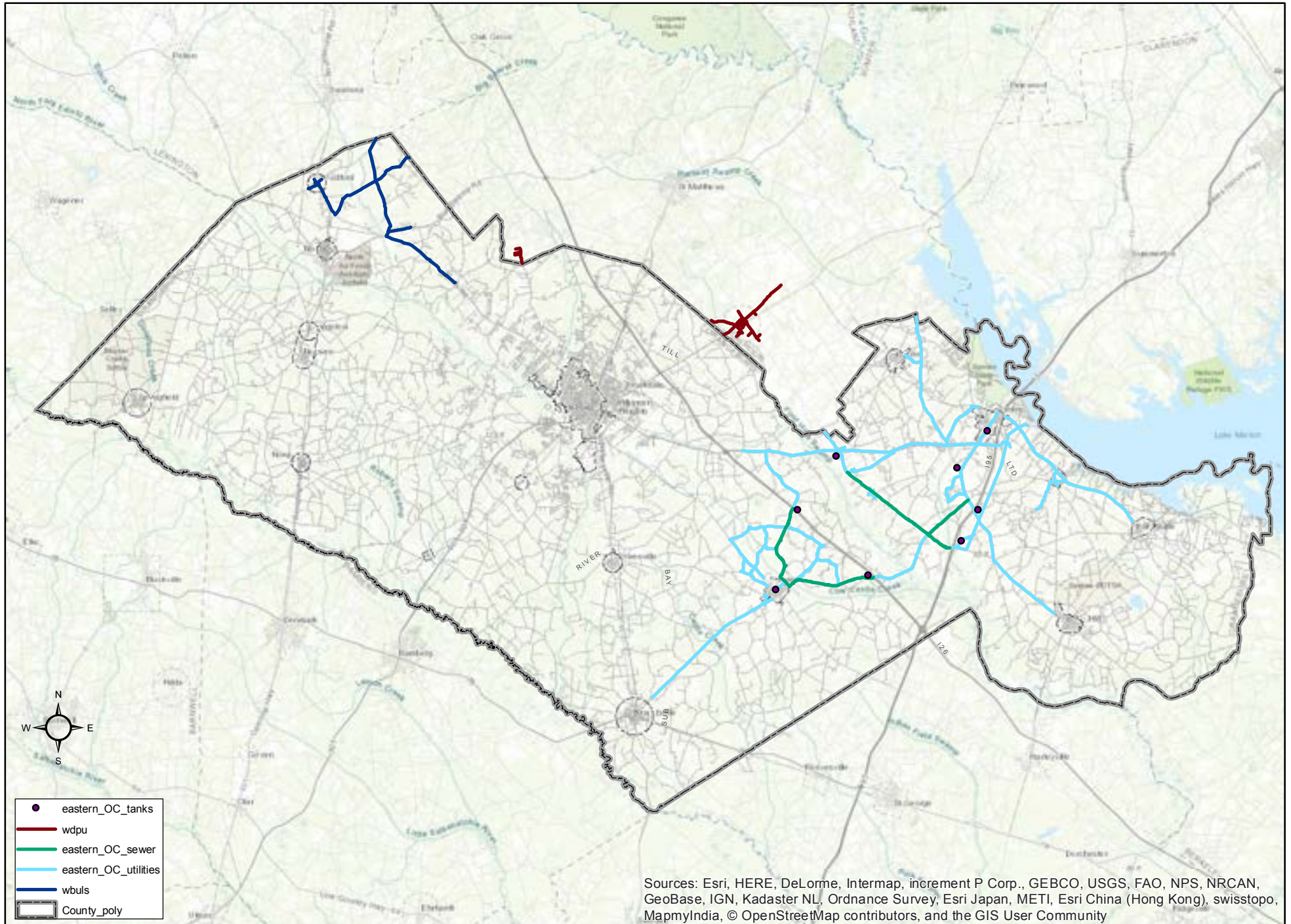
MUSYM



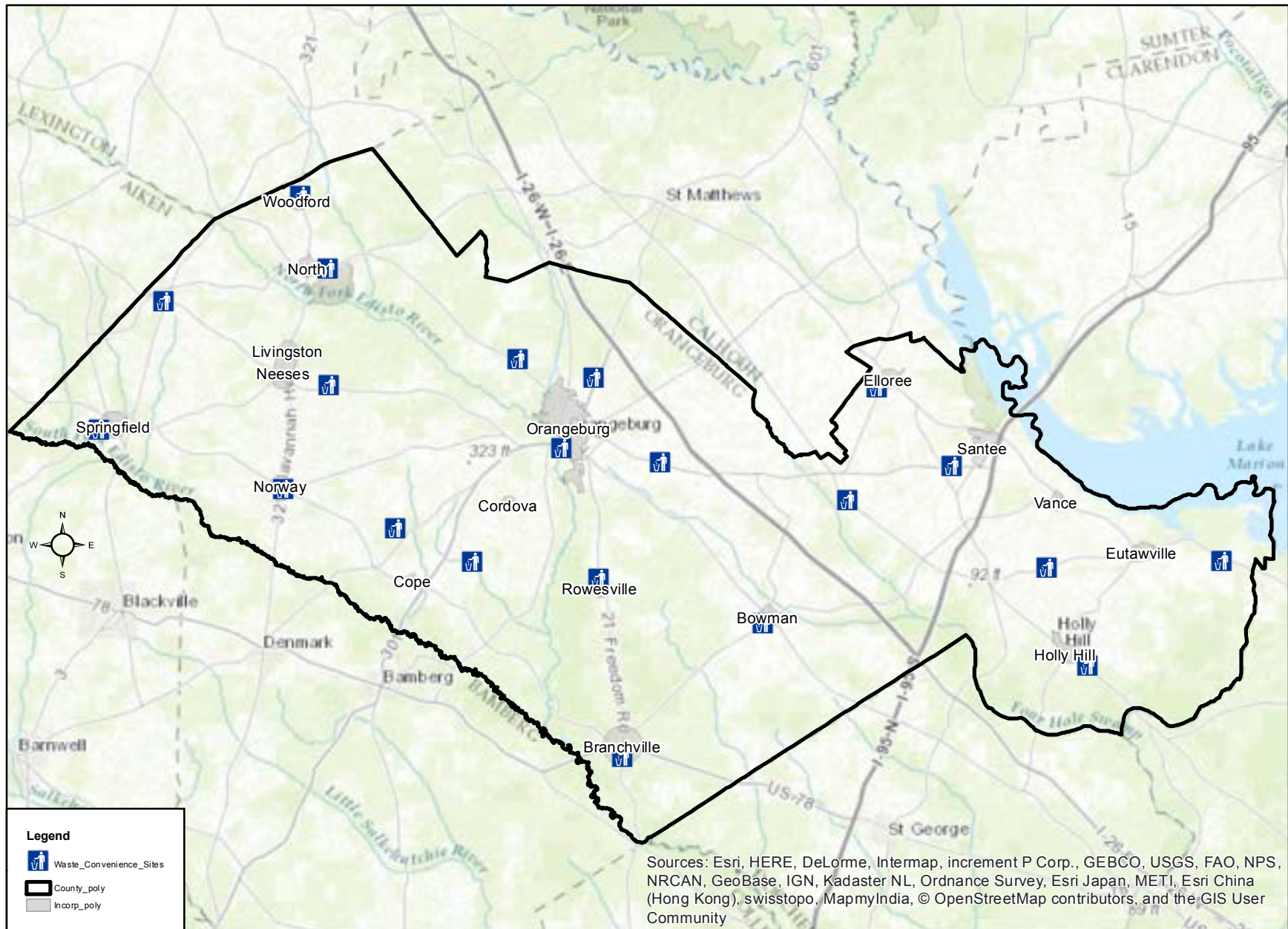
Orangeburg County National Registry Historic Places



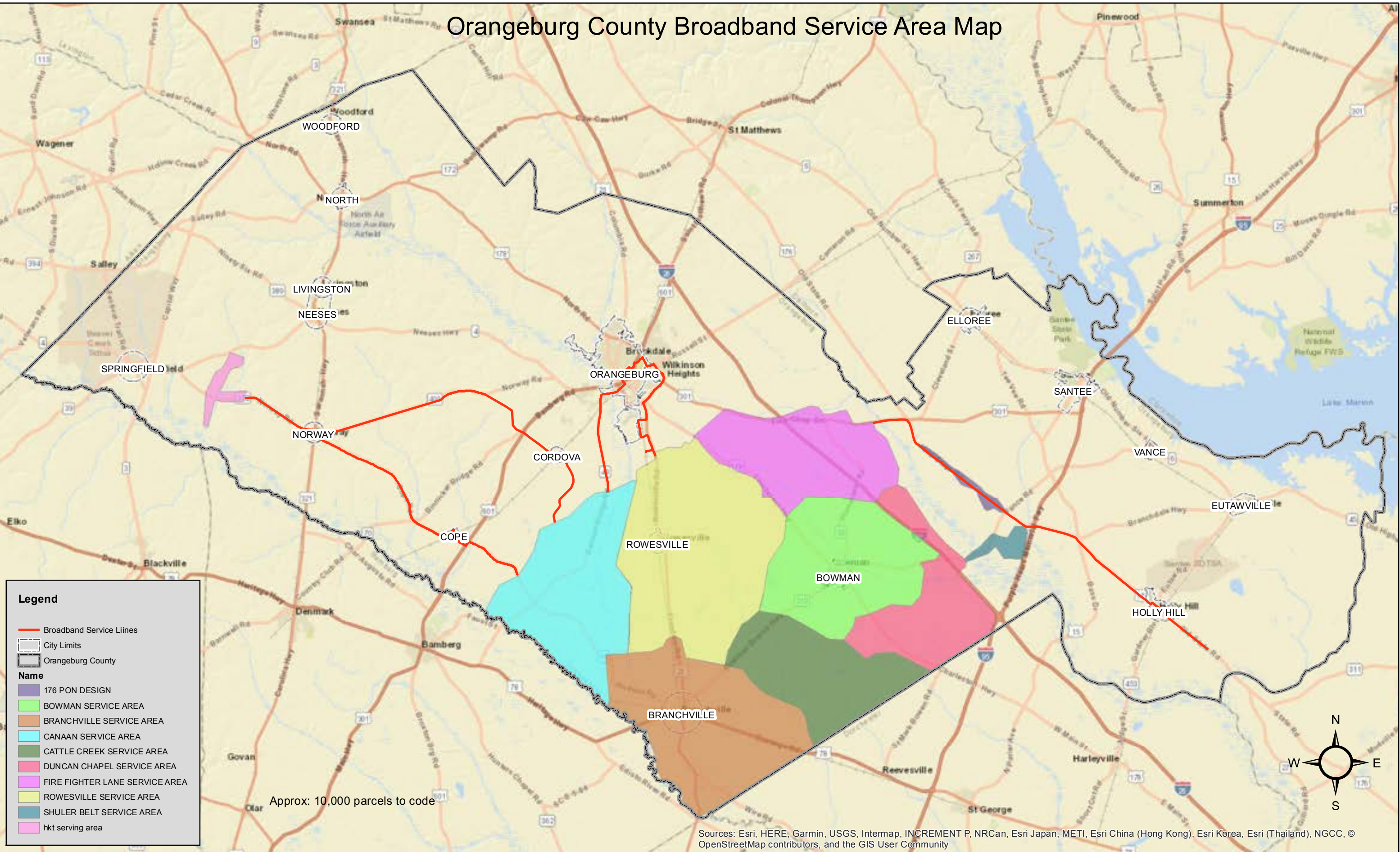
Orangeburg County Water/Waste Water Utilities



