

STATE OF SOUTH CAROLINA)
COUNTY OF MCCORMICK)

ORDINANCE 15-066 FEB -2 PM 12:14

AN ORDINANCE ADOPTING AN UPDATED AND REVISED COMPREHENSIVE PLAN FOR MCCORMICK COUNTY

WHEREAS, pursuant to South Carolina law, the McCormick County Planning Commission is required to develop and maintain a planning process which includes the preparation and periodic revision of a Comprehensive Plan; and

WHEREAS, the McCormick County Planning Commission has completed its review of the McCormick County Comprehensive Plan and has made revisions thereto; and

WHEREAS, by Resolution adopted October 15, 2015, the McCormick County Planning Commission recommended that the attached revised Comprehensive Plan be adopted by McCormick County Council.

NOW, THEREFORE, BE IT ORDAINED by the County Council of McCormick County, South Carolina as follows:

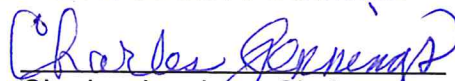
Section 1: McCormick County does hereby adopt the McCormick County Comprehensive Plan attached hereto and incorporated herein by reference.

Section 2: This Ordinance shall become effective upon adoption after three (3) readings and any required public hearing.

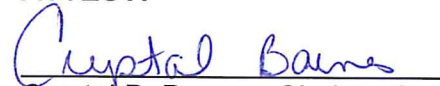
APPROVED AND ADOPTED this 19th day of January, 2016.

MCCORMICK COUNTY COUNCIL

By:


Charles Jennings, Chairman

ATTEST:


Crystal B. Barnes, Clerk to Council

1st Reading: November 17, 2015
2nd Reading: December 15, 2015
Public Hearing: January 19, 2016
3rd Reading: January 19, 2016

**McCormick County
South Carolina**

**Comprehensive Plan
August, 2015**

Contents

INTRODUCTION	1
POPULATION ELEMENT	3
Racial Composition	4
Per Capita Income Trends	5
Median Household Income Trends, 1990-2010	6
Median Family Income Trends, 1990-2010	6
Female Heads of Households	6
ECONOMIC DEVELOPMENT ELEMENT	7
Labor Force	7
Major Industrial Employers, McCormick County	8
Economic Development Goals	8
NATURAL RESOURCES ELEMENT	10
Use and Limitations, by Slope	12
Wetlands	13
Flood Plains	13
Endangered Species	13
Animals	13
Heritage Corridor	14
Natural Resources Goals	15
CULTURAL RESOURCES ELEMENT	16
History	16
Cultural Resources Goals	18
COMMUNITY FACILITIES ELEMENT	20
Water Service	20
Sewer Service	20
County Facilities	21
Hospital Facilities	21
Community Facilities Goals	21
HOUSING ELEMENT	23
Housing Costs	24
House Prices 2000-2010	25
General Housing Conditions	25
Vacancy Rates	25
County Housing Occupancy Status - 2010	25
Substandard Units	26
Housing Units By Year Structure Built	26
Public Housing	27
Influences on the Provisions of Housing	27
Flood Prone Areas	27
Historic Properties	27
Specified Residential Areas	27
Neighborhood Preservation and Housing Rehabilitation	27

Public Influences on the Provision of Housing	28
Water Facilities	28
Local Ordinances and Regulations	28
Housing Goals, Objectives, and Strategies for McCormick County	28
General Housing Strategies	29
Housing Related Policies	30
Haphazard Residential Development	30
Service Area Protection	30
Housing Goals	31
LAND USE ELEMENT	32
McCormick County description	32
Current Land Uses by Category	32
Industrial	33
Institutional	33
Public Lands	33
Agricultural	33
Future Land Uses	34
Undeveloped Land	34
Historic Districts	34
Land Use Goals	35
TRANSPORTATION ELEMENT	36
Coordinated Transportation Services	36
Other Transportation	37
Transportation Goals	37
PRIORITY INVESTMENT ELEMENT	38
Infrastructure	38
Facilities	38
Other County Properties	39

Introduction

The Comprehensive Planning Process

Pursuant to state law, the local planning commission must establish and maintain a planning process, which will result in the systematic preparation and continual reevaluation and updating of the elements of the comprehensive plan, S.C. Code § 6-29-510(A). Surveys and studies on which the planning elements are based must consider potential conflicts with other jurisdictions and the effect of any regional plans or issues. S.C. Code § 6-29-510(B). The planning process for each comprehensive plan element includes, but is not limited to:

1. **Inventory of existing conditions.**
2. **A statement of needs and goals.**
3. **Implementation strategies with time frames.**

Comprehensive Plan Elements

The Comprehensive Plan includes the following elements:

1. Population Element. The population element considers information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.

2. Economic Development Element. The economic development element considers historic trends and projections on the numbers and characteristics of the labor force, where the people who live in the community work, where people who work in the community reside, available employment characteristics and trends, an economic base analysis and any other matters affecting the local economy.

3. Natural Resources Element. The natural resources element considers information on slope characteristics, prime agricultural and forest land, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands, flood plains and soil types.

4. Cultural Resources Element. The cultural resources element considers historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious or entertainment areas or institutions, and other resources relating to the cultural aspects of the community.

5. Community Facilities Element. The community facilities element considers activities essential to the growth, development or redevelopment of the community, including:

- a. water supply, treatment and distribution;
- b. sewage system and wastewater treatment;
- c. solid waste collection and disposal;
- d. fire protection;

- e. emergency medical services;
- f. general government facilities;
- g. educational facilities; and
- h. libraries and other cultural facilities

6. Housing Element. The housing element considers existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic development elements. The housing element includes an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing; which incentives may include density bonuses, design flexibility and a streamlined permitting process.