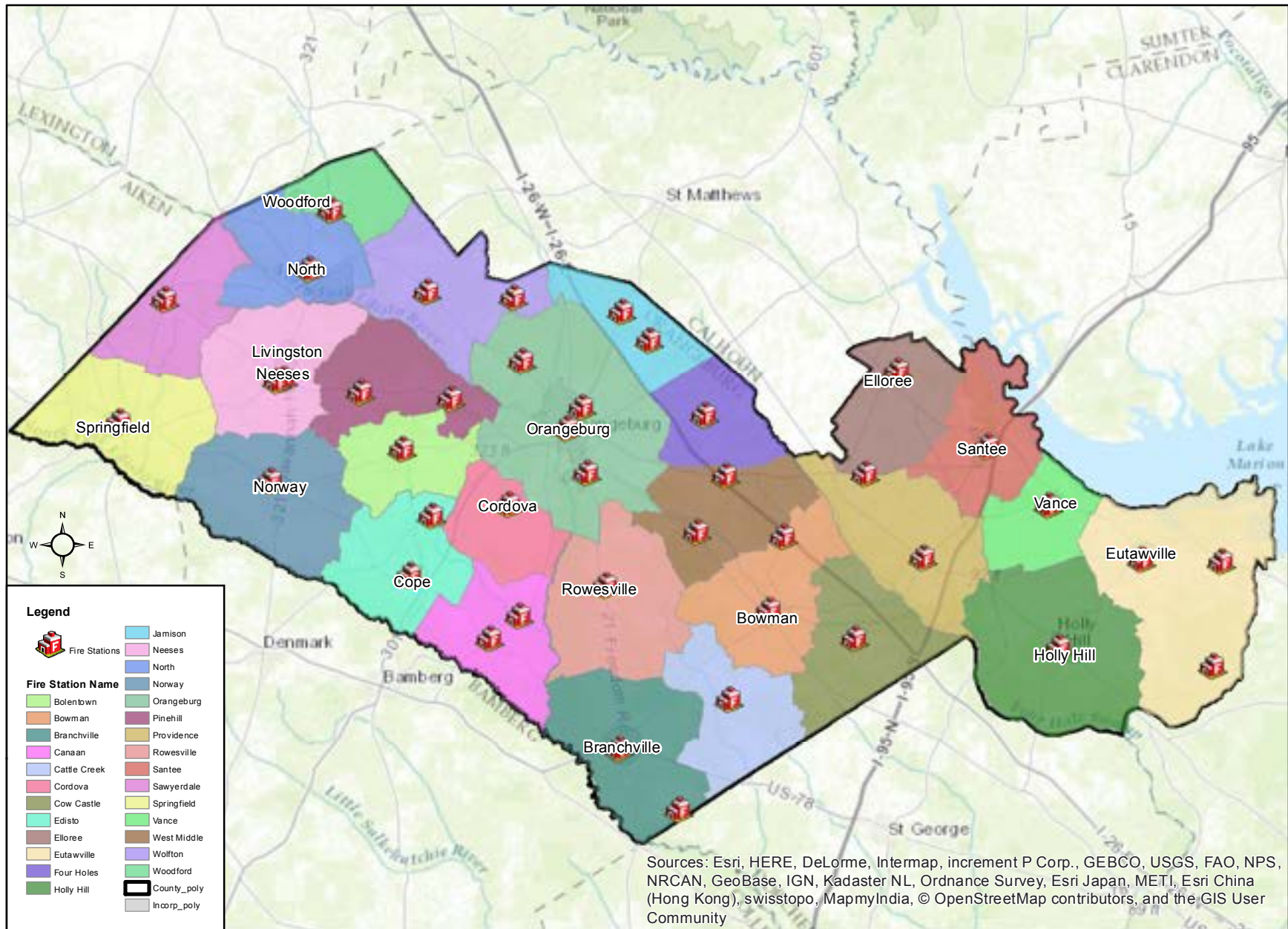
Orangeburg County Collection Centers



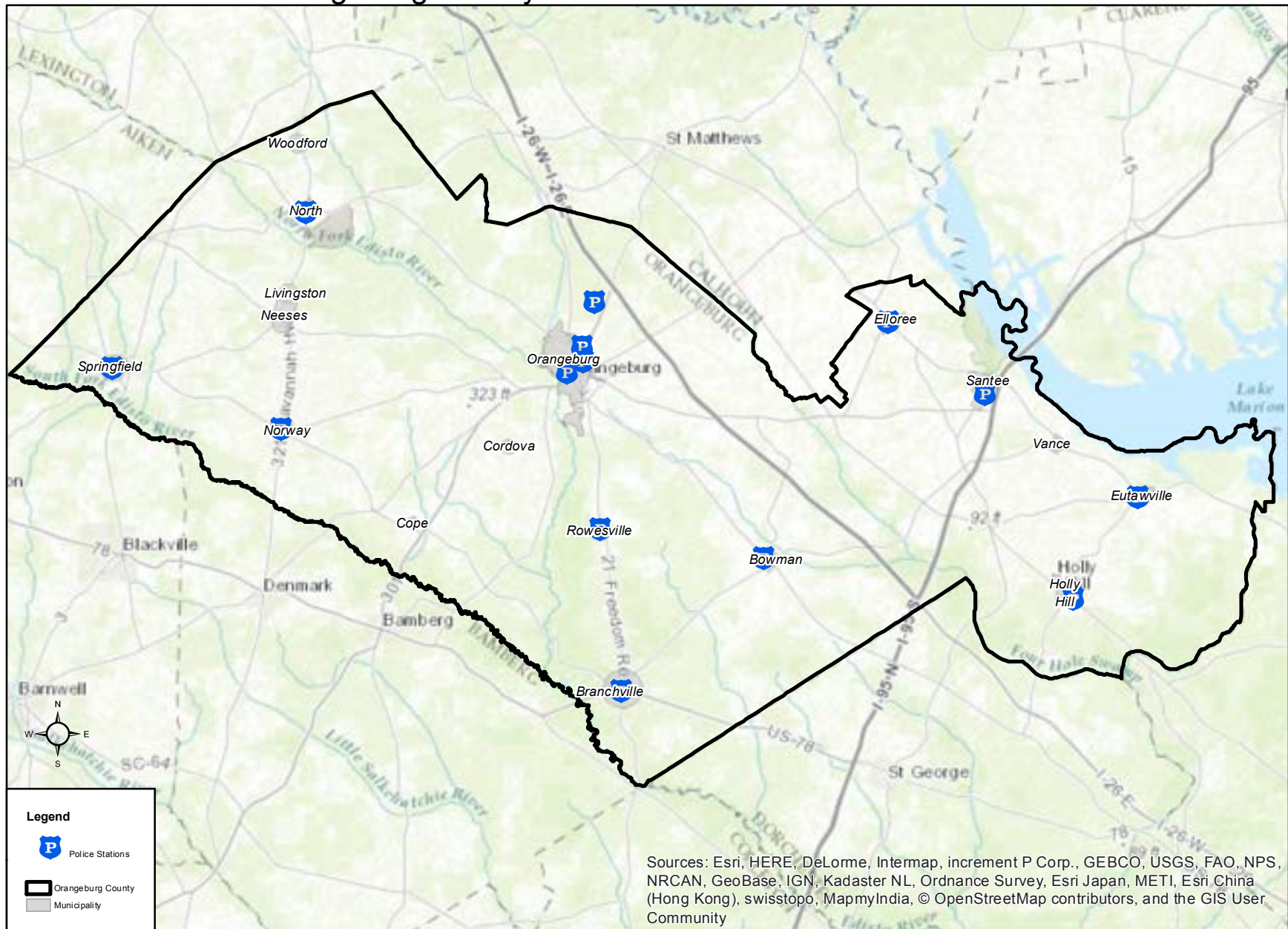
Orangeburg County Broadband Service Area Map



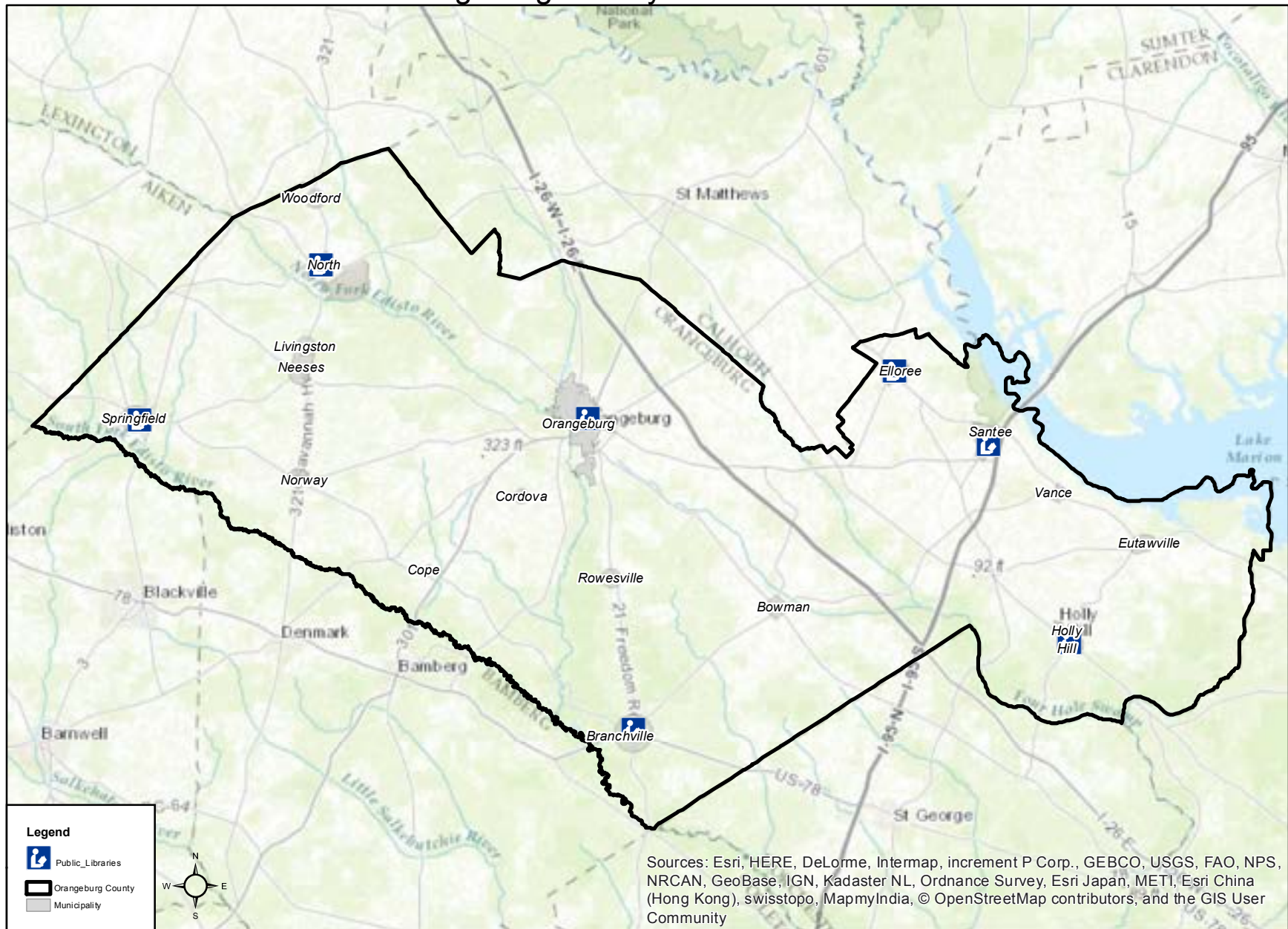
Orangeburg County Fire Districts



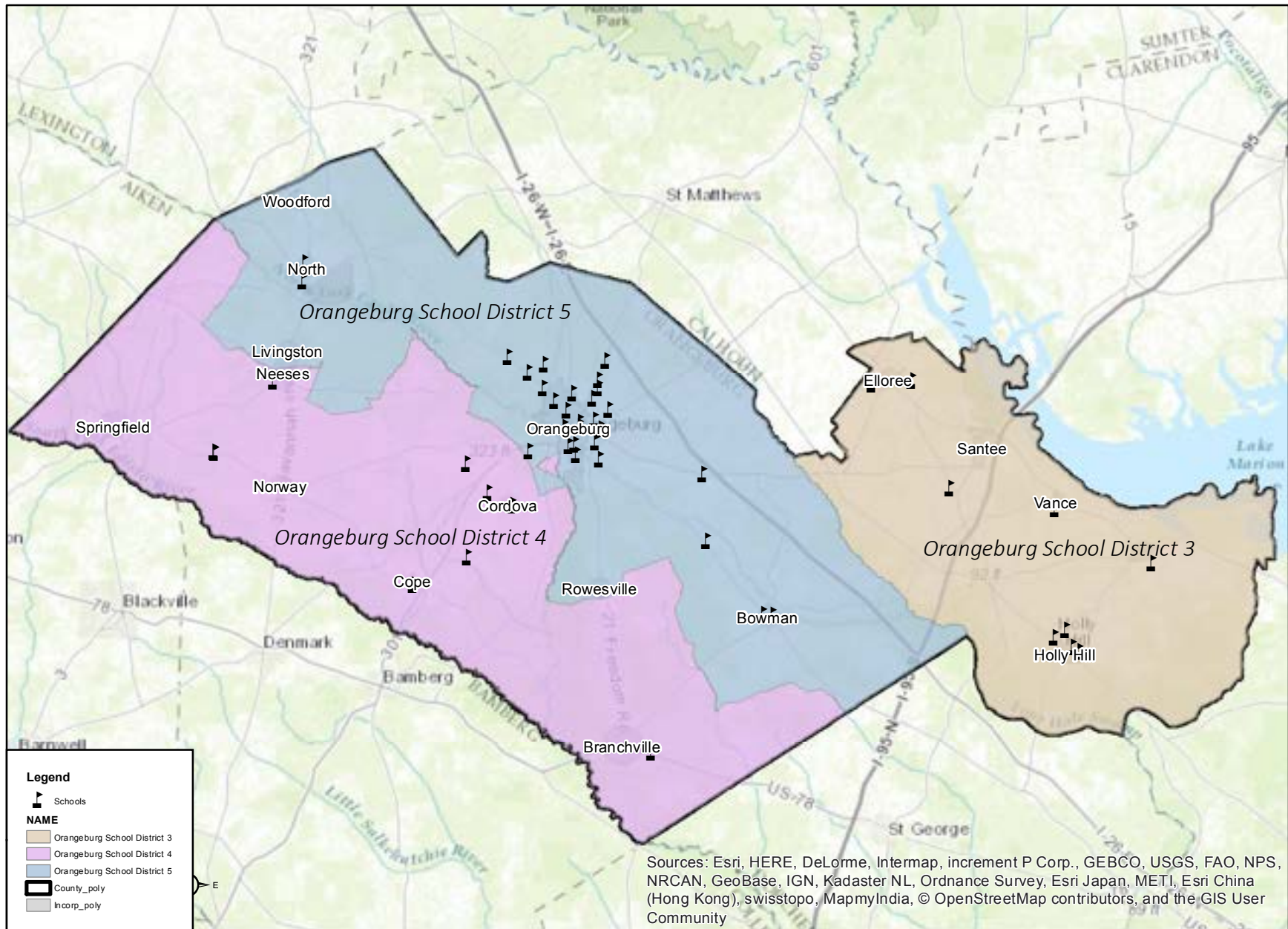
Orangeburg County Law Enforcement/Police Stations