7. Land Use Element. The land use element considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped land.

8. Transportation Element. The transportation element considers transportation facilities, including major road improvements, new road construction, and pedestrian and bicycle projects. This element is developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.

9. Priority Investment Element. The priority investment element analyzes projected federal, state and local funds available for public infrastructure and facilities during the next 10 years and recommends the projects for expenditure of those funds needed for public infrastructure and facilities such as water, sewer, roads and schools. These recommendations are coordinated with adjacent and relevant jurisdictions and agencies (counties, other municipalities, school districts, public and private utilities, transportation agencies, and any other public group that may be affected by the projects).

Population Element

The Population Element of the Comprehensive Plan serves to identify the historical population trends, evaluates the current population statistics, and projects the rate of increase for the future population.

The following chart shows historic population changes for McCormick County since 1970.

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>% Change</u>
1970	7,955	---	---
1980	7,797	(158)	(1.9%)
1990	8,868	1,071	13.7%
2000	9,958	1,090	12.2%
2010	10,233	275	2.7%

McCormick County's population beginning in 1990 grew significantly with the development of Savannah Lakes Village. However, population growth slowed between 2000 and 2010 largely due to the housing slump, which resulted in a slower migration of home buying in SLV. Another factor is that available land in the region is limited because of the presence of national forests and state parks. And there has been slow commercial land industrial activity in the region.

Population Projections

According to figures provided by the U.S. Census Bureau, population in McCormick County is not expected to increase significantly over the next ten years. The following table demonstrates those projections based on information from the U.S. Department of Commerce, Census Bureau and S.C. Office of Research and Statistical Services.

<u>Year</u>	<u>Population</u>
2000	9,958
2010	10,233
2015	10,250
2020	10,400
2025	10,900

Racial Composition

McCormick County Population Trends by Race

	1990	%	2000	%	2010	%
Total	8,868		9,958		10,233	100%
White	3,647	41.1%	4,459	44.8%	4,983	48.7%
African American	5,190	58.5%	5,365	53.9%	5,085	49.7%
Native American	6	.07%	7	.1%	10	.1%
Asian/Pacific Islander	11	.12%	32	.3%	31	.3%
Hispanic					81	.8%
Other	14	.16%	95	1%	92	.9%

Median Age of Population

	1990	2000	2010
McCormick County	35	41.1	50
South Carolina	32	35.4	37.6

Population by Age

	<u>2000</u>	<u>2010</u>	
McCormick County	9,958	10,233	100%
Under 5	417	424	4.1%
5 – 19	1,745	1,215	10.3%
20 – 64	6,151	6,140	61%
65+	1,645	2,449	24%
Females		4,675	46%
Males		5,558	54%

Years of School Completed, 2006-2010

Percent of Persons Aged 25 Years Old and Older

High school graduate	78.1%
College (Bachelor's degree/higher)	15.9%
Less than high school	6%
Military veterans	1,296

Income

The most common method of studying the impact of income on a region is to track the annual per capita income levels. Historically, South Carolina has lagged behind the rest of the nation in average per capita income, which has increased significantly in McCormick County between 1990 and 2010. However, the County still falls below state and national averages as illustrated in the following chart:

Per Capita Income Trends

	<u>1990</u>	<u>2000</u>	<u>2010</u>
McCormick County	\$ 7,929	\$14,770	\$19,411
South Carolina	\$11,897	\$18,795	\$23,443
United States	\$14,420	\$21,587	\$27,334

Per capita income trends indicate the average level of wealth and available spending for a region. Areas with higher per capita incomes would generally be attractive to higher-end retail establishments.

Median household and median family incomes are also indicators of a region's economy.

Median Household Income Trends, 1990-2010

	<u>1990</u>	<u>2000</u>	<u>2010</u>
McCormick County	\$19,226	\$31,557	\$35,858
South Carolina	\$26,256	\$37,082	\$43,939
United States	\$30,056	\$41,994	\$51,914

In 2010, Median Family Income decreased an average of 7.7% nationally due to the nation's high rate of unemployment.

Median Family Income Trends, 1990-2010

	<u>1990</u>	<u>2000</u>	<u>2010</u>
McCormick County	\$24,040	\$38,822	\$35,832 (Est.)
South Carolina	\$30,797	\$44,227	\$39,052 (Est.)
United States	\$35,225	\$50,046	\$45,800

Persons Below the Poverty Level, 1990-2010

	<u>1990</u>	<u>2000</u>	<u>2010</u>	
McCormick County	1,705	1,526	1,862	18.2%
South Carolina	517,793	547,869	767,393	16.4%
United States	31,742,864	33,899,812	46,200,000	15.1%

A report by the Federal Reserve Board states that the median net worth of families is down by 39% since 2007 to 1992 levels. (Median net worth is the value of all holdings including housing). Since the housing crash during the Great Recession, home values dropped as much as 60% in some places. Stock market losses during the period also affected median net worth and resulted in a drop of spending by consumers.

Female Heads of Households

	<u>2000</u>	<u>2010</u>
McCormick County	626	613

Income, poverty, employment and industrial recruitment in McCormick County will be largely dependent on the rate of recovery of the national and state economies. The County should continue to work with available resources such as the McCormick County Chamber of Commerce to assure that local concerns, needs and resources related to the economy are addressed with regard to industrial and retail development.

Economic Development Element

The Economic Element of the Comprehensive Plan serves to identify the components of the economy in McCormick County and the surrounding region and provides the basis for recommendations designed to contribute to a healthy economic climate in McCormick County.