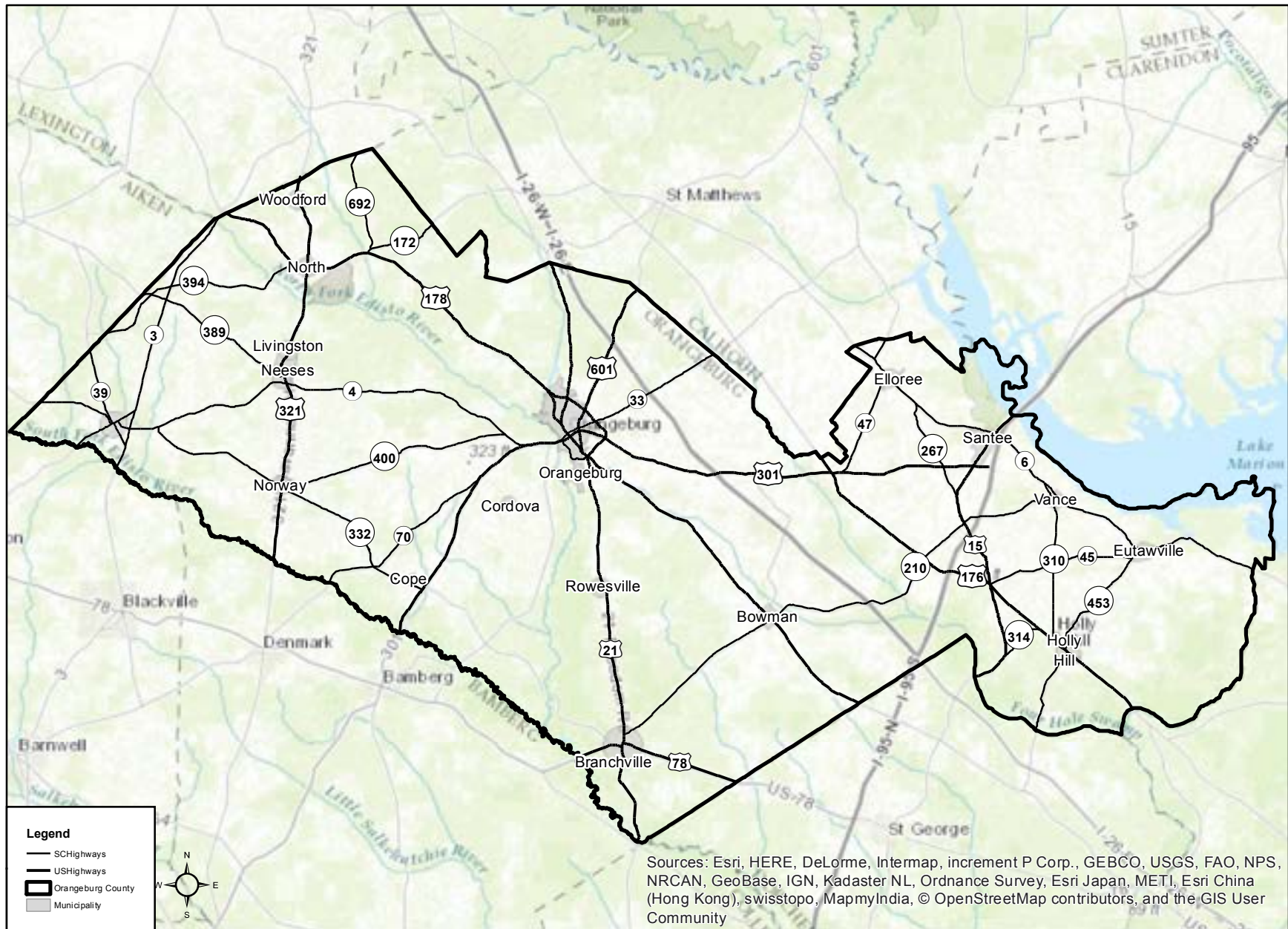
Orangeburg County Public Libraries



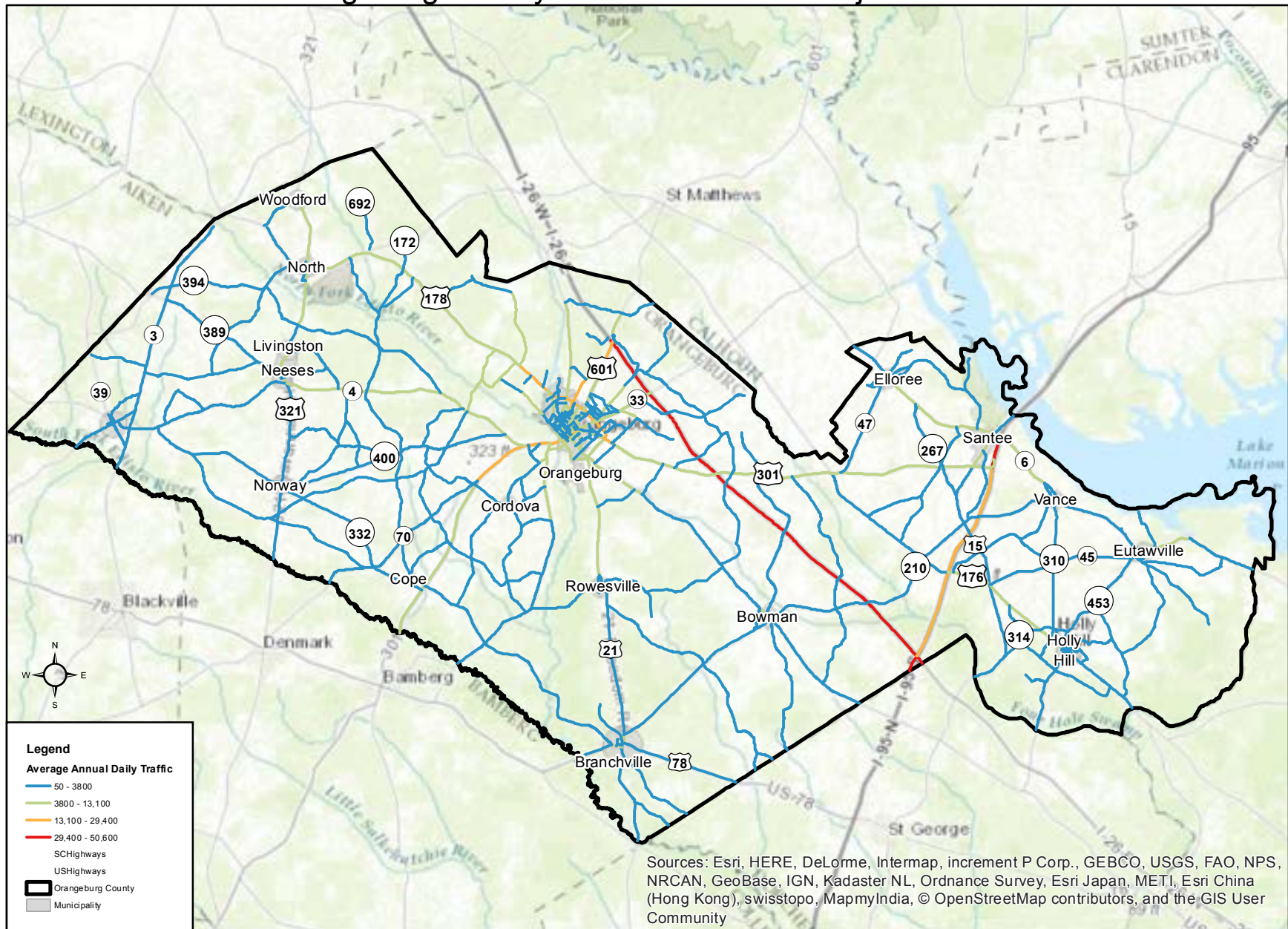
Orangeburg County Education Facilities



Orangeburg County US & SC Hwy Network Map

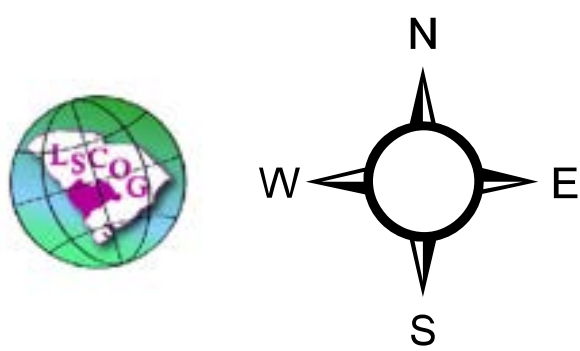


Orangeburg County Traffic Volume for Major Routes



Cross County Connection Transit Routes

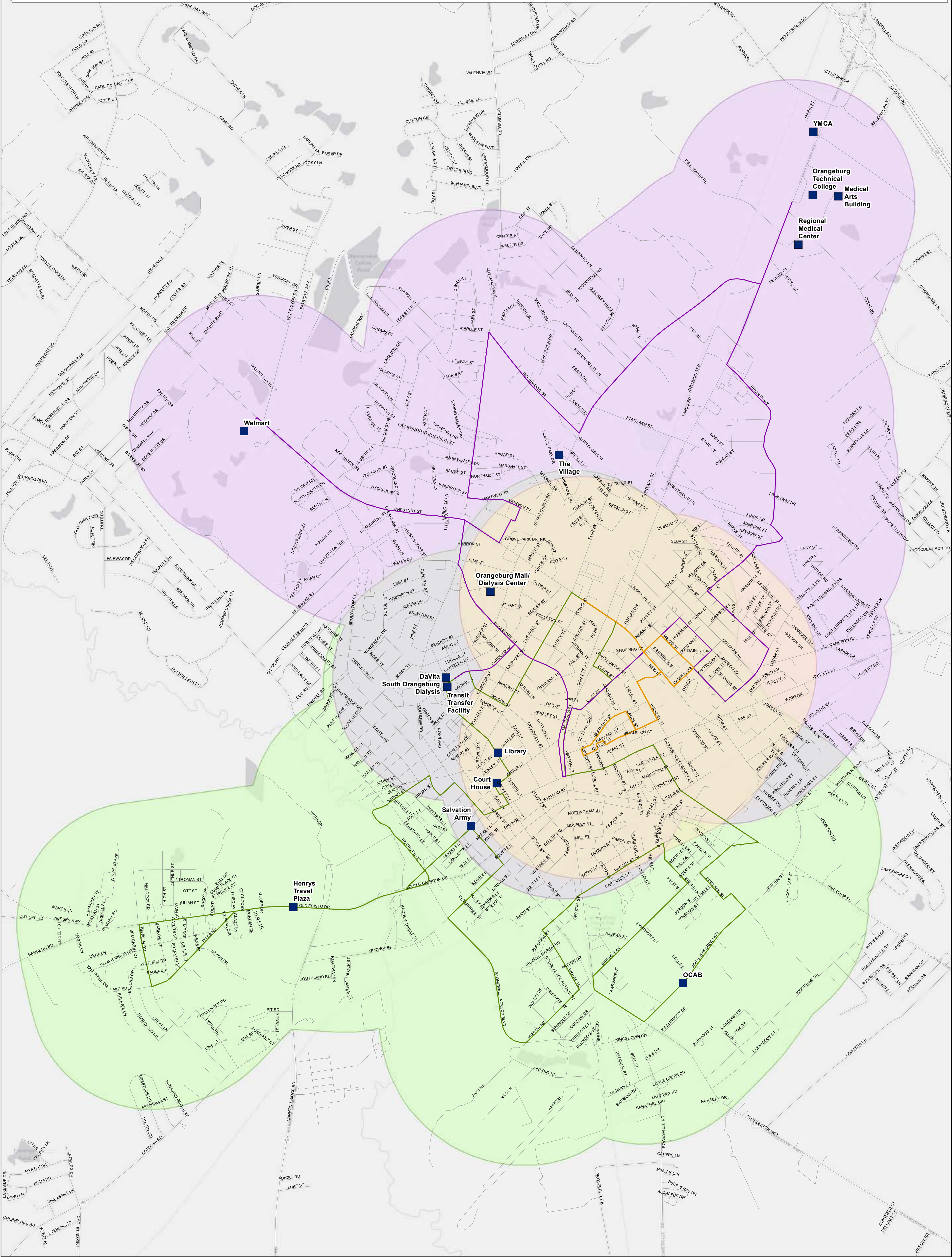
Orangeburg, SC



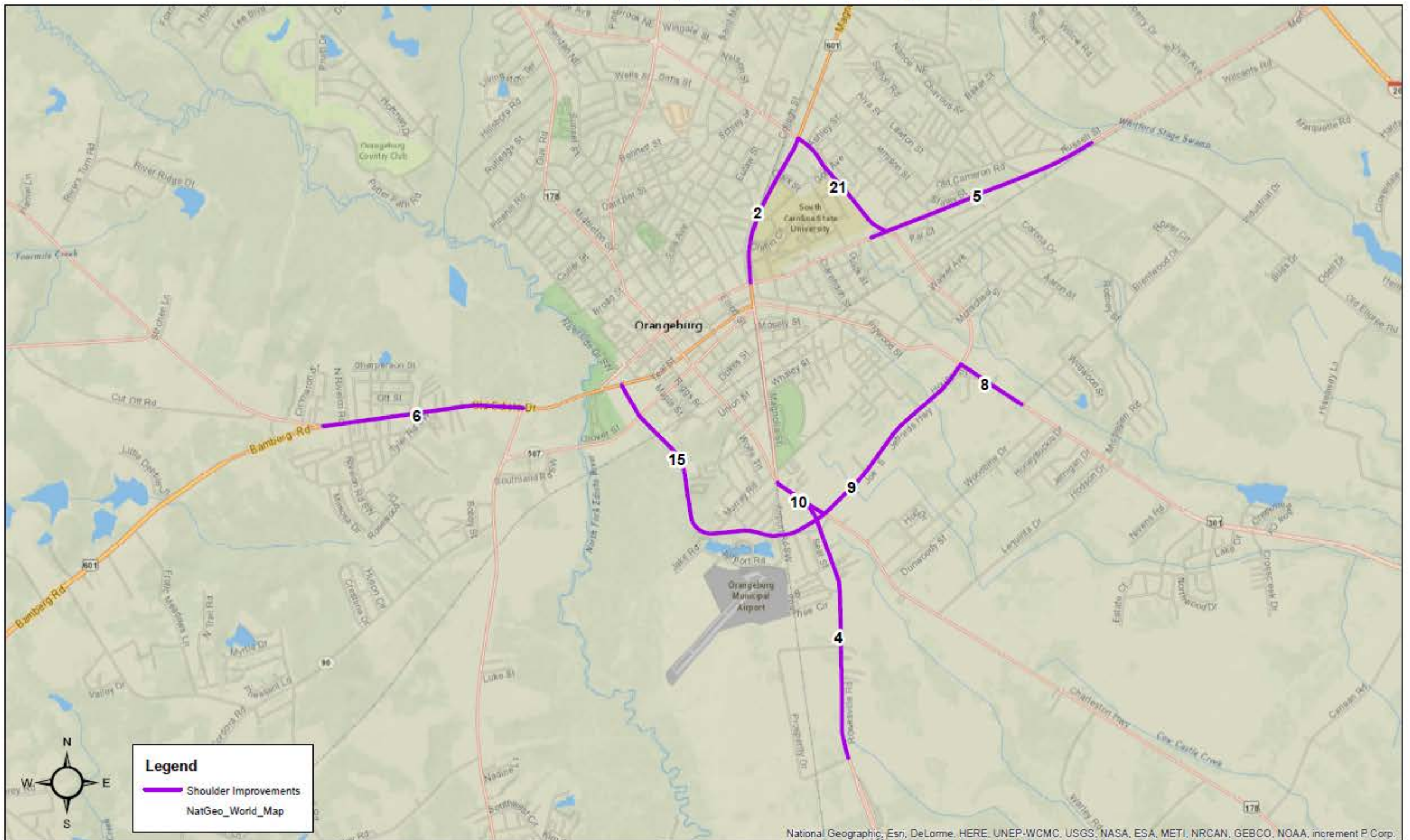
Map Prepared by:
Lower Savannah Council of Governments
GIS Planner: Leslie Crawford

Legend

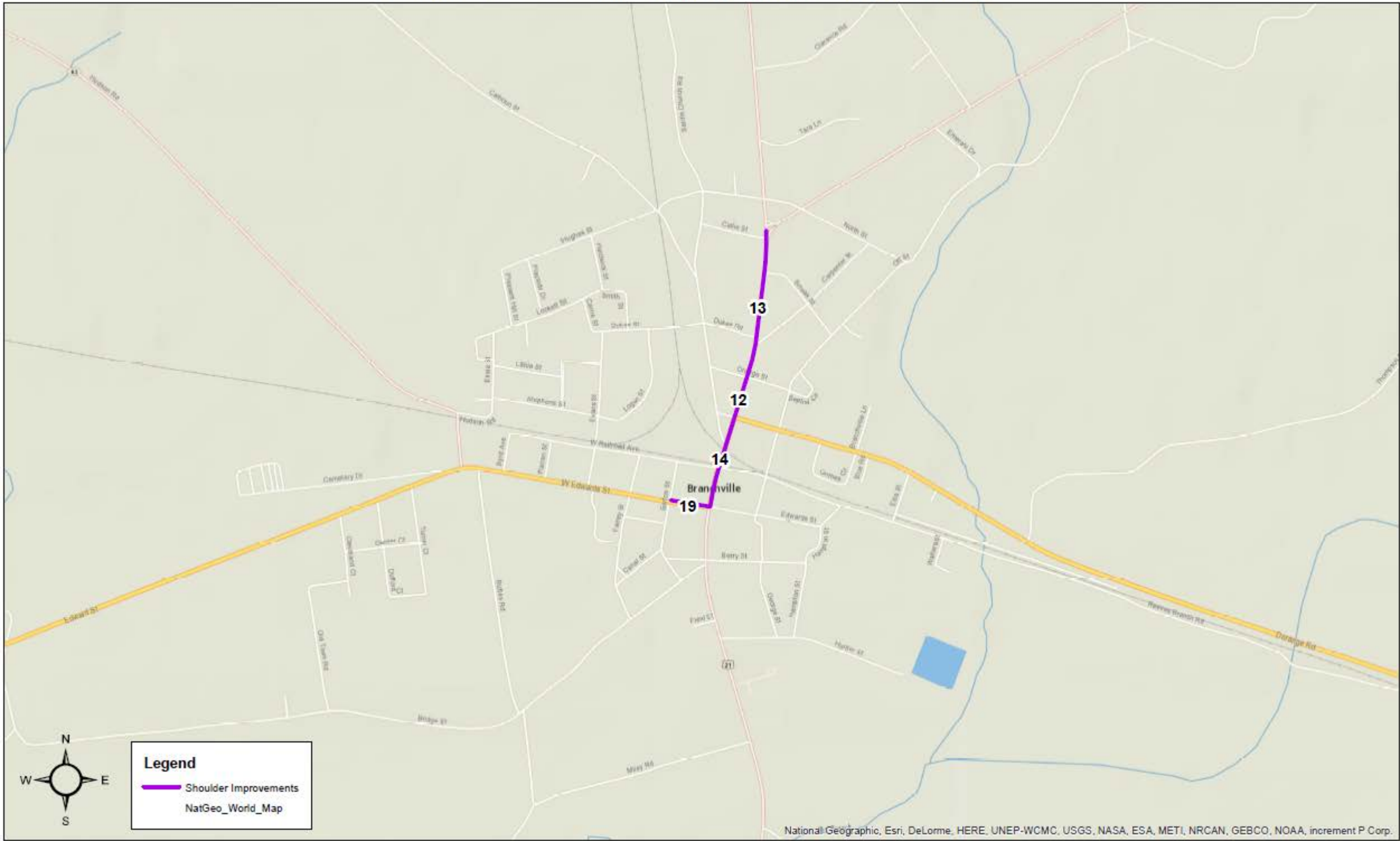
- Popular Stops
- Campus Loop
- Downtown Circulator Purple Route
- Downtown Circulator Green Route
- Streets
- Campus Loop 3/4 Mile Boundary
- Downtown Circulator Purple 3/4 Mile Boundary
- Downtown Circulator Green 3/4 Mile Boundary



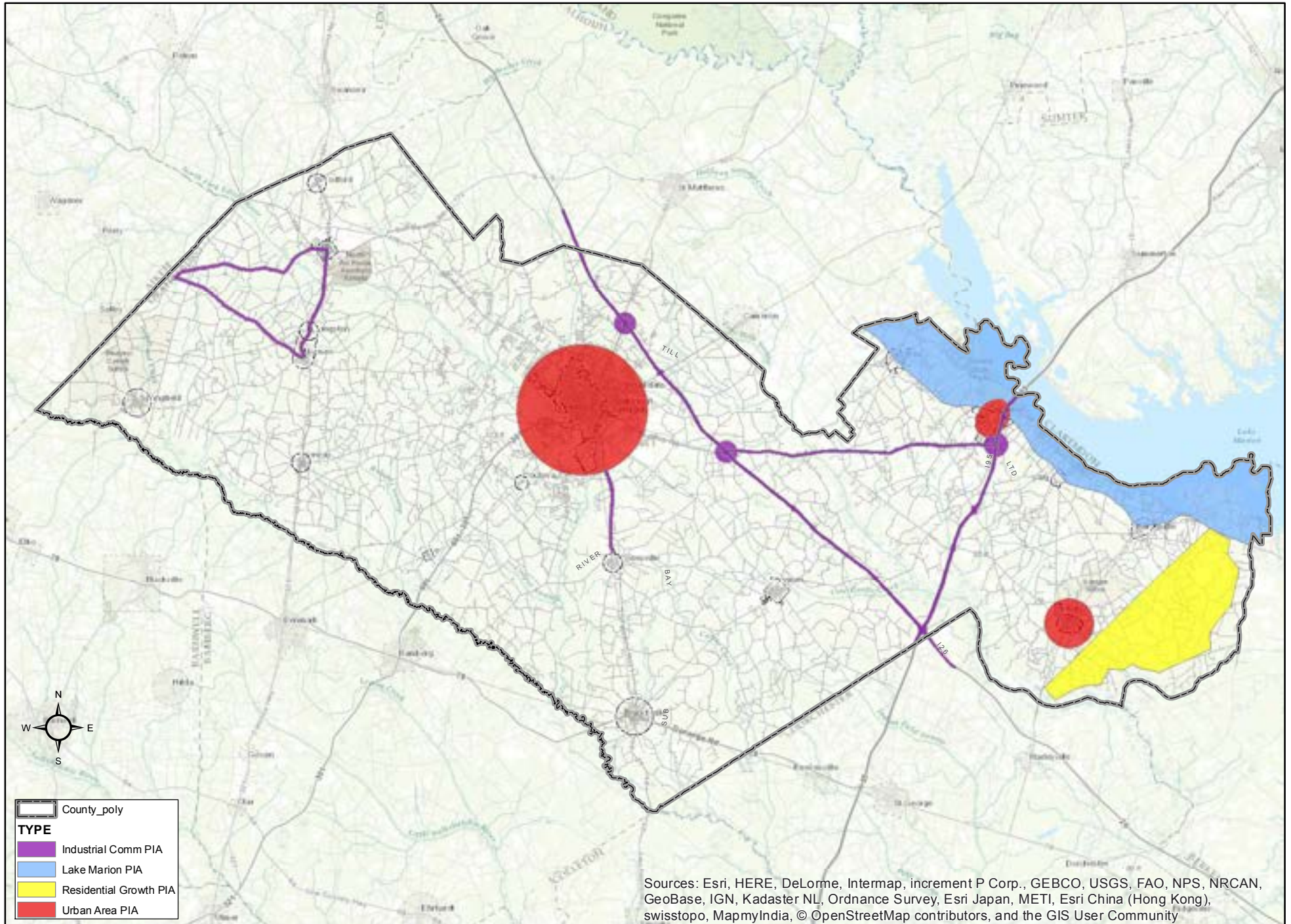
Corridors for Shoulder Improvements : Orangeburg, SC