Labor Force

Employees by Industry, Sept. 2011

County of McCormick labor force	3,299
Employed	2,800
Total private and government	1,708
Education	300
Accommodations, food services	39
Agriculture, forestry, fishing, mining	93
Construction	80
Manufacturing	193
Transportation, utilities	29
Wholesale trade	12
Retail trade	114
Financial, insurance, real estate	27
Health, social services	159
Arts, entertainment, recreation services	43
Professional services	28
Other	15

In recent years, the national economy has seen a transition to more service-related jobs and decrease in manufacturing jobs. That trend may be reversed to some extent as the national and regional economies recover from the global recession.

Major Industrial Employers, McCormick County

The following is a listing of industries with a McCormick County address taken from Central South Carolina Records and South Carolina Department of Commerce Reference.

Company	Employees	Description
Milliken & Company	89	Textile
Mount Vernon Mills-Rigel	88	Fabric/textile
Georgia Pacific Corp.	67	Sawmill
Strom Thurmond Lake Visitors Center	50	Recreation
Petra Health and Rehabilitation	140	Nursing home
Savannah Lakes Village	140	Housing/Golf Club
McCormick County	190	School District
McCormick County	165	County Government

Labor Force Characteristics

This information provides important information about the available workforce to potential employers.

Economic Development Goals

Goal One: Economic Development Structure.

Establish a department to lead the economic development activities and pursue sustainable funding for the organization. Focus will be made to capitalize on the opportunities and address the challenges to ensure a plan for attracting and supporting business and industry development.

Beginning 6/2015 **Through** On-going

Goal Two: Business Recruitment and Retention.

Develop marketing profiles for each targeted business opportunity and become more business friendly. Focus should be made on retail recruitment and recreation tourism. Pursue companies in healthcare/retirement and support entrepreneurship.

Beginning 6/2015 **Through** On-going

Goal Three: Education/Workforce.

Work with Piedmont Technical College to implement new education/training programs and continue public school improvements. Assess workforce and training needs of existing business.

Beginning 6/2015 **Through** On-going

Goal Four: Product Development.

Identify property to meet the needs of targeted sectors and market available building. Assess and address county infrastructure needs. Explore new lodging development opportunities. Support and maintain local heritage tourism assets.

Beginning 6/2015 **Through** On-going

Goal Five: Public Outreach and Communication.

Develop community brand and identify and cultivate strong and diverse community leadership. Enhance electronic communication tools and improve external perception of McCormick County.

Beginning 6/2015 **Through** On-going

Goal Six: Quality of Place.

Become a more sustainable community. Establish a local Boys & Girls Club. Capitalize and expand arts/cultural activities events in the community. Work with local towns and citizen committees in efforts to reduce litter, encourage more attractive landscaping, and improve the entrances to the County.

Beginning 6/2015 **Through** On-going

Goal Seven: Support the efforts of the Chamber of Commerce.

Encourage support of activities sponsored by the Chamber of Commerce as it promotes the County and local businesses.

Beginning 6/2013 **Through** On-going

Natural Resources Element

The Natural Resources Element of the Comprehensive Plan serves to protect, preserve, conserve and utilize the unique traits of our regional environment to its highest potential.

Climate

The natural resources of McCormick County are among its most valuable resources. Chief among these is the climate. Spring usually arrives early and summer stays late here as in other parts of the South. Winters are generally mild with occasional light dustings of snow. Autumn and spring are the most unstable weather times of the year.

McCormick County has a mean annual temperature of 62 degrees Fahrenheit. The average annual temperature during January is 42 degrees Fahrenheit, while the average July temperature is 79.7 degrees Fahrenheit. The average relative humidity daily is 75% at 1:00 AM, 79% at 7:00 AM, 51% at 1:00 PM, and 60% at 7:00 PM. The mean annual precipitation in the McCormick County area is 48 inches and the average growing season is 231 days. Frost danger is most common between November and early April.

Soils

The County is composed of many different soils, with varying influences on development. It is essential, therefore, from a planning standpoint, to know the location, limitations, and capabilities of each, especially those posing problems to development.

Unfortunately, most soils best suited to farm operations are also best suited to urban development. This has accounted for the massive conversions of farmland to urban use. At the same time, poor soils or soils with constraints to agricultural use, generally present problems to development as well. 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.

There is one general soil group or unit for most of McCormick County, with differing characteristics. The units are general by definition, requiring site specific analysis for individual properties, but are helpful as a guide to development, which is the intent of this plan. Each site should be tested individually to match the proper soil to the type of proposed development.

Prevalent Soil Type

The most prevalent soil type in McCormick County is the Cecil-Urban land complex. Land here is made up of areas of soils that have been excavated, filled, or otherwise disturbed by man. It consists of variable amounts of sand, silt, and clay. Some areas are covered by pavement, industrial, commercial, or residential buildings.

This soil type is best suited for lawns, trees, and shrubs. There are moderate limitations for residential and for light industrial uses unless there have been drastic alterations. Controlling runoff, erosion, and siltation is the main concern of management.

As stated earlier in this report, the soil classification listed is to be used for general planning purposes only. Each site should be judged individually to determine if it will support the proposed use. The local soil conservation office can be extremely helpful in making soil determinations.

Soil types and limitations can be a very important tool in creating a development guidelines process in McCormick County. Development guidelines should:

1. Insist that existing urban-type development be tied into existing municipal water and sewage systems where feasible;
2. Restrict development in flood plain and wetland areas;
3. Require developers to satisfactorily overcome severe soil conditions so as not to adversely affect surrounding areas.

Topography

The following section on topography and slope will be based on earlier soils reports since these features and subsequent development requirements are still relevant.

Topography, or slope characteristics, is important to the overall land use scheme in that it can influence development costs and potential environmental deterioration. As slopes become steeper, development costs can rise accordingly due to extensive grading and excavation needed to prepare a site. Development limitations caused by steep slope usually means development that is economically feasible in larger urban areas that may not be practical in McCormick County.