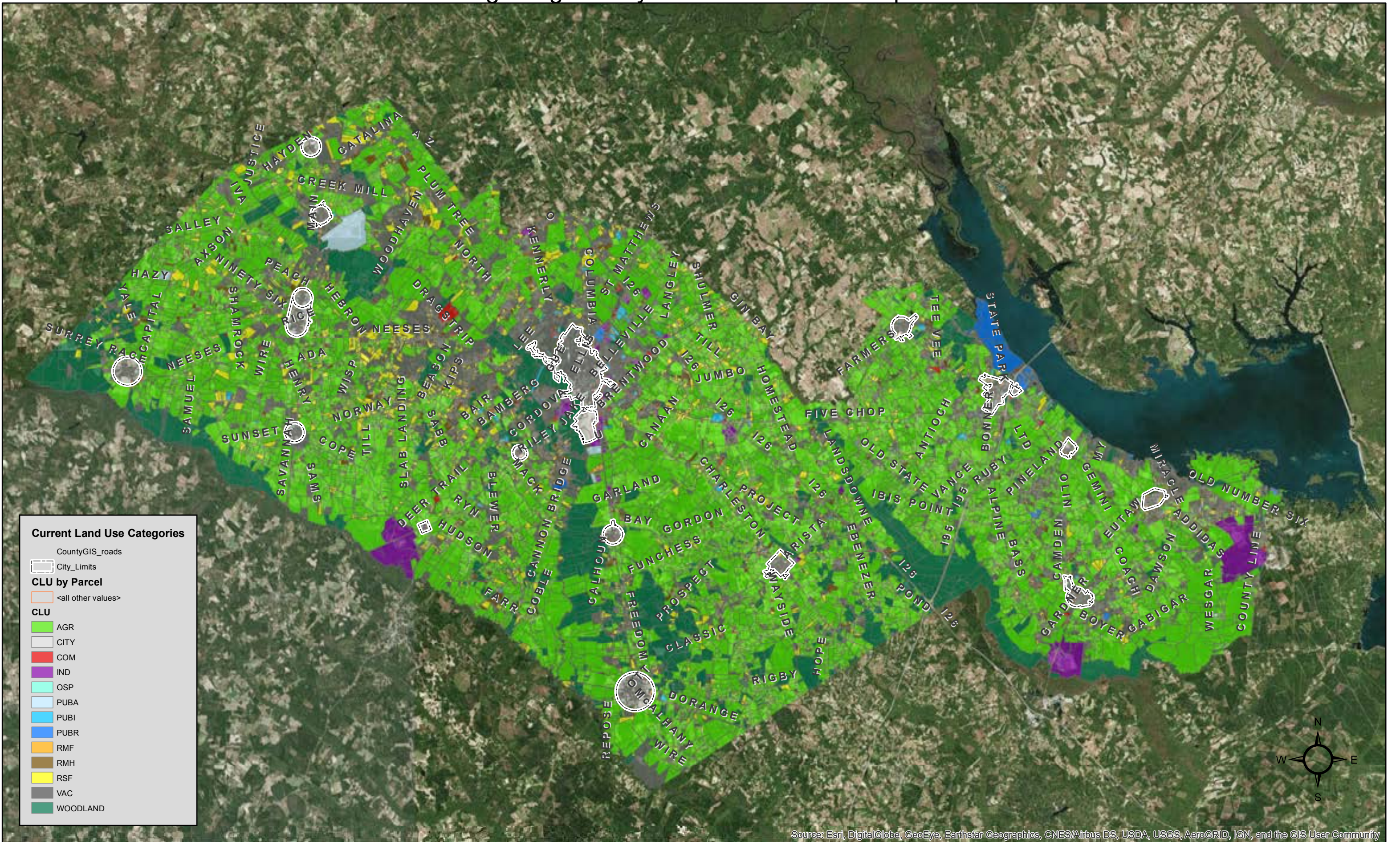
Corridors for Shoulder Improvements : Branchville, SC