The major environmental problem associated with new development on sloped land is the soil erosion potential. Much topsoil has eroded from extensive areas as a result of past farming methods. Sometimes the eroded land provides poor septic service which in turn eliminates urban type development unless sanitary sewer is made available. Thus, the land use potential is practically reduced to providing only wildlife habitat, unless expensive reclamation efforts are used. Eroded material causes silting in streams and lakes resulting in a reduction of water quality which, in turn, hampers fishing and recreation.

Large expanses of flat land may be poorly drained. Often, flat land development requires extensive drainage networks; and in the case of floodplain property, costly dikes may be necessary.

Current land uses in the County are generally in concert with natural topographic conditions. This may not always be the case, however, particularly if development occurs rapidly or as new areas are annexed. One bright spot, however, is that the agricultural practices that caused much of the erosion in the past are no longer used.

Use and Limitations, by Slope

Percent Slope

Uses and Limitations

0 - 2%	Suitable for all types of urban uses including large factories, shopping centers, and so forth, also for extensive agricultural and forestry. This is the prime land for most uses.
2 - 6%	<p>Suitable for most medium scale urban uses, but possibly not for large scale factories and shopping centers as slope approaches 6%.</p> <p>Suitable for forestry and most agriculture, but erosion preventative techniques are needed in the latter. The slope range makes very attractive residential subdivision property.</p>
6 - 10%	Not suitable for larger scale construction, but fairly well suited for most residential and small commercial development. Street grades over 8% are impractical, except in purely residential environments. Any urban development would require a well conceived layout plan or storm drainage and construction costs would be problematic. High density development should be avoided. Erosion is a real problem for agricultural uses and row crops should be avoided in many cases. Severe erosion in this slope range is fairly widespread. This land is suitable to grazing and woodlands, some crops, and low to moderate density urban development.
10 - 15%	This slope is suitable only for low density residential development among urban uses. Agricultural function is usually restricted to pasture. Most of this land is better left for silvaculture or natural woodlands. Severe erosion may result anytime larger acreage in this slope range is cleared unless preventive techniques are used.

15% and over

This slope range is suitable only for very low density residential use and woodlands. The erosion potential is high for all soil types. This land may meet some park needs, since it is often aesthetically attractive. Road construction and all forms of development are expensive.

Wetlands

Because of the tremendous ecological benefit of wetlands, extreme care must be taken to ensure their preservation. Wetlands hold water, purify water, create habitat for many types of animals and insects, and act as flood buffers from surrounding properties. Property located along rivers, streams, creeks, and lakes is most likely to be classified as wetland. If there is any indication that a property is a wetland, all activity should stop until an official determination can be made by a qualified person or agency. The US Army Corps of Engineers has wetland inventories for the entire state of South Carolina.

A wetland is defined as any land that is under water or inundated by water for a period of time so as to allow aquatic related vegetation to grow where it would not be growing otherwise. Therefore, the three main ingredients for a wetland is plenty of available water, a soil that holds water, and aquatic vegetation. Any combination of these elements on a site would be enough for that site to be considered a wetland and the US Corps of Engineers should be contacted before any activity takes place on the property.

Flood Plains

As with wetlands, flood plain determinations should be made prior to any construction activity. The US Army Corps of Engineers provides maps to use as guides for the location of flood plains. Before any activity takes place on a property, either the maps or the personnel from the Corps of Engineers should be consulted. Flood plains in McCormick County generally conform to the creek boundaries.

Endangered Species

The following is a list of the endangered plants and animals whose habitat includes McCormick County:

Animals

Brook Floater
Christmas Darter
Yellow Lumpmussel
Red-cockaded Woodpecker

Eastern Creekshell
Bald Eagle
Carolina Heelsplitter
Webster's Salamander

Eastern Floater
Squawfoot

Plants

Tall Bellflower
Carolina Larkspur
Eastern Leatherwood
False Rue Anemone
White Leaved Sunflower
Virginia Quillwort
Adder's Tongue
American Ginseng
Swamp White Oak
Oglethorpe's Oak
Granite Rock Stonecrop
Eared Goldenrod
Aethusa-like Trepocarpus
Narrow Leaved Trillium
Weak Nettle

Millipede
Eastern Tiger Salamander

Lowland Brittle Fern
Dutchman's Breeches
Shooting Star
Upland Swamp Privet
Shoals Spider Lily
Tuberous Gromwell
One Flowered Broomrape
Stream Bank Mock Orange
Durand's White Oak
Miccosukee Gooseberry
Prairie Rosinweed
Virginia Spiderwort
Faded Trillium
Southern Nodding Trillium

Of the animals, the red-cockaded woodpecker, Carolina heelsplitter, and bald eagle are on the federal and state endangered list. Most of the plants are listed as being of state concern. The granite rock stonecrop, relict trillium, and shoals spider-lily are of national concern or on the federal endangered list.

Heritage Corridor

Portions of SC Highway 81 and 28 and US Highway 221 have been designated as part of the Savannah River Scenic Highway and the South Carolina National Heritage Corridor. This designation makes it important to protect and enhance the scenic beauty of this roadway and the many natural resources that are adjacent to or accessible from the route.

McCormick County is positioned to take advantage of this resource by expanding services to tourists, outdoor sports enthusiasts, and casual day visitors. Opportunities to shop and eat are available. However, more attention should be paid to making services available that allow people to stay overnight or for longer periods of time.

Natural Resources Goals

Goal One: Utilize the resources of the McCormick County Chamber of Commerce to list accommodations and promote nature-based tourism.

This action would involve the County Planning Commission, Chamber of Commerce, County and municipal governments, tourism district, and the Heritage Corridor organization joining in a concerted effort to develop materials and aggressively promote McCormick County's nature-based tourism opportunities.

Beginning 6/2013

Through On-going

Goal Two: Research funding resources for improving tourism.

Maintain contact with officials at S.C. Park, Recreation and Tourism and Archives and History concerning possible grant sources for tourism development related to the Heritage Corridor. The Heritage Corridor organization, the Planning Commission and local municipalities can assist in this effort.

Beginning 6/2013

Through On-going

Goal Three: Expand overnight accommodations options for visitors.

County agencies and the Central S.C. Economic Alliance should aggressively pursue the recruitment of a new hotel to the area. The Heritage Corridor organization, local officials, and the Planning Commission can assist in this effort.

Beginning 6/2013

Through On-going

Cultural Resources Element

The Cultural Resources Element of the Comprehensive Plan serves to identify the existing cultural resources of the communities, establish the character and uniqueness of historic areas and project the cultural needs of the future population.

History

The first residents of the area now known as McCormick were Native American tribes including the Cherokees, Westos, Yuchis, and Savannahs. By 1715, European settlers were moving into the area. Today's McCormick County was designated part of the Ninety Six District by the South Carolina colony in 1769. The Ninety Six District was divided by an act of the South Carolina Legislature on March 12, 1785, into the Districts of Edgefield, Abbeville, Newberry, Laurens, Union, and Spartanburg. Later, the counties of Saluda, Greenwood, Aiken, and McCormick were separated from the Abbeville and Edgefield Districts.

The Town of McCormick was incorporated in 1882. It was named for Cyrus McCormick, inventor of the reaper. Built over gold mine tunnels, the Town was based on the layout of McCormick's hometown of Chicago. The commercial center was burned several times. Most of the current buildings were constructed from the late 1890's through the 1920's.

Historic homes in the County include the Dorn House (1917), the Otway-Henderson House (ca.1885), and the Sturkey House (ca. 1895). The Dorn House has been restored and is used as a welcome center and genealogical library.

The McCormick Hotel was built in the 1880's as a Temperance Hotel. It is located on Main Street and is known as Fannie Kate's Bed and Breakfast. The Hotel Keturah, located next door, once served eight passenger trains a day in the early 1900's. It is listed on the National Register and serves as home to the McCormick Arts Council at the Keturah (MACK).

There are three historic government buildings in the Town of McCormick. The County Court House, built in 1923, is located at 133 South Mine Street and is on the National Register. The water treatment plant is located at 214 Calhoun Street and was built around 1924. The McCormick Town Hall is located at 117 West Augusta Street and was built in 1938 of pink granite.

Historic Sites

Listed here are several other sites in McCormick County. There are many other homes and businesses that could be considered historic or worthy of inclusion on the National Register of Historic Places.

Dorn's Mill

A National Register site located in McCormick, Dorn's Mill has been restored as a historic site and gallery space. The two and one half story mill was steam driven and still houses many early industrial machine pieces. The mill was constructed around 1899 to serve as an oil mill, cotton gin, and grist mill. The mill closed in the 1940's.

Dorn's Gold Mine

Area resident William B. Dorn discovered gold here and developed this mine which produced a yield of \$72,000 from 1857 to 1859. The mine is located off Fifth Avenue. The mine was later owned by Cyrus McCormick, inventor of the reaper, for whom the Town is named. The mine operated at intervals until as late as the 1930's.

McCormick First Baptist Church

The church was organized in 1878 as Dorn's Gold Mine Baptist Church. The name was changed to McCormick Baptist Church in 1882. The first church building was erected in 1884 on land donated by Cyrus McCormick, Jr. The present building was constructed in 1920. It is located on the corner of Augusta and Oak streets.

McCormick United Methodist Church

This church was organized in 1884. The first building was constructed between 1884 and 1886 on land donated by the McCormick family. The present building was erected before 1934 facing Pine Street, and is located at the corner of Gold and Pine streets.

Pressley Memorial ARP Church

This building was dedicated in 1923 and stands at the corner of Gold and Cedar streets.

There are numerous homes, churches, and other sites that are catalogued with the McCormick County Historical Society and the South Carolina Department of Archives and History. In addition, the Heritage Corridor project will begin an inventory and assessment of historic sites with tourism potential throughout the area.

Heritage Corridor

The South Carolina Heritage Corridor Program is designed to foster an appreciation for and to protect the state's rich natural, cultural, recreational, and historic resources. Through a community development process with various local and state organizations, these resources will be preserved, developed, and enhanced with the goal of encouraging sustained economic development through the promotion of tourism.

The Heritage Corridor runs from Oconee County in the northwestern corner of the state, through Anderson, Greenwood, McCormick, and Aiken on the way to Charleston. McCormick County is part of Region II, which also contains Abbeville, Greenwood, and Edgefield. A Discovery Center, a site for historic interpretation for the region, is located across from Town Hall in Edgefield.

The Heritage Area Program should strive to achieve the following five basic goals:

- ***Economic Development*** - tourism would bring new employment opportunities and private investment to the region;
- ***Preservation*** - conserve landmark buildings, historic settings, and neighborhoods, and artifacts related to South Carolina history;
- ***Conservation*** - save South Carolina's natural resources, especially those of environmental or ecological value while providing public access;
- ***Recreation*** - rivers, trails, and canals can link the different amenities along the corridor and allow bicycling, boating, rafting, canoeing, and fishing, and
- ***Education*** - Interpretive centers located along the corridor will serve as visitor welcome centers. Information, maps, pictorials will be available to ensure travelers receive a thorough introduction to the area

By assisting a strong historic preservation program that includes sites representative of the history of all people, the County Council and Planning Commission could go a long way toward maintaining and enhancing the quality of life for its citizens.