Orangeburg County Priority Investment Areas

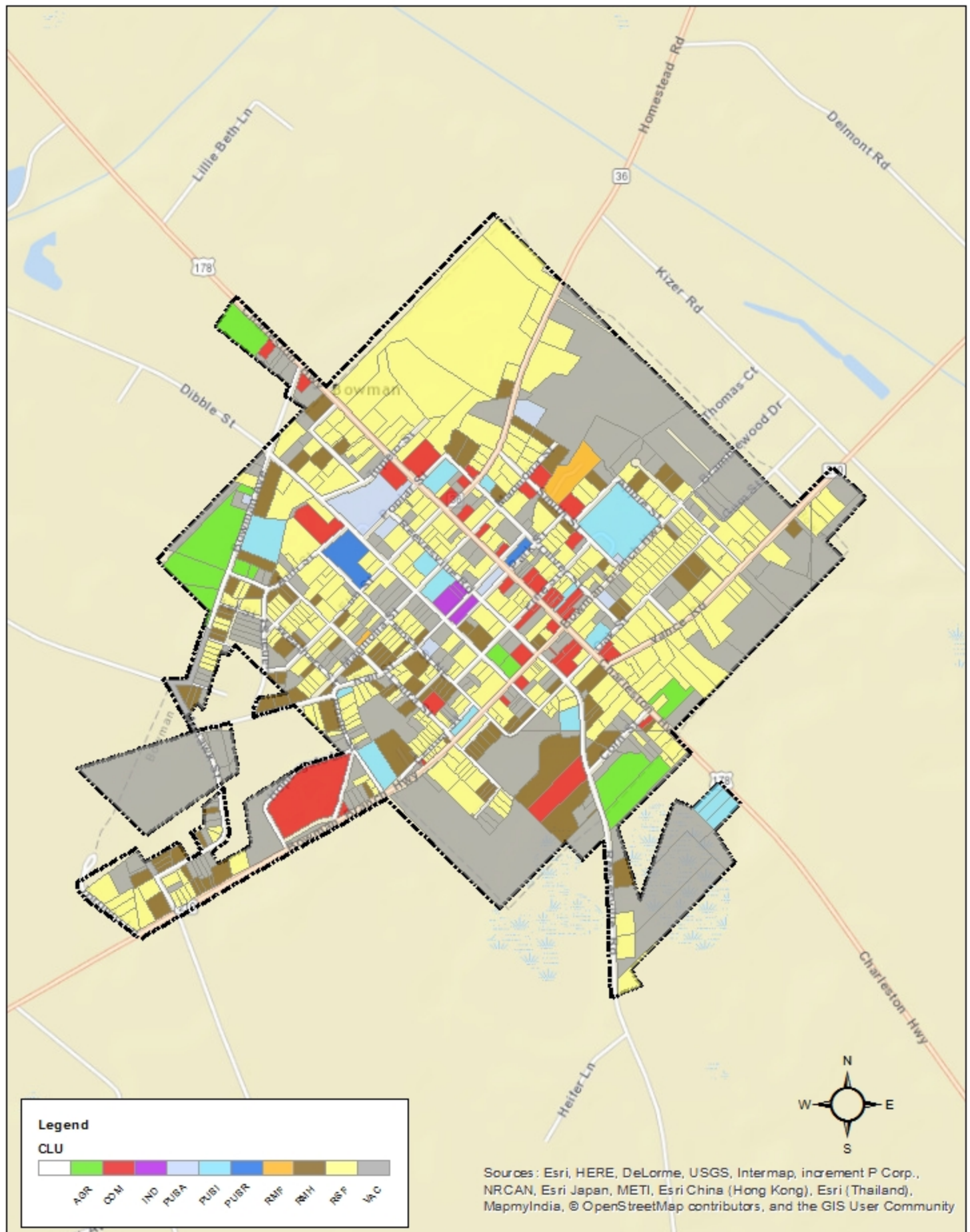


Orangeburg County Current Land Use Map 2016

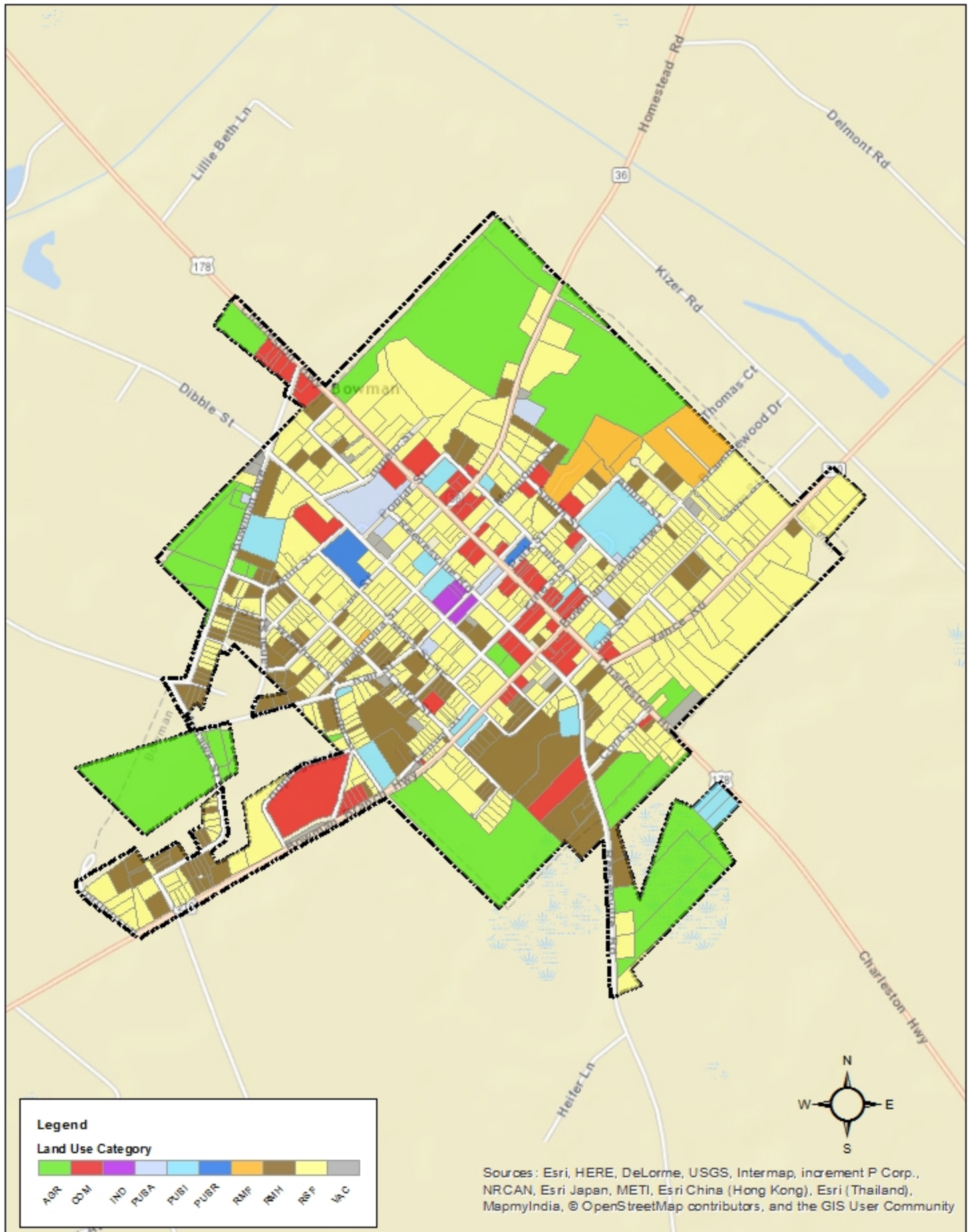


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

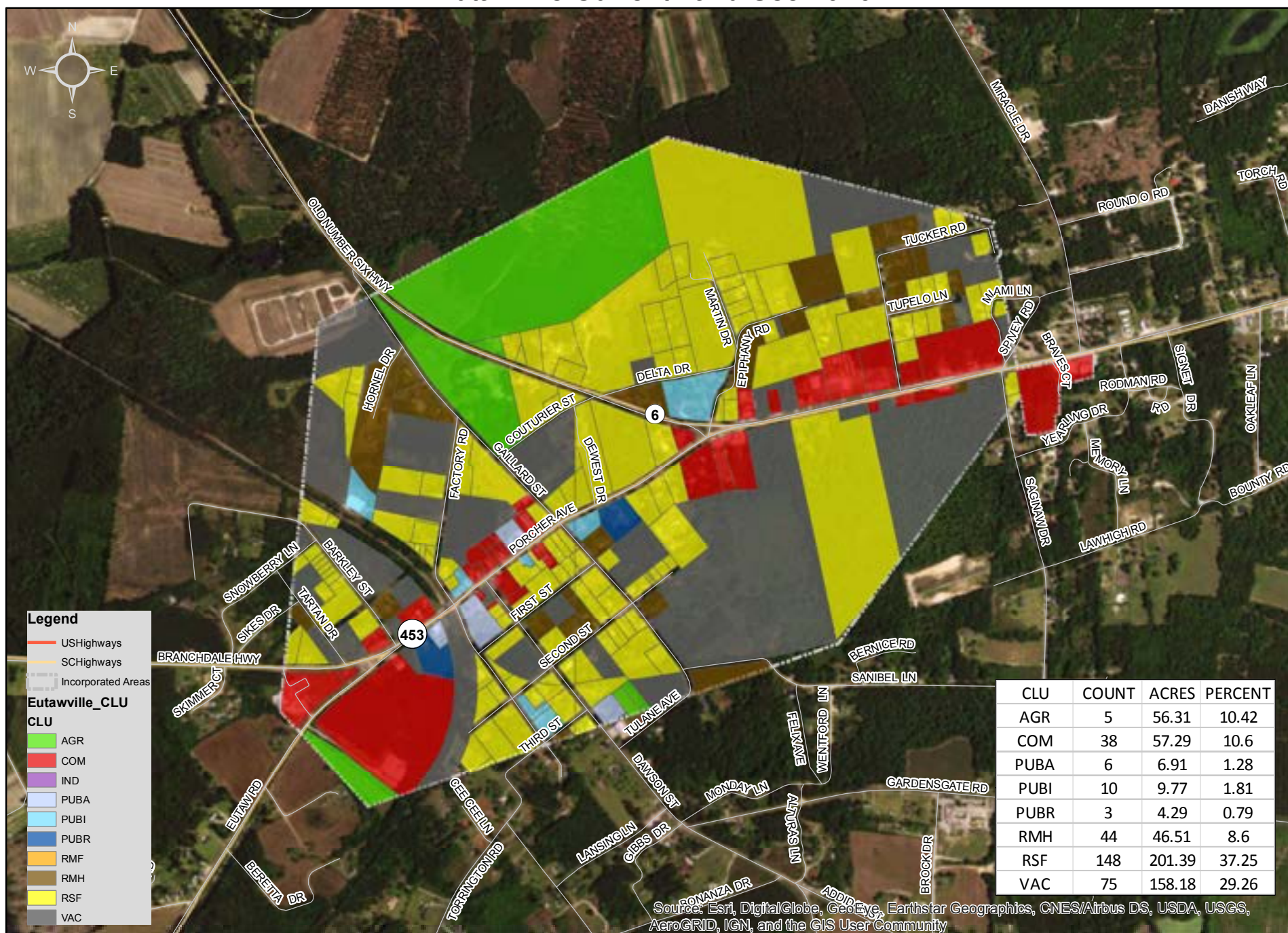
Town of Bowman: Current Land Use 2016



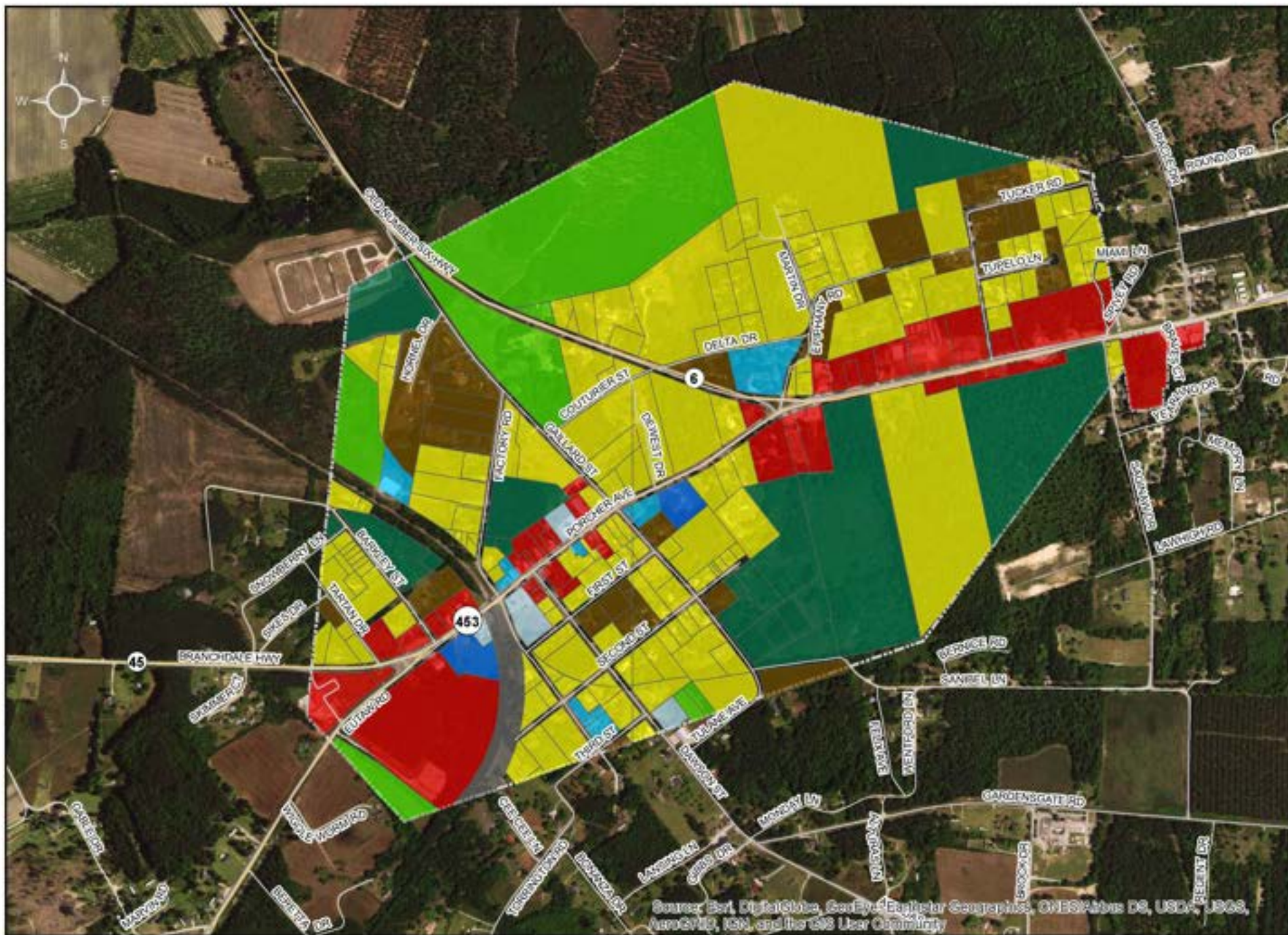
Town of Bowman: Future Land Use 2036



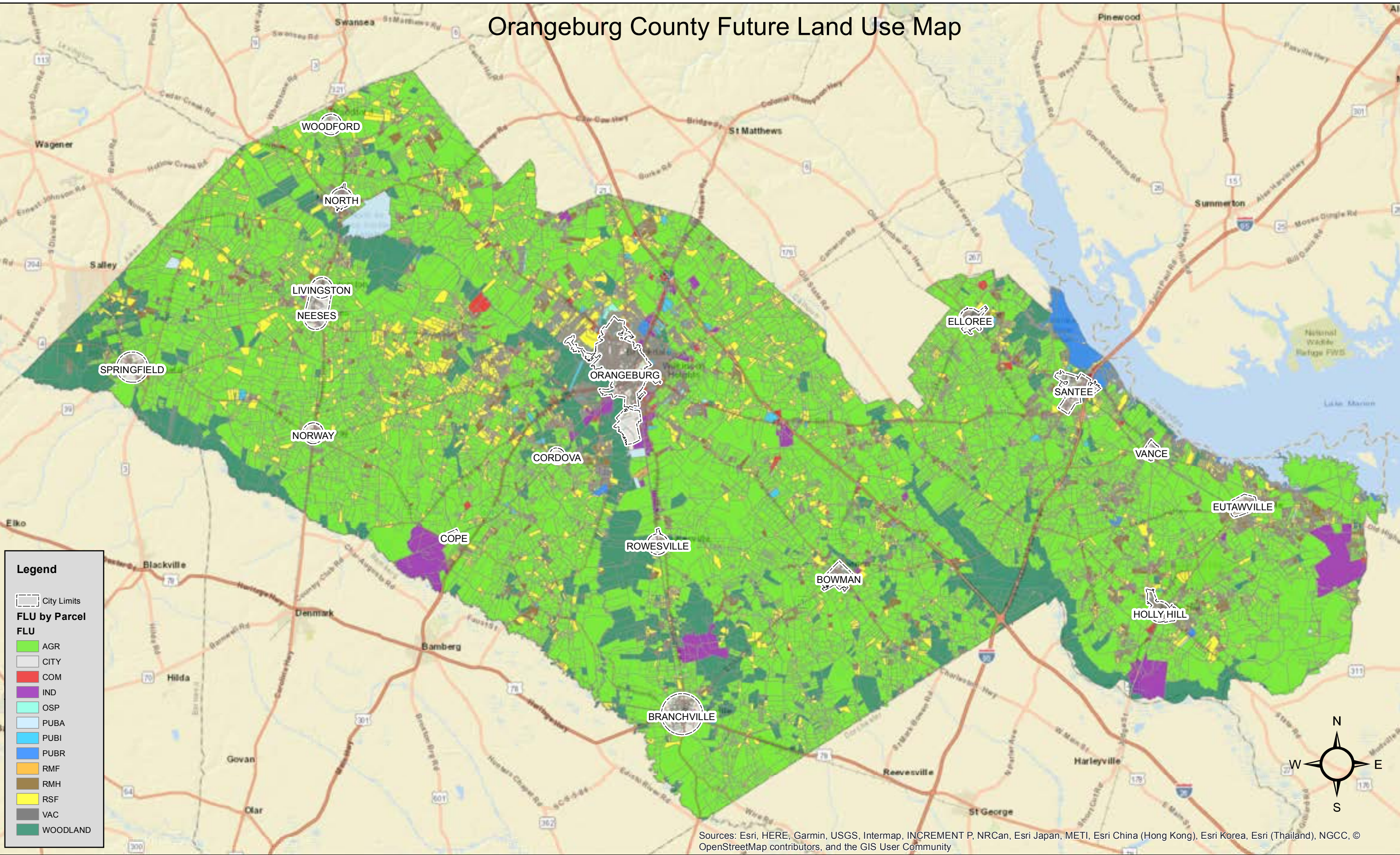
Eutawville Current Land Use 2016



Eutawville Future Land Use 2036



Orangeburg County Future Land Use Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Appendix C

Adoption Resolution and Ordinance

Resolution
Orangeburg County Planning Commission

WHEREAS, the South Carolina General Assembly enacted an amendment to the Code of Laws of South Carolina to incorporate therein a new Chapter 29 to Title 6 of the Code of Laws of South Carolina, 1976, as amended, entitled "South Carolina Local Government Comprehensive Enabling Act of 1994" which repealed certain previously-enacted planning acts and codes; and

WHEREAS, the 1994 South Carolina Local Government Comprehensive Planning Enabling Act, as amended, requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continuing re-evaluation and updating of certain planning elements considered critical, necessary and desirable to guide the development and redevelopment of the areas within its jurisdiction; and

WHEREAS, the previous Orangeburg County Comprehensive Plan was adopted in 2007; and

WHEREAS, the Planning Commission has reviewed the draft of the 2017-2027 Comprehensive Plan and has determined that the 2017-2027 Orangeburg County Comprehensive Plan should be adopted, approved and implemented in order to comply with the mandate of the South Carolina Local Government Comprehensive Planning Act of 1994, as amended; and

NOW, THEREFORE, IT BE RESOLVED that the Planning Commission, this 12th day of July, 2017, recommends the approval of the 2017-2027 Comprehensive Plan.

On behalf of the Planning Commission of Orangeburg County, South Carolina;


Chairperson, Planning Commission

ATTEST: 

STATE OF SOUTH CAROLINA

)

)

)

)

)

ORDINANCE NUMBER 2018-12-17-35

Sponsored By: _____

COUNTY OF ORANGEBURG

**An Ordinance to Adopt the Orangeburg County 2018 Comprehensive Plan
and Repeal all Prior Comprehensive Plans**

WHEREAS, the South Carolina General Assembly enacted an amendment to the Code of Laws of South Carolina to incorporate therein a new Chapter 29 to Title 6 of the Code of Laws of South Carolina, 1976, as amended, entitled "South Carolina Local Government Comprehensive Enabling Act of 1994" ("Act") which repealed certain previously-enacted planning acts and codes; and,