Cultural Resources Goals

Goal One: Improve the promotion of various cultural resources.

Involve the Heritage Corridor organization, the Chamber of Commerce, the Welcome Center, local events boards, and historic organizations in a concerted effort to document and aggressively promote the various cultural resources in McCormick County to tourists both regionally and nationally.

Beginning	6/2013	Through On-going
------------------	--------	-------------------------

Goal Two: Research funding for historic sites and local events.

The Planning Commission will assist, when appropriate, in the identification of resources to research how to better fund maintenance and promotion of historic sites and events in McCormick County.

Beginning	6/2013	Through On-going
------------------	--------	-------------------------

Goal Three: Improve coordination of groups who sponsor events and maintain historic sites.

The Planning Commission, when appropriate, will attempt to provide a forum for coordination for better promotion and documentation of historic sites throughout the County.

Beginning 6/2013 **Through** On-going

Goal Four: Maintain a close working relationship with the McCormick County Board of Architectural Review.

The Planning Commission and Board of Architectural Review will assist the County Council in overseeing new construction and major renovations in the County to ensure harmonious development in the region.

Beginning 6/2013 **Through** On-going

Community Facilities Element

The Community Facilities element of the Comprehensive Plan serves to identify the existing public facilities and infrastructure; evaluate the area's potential for growth, development, or redevelopment; and prioritize goals for infrastructure and/or facilities development.

The following is a statement of the current conditions of infrastructure facilities in McCormick as developed by the planning commission. Next will be a listing of needs based on current conditions and finally a listing of goals with time frames for implementation of the goals.

Water Service

McCormick County has an abundance of small streams throughout the region. Sub-surface water is generally available in small quantities, primarily suited for domestic or small industrial use. There are surface streams which generally have suitable flow and quality to be used as a source of raw water. These streams include the Savannah River (Lake Thurmond) and Stevens Creek.

In general the natural surface waters of McCormick County are low in total solids, total hardness, iron, color, and turbidity. Treatment by coagulation and filtration results in water of a high degree of purity and excellence for all domestic and most industrial users. The greatest water resource to the County is the proximity to the impoundment area of the Savannah River. Lake Thurmond and Lake Russell form the western boundary of the county and are not far from the town.

Water service is provided by McCormick Commission of Public Works (CPW), and McCormick County Water and Sewer Department is a major customer.

Sewer Service

Sewer treatment service is provided by McCormick Commission of Public Works. The treatment plant discharges into Rocky Creek, a tributary of Stevens Creek. There is current capacity available for new residential, commercial, or small industrial growth. (Note: Sewer service is provided only to a portion of the county, primarily Savannah Lakes Village)

Utilities are often the first to feel the impact and potentially reap the benefit of growth in an area. Because of this, it is important for local governments to work closely with representatives of utilities to target areas of future growth and guide growth to areas with adequate services.

Government and Education Facilities

Facilities related to government and education are important because they are used by all citizens at one time or another. Whether it is obtaining a mobile home permit or attending a child's school play, the location and condition of these type facilities relate to the overall commitment of local officials to keeping services within easy reach of the population.

County Facilities

McCormick County has developed and is implementing plans that cover the renovation of County-owned facilities to meet the requirements of the Americans with Disabilities Act (ADA). A fire protection plan is coordinated through all the county fire departments with involvement from McCormick County Emergency Services. These agencies create plans for their own services and these may be referred to for a more in-depth discussion. Maintaining these type of facilities is the responsibility of government, which maintains the County's volunteer fire department facilities.

Hospital Facilities

Larger medical facilities are located in nearby Greenwood and Abbeville, and hospitals of national prominence are located in nearby Augusta, Georgia.

Community Facilities Goals

Goal One: Upgrade water and sewer infrastructure.

The Planning Commission will work with municipalities to research funding options and suggest areas for the upgrade of water and sewer infrastructure.

Beginning 6/2013 **Through** On-going

Goal Two: School facilities upgrade.

Where appropriate, the Planning Commission will work with local residents, the school district, and the S.C. Department of Education to evaluate current school facilities. Also, a plan should be developed to deal with buildings no longer used as schools.

Beginning 6/2013 **Through** On-going

Goal Three: Support a county industrial park.

The Planning Commission will work with the Central S.C. Alliance to support development of industrial park to recruit new industries and create jobs in McCormick County.

Beginning 6/2013 **Through** On-going

Goal Four: Upgrade recreation opportunities in the County.

Encourage County and municipal governments to work with recreation groups to develop a plan for upgrading recreation facilities in the County, especially facilities for younger children.

Beginning 6/2013 **Through** On-going

Housing Element

The Housing Element of the Comprehensive Plan serves to identify the existing conditions of residential structures, identify the character of existing neighborhoods, evaluate the current need for additional housing types, and project the housing needs of the future population.

Decent, safe, and sanitary housing is one of the basic human needs. Too often, however, substandard housing conditions are allowed to continue in a community because of lack of resources, will, or education to defeat the problem. A residence and all that is associated with it assumes the role of shelter, status, and statement of personal identity. At the same time, a dwelling can represent the trap of the poverty cycle and the hopelessness of ever escaping to anything better. For these and other reasons, the subject of housing is extremely important to many people.

The purpose of this element will be to assess the condition of the housing stock in McCormick County and to project future needs. Prediction of housing needs is always difficult because a house is a high-priced consumer product subject to economic conditions. The laws of supply and demand are at work, meaning that the housing market responds to those who are able and willing to buy, and the suppliers of housing will follow the course which assures the greatest profit. The effects of inflation and fluctuations in the interest rate also serve to increase the price of new homes and renovation of older homes. Such economic conditions tend to make home ownership less of an option for those having lower income levels.

Ownership and control patterns of residential property create additional problems, especially for low income people. When the option of home ownership is removed or greatly curtailed by lack of money or a lifestyle which includes a series of temporary residences, people find themselves at the mercy of rental conditions. Low income persons are usually forced into limited public or subsidized housing or less than adequate rental units. Transients who can pay the fair market rent for apartments are often faced with a shortage of rental units and are forced to occupy apartments of less than acceptable quality.

At the other end of the spectrum is the person or family who can afford and demand quality housing in a safe neighborhood. Just as special care needs to be given to plans for those who have little income, careful planning needs to be done as well for those who are looking in the higher end of the real estate market. Without a balance of all types of housing throughout the county, the entire tax base could ultimately suffer through falling prices and land values.

In this area, the creation of a housing plan will be most successful. While housing is most often seen as a function of the market, it must also be recognized as a social service. The

effects of a poor living environment are widely understood as possibly having negative impacts both personal and community-wide. Adequate housing is perceived as a social good, but traditionally local governments have not assumed much responsibility for the provision of this housing. Limited steps have been taken in the form of public housing authority construction, the adoption of housing codes, the pursuit of federal funds aimed at improvement of housing conditions, and other similar activities.

At its basic level, the provision of adequate housing still remains at the mercy of primary economic principles: the needed money must be available to the proper people; and state, local, and federal priorities must allow the use of those funds for housing improvements. If any of these pre-requisites are missing, overall housing conditions suffer.

The element which follows assumes the perspective stated above and attempts to set forth strategies for use at the local level to insure that the preconditions for more adequate housing for persons of all incomes are achieved. These preconditions are:

1. Adequate planning for housing at all income levels
2. Proper administration of development plans and programs
3. Local commitment to the provision of housing for those who cannot provide for their own needs.

Even with the existence of these preconditions, it is understood that the housing problem will not be completely solved. The best which can be expected in the short term is the partial alleviation of the problem and the establishment of a system whereby the individual is given every opportunity to secure a decent, safe, and healthy living environment.

The purpose of this element is to examine the housing market in McCormick County with an eye toward future trends. Portions of this report can be used to target areas for potential housing rehabilitation programs. Although the focus may at times appear to be income driven, the primary goal is to give information on all income groups affected by housing costs, shortages, or conditions.

Housing Costs

As with other areas of the country, housing costs in McCormick County are on the rise. This means that half the units are valued or priced above the median, and half are below the median. The following table breaks out median value of homes.

House Prices 2000-2010

	<u>Median Value 2000</u>	<u>Median Value 2010</u>
McCormick County	\$70,700	\$110,800
South Carolina	\$94,900	\$136,000

With the natural increase in the value of homes comes an increase in the cost of home payments. The accepted rule of thumb in determining affordable housing is as follows: a family should not spend more than 25% of its gross income for housing payments or rent or more than 34% of gross income on all major debts.

Applying the rule of thumb regarding affordable housing to the information contained in the rest of this element we will see that a large number of families have very little hope of securing decent housing due to cost burden and the lack of collateral and/or down payment. The condition of the families at the very low end of the income scale may be even worse than appears on paper because of certain fixed minimum costs associated with day-to-day maintenance.

General Housing Conditions

Between 2000 and 2010, the total population of McCormick County increased by 2.8% while the housing stock increased by 5.45%. Most of this population increase can be attributed to further development of Savannah Lakes Village.

Home ownership for McCormick County between 2000 and 2010 rose to 77.4%.

Vacancy Rates

The vacancy rate in McCormick County is somewhat high. The information reflects an average vacancy rate throughout the County with regard to dwelling units available for year-round occupancy. However, there are many homes that have been abandoned and are in substandard condition. Many of these structures could be repaired and be made habitable, but the cost is prohibitive to many low to moderate income people.

County Housing Occupancy Status - 2010

<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Vacant</u>	<u>Total Units</u>
3,186	930	1,189	5,305

Substandard Units

No single factor makes a house substandard, but many conditions combine to make a structure not safe, decent, or affordable. First among these would be lack of or incomplete plumbing. Another factor is the use of wood as the primary heat source. Overcrowded conditions (defined as more than one person per room) are also unacceptable. The older the home is, generally, the more maintenance is required. The chart below spells out the extent of substandard conditions.

With generally lower income levels, less money is available to buy a home or to do general maintenance on a home. This problem is compounded when the average age of a home in McCormick County is much older than the state average. As a structure ages, small maintenance problems arise that need to be addressed immediately. If these problems, such as a leaking roof, are not addressed when they appear, it could lead to much larger structural problems in the future. The chart below illustrates the number of housing units and the year those units were built.

Housing Units By Year Structure Built

Total	5,305	100%
2000 to 2004	431	8.1%
1990 to 1999	1,394	26.3%
1980 to 1989	761	14.3%
1970 to 1979	680	12.8%
1960 to 1969	607	11.4%
1950 to 1959	570	10.7%
1940 to 1949	265	5.0%
1939 or earlier	428	8.1%

Housing Trends And Supply

The 2010 Census, from which most of the previous information was extracted, is the latest official detailed housing information available. Other factors beyond traditional purchasing or renting of standard housing, however, also needs to be included to gain a complete picture of McCormick County's housing needs.

The rising cost of housing has made it prohibitive in many cases and has created a demand for lower cost housing. In many cases, manufactured homes serve as an answer. In McCormick County in 2000, there were 1,654 manufactured homes with a projection of that number at 1,381 in 2012.

Public Housing

The lack of more public and private subsidized housing opportunities in McCormick County can be accounted for in several ways. First, the entire area has not been subjected to high growth rates. Secondly, the relatively small population is highly dispersed, meaning there are few areas of high geographic concentration of low and moderate income families.