WHEREAS, the Act, as amended, requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continuing re-evaluation and updating of certain planning elements considered critical, necessary and desirable to guide the development and redevelopment of the areas within its jurisdiction; and,

WHEREAS, the current Orangeburg County Comprehensive Plan was adopted in 2007; and,

WHEREAS, the Orangeburg County Planning Commission ("Commission") approved a Resolution recommending adoption of a document titled "2018 Comprehensive Plan Orangeburg County, South Carolina" (herein "2018 Comprehensive Plan") and provided a copy of the 2018 Comprehensive Plan to Orangeburg County Council ("Council"); and,

WHEREAS, Council has reviewed the 2018 Comprehensive Plan and determined that it is in the best interest of the citizens of Orangeburg County to adopt, approve and implement the 2018 Comprehensive Plan to comply with the mandate of the South Carolina Local Government Comprehensive Planning Act of 1994, as amended; and,

NOW, THEREFORE, pursuant to the authority granted to Council under the laws of the State of South Carolina, **BE IT ENACTED** by Council, the following ordinance:

SECTION I. Adoption of 2018 Comprehensive Plan

The "2018 Comprehensive Plan Orangeburg County, South Carolina" is hereby adopted and incorporated by reference as if set forth verbatim in this ordinance.

SECTION II. Conflicts; Severability; Effective Date

Council repeals from and after the effective date of this ordinance all prior comprehensive plans and any previously enacted ordinance that is in conflict with the provisions of this ordinance. If, for any reason, any part of this ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this ordinance shall remain in effect. This

ordinance shall become effective immediately upon approval at third reading.

ADOPTED and APPROVED in meeting duly assembled this **17th** day of **December**, **2018**.



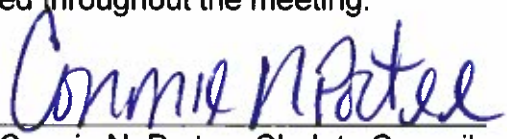
ORANGEBURG COUNTY COUNCIL

By:


Johnnie Wright, Sr. Chairman

ATTESTATION: I attest that the foregoing constitutes a true, correct and verbatim copy of an ordinance adopted by the Orangeburg County Council. The ordinance was noticed in full compliance with the South Carolina Freedom of Information Act, read and received a favorable vote at three public Council meetings on the days listed below. At least one day passed between first and second reading, and at least seven days passed between second and third reading. At each meeting, a quorum of the County Council was present and remained throughout the meeting.

By:


Connie N. Portee, Clerk to Council

First Reading:

November 5, 2018

Second Reading:

December 3, 2018

Third Reading:

December 17, 2018