Influences on the Provisions of Housing

There are numerous natural and historical conditions which influence the provision of housing in McCormick County. The existence of areas in the town which are unsuitable for certain types of development makes it necessary for officials to be aware of the location of these areas and how to derive more information about these areas. For the most part, these areas have been identified in other documents and plans, and there will be no attempt here to restate that information.

Flood Prone Areas

Flood prone areas in McCormick County and municipalities have been delineated on 7 ½' USGS topographic maps (1"=2,000'). The existence of an identified flood prone area should be taken into consideration when planning any developments, especially residential development.

In addition to these topographic maps which delineate the general flood plain areas, flood hazard boundary maps have been published by the National Flood Insurance Program. These maps should be on reference for use by local building officials.

Historic Properties

McCormick County is fortunate to have a large number of historic sites within its boundaries. This comprehensive plan will list historic sites and areas in the Cultural Resources Element. If any historic sites listed have been abandoned or are in disrepair, they may be candidates for rehabilitation into apartments for the elderly or those with special needs. The McCormick County Historical Society can also provide information about the location and significance of historic sites. Special care should be given to retain the historic integrity of all historic structures and sites.

Specified Residential Areas

Areas especially suitable for residential development have been pointed out and designated in the land use plans and updates for McCormick.

Neighborhood Preservation and Housing Rehabilitation

Even the most casual observer in McCormick County will recognize the need to preserve existing neighborhoods and rehabilitate existing housing, for those are resources that we cannot ignore. Established neighborhoods and existing housing form the nucleus around which the remainder of each community develops. Often, however, the importance of these

resources is overlooked; and as a result, the housing situation in each community suffers.

Efforts must be made to encourage county preservation and housing rehabilitation through the protection offered at the local level by the adoption of development standards, housing code enforcement, orderly community development, and coordinated extension of public facilities and services. In addition, local governments can assure the protection of existing neighborhoods and housing by choosing to participate in federally funded programs of community development and initiating local programs of housing education and assistance.

Public Influences on the Provision of Housing

Activities in the public sector greatly influence the quantity, quality, and location of housing. The provision of public services, the adoption of public policies, and the actions which influence the use of unique areas within the community all have a vital effect. In McCormick County, these public influences have had and will continue to have a major influence on housing and should be considered as a means of guiding residential development of all types.

Water Facilities

The McCormick Commission of Public Works (CPW) provides water service to the Town and County. Facility capacity is for 2.2 million gallons per day. The McCormick County Water and Sewer Department is a customer of the CPW.

Local Ordinances and Regulations

McCormick County has adopted building codes, permit and licensing, comprehensive plan, and a zoning ordinance.

Any or all of the regulations and ordinances described above can have a positive effect on the development of standard housing within a community. But they are only tools employed to shape the growth of the community, not ends in themselves. Adoption and enforcement of a strong building code and flood plain ordinance can have the most immediate effect on insuring safe, decent, and sanitary housing for all residents.

The effects of the other regulations are more long term in nature and are attempts to establish patterns with the community which are conducive for the continuance of standard housing conditions.

Housing Goals, Objectives, and Strategies for McCormick County

The purpose of this element is not only to present the facts and figures concerning housing as they exist and are estimated to change but also to analyze why they exist and

suggest alternatives which will improve the housing market. Often, suggested solutions to housing problems fail to recognize or approach the actual cause of these problems. For example, it may be suggested that the substandard units that exist in the community constitute a health hazard and, thus, should be destroyed and replaced by structurally sound units. This is an example of an alternative that appears valid on the surface but does not actually address the cause of deteriorating conditions of the substandard units. It is, in effect, only a partial solution and short term at that. The housing element addresses these broader problems which combine in a negative fashion to effect provision of decent living space.

General Housing Strategies

The housing strategies identified here are applicable to many other areas of the state and nation. However, it is important to recognize that addressing basic needs reaches many more lives than setting unrealistic and unattainable goals for the future. The following items should form the basis for the development of a program to improve housing in McCormick County.

- Encourage a safe and clean home environment for all residents
- Coordinate the construction of residential units with available community infrastructure
- Incorporate environmental considerations into residential site planning
- Develop a comprehensive housing program to encourage sufficient quantities of standard quality dwelling units to meet the needs of all county residents
- Encourage innovative residential development
- Review codes and ordinances to insure the long term quality of housing

As McCormick County continues to grow, so will the need for new housing. According to the 2010 Census, the County's population was 10,233, an increase of 2.7% since 2000. This obviously indicates that future demand will outweigh the current supply, thus necessitating the construction of more housing units. Of course, this is a very useful figure and helps describe the housing scene, but unfortunately it does not paint the total picture. The next question which should be addressed is the economic level of the people who are expected to move to McCormick County, and what type of housing should be built. In addition, what happens to the current supply of housing and the people who depend on it? By gauging the population and economic conditions that will be in play in upcoming years, the County will be better prepared to guide their own future. They will have a much better grasp on the expected housing situation and will be able to act. Thus, the County must be prepared to act rather than react to given conditions.

Special interest groups, such as advocates for assistance to low and moderate income persons and emergency shelters, should be included in the implementation of any housing plan. These people work with individuals in need on a daily basis and are often the first to

notice an increase in requests for housing assistance. The figures these groups keep can be used to determine the size of current need.

Obviously, when an estimation is presented, it should not be understood to have the power of accurate prediction. It is simply a guide to what is expected to happen. To help insure that the given predictions are consistent with actual conditions, an update of data is also needed. This should indicate what is being built in McCormick County after the housing element has been completed, how this data affects the predictions, and how this data affects the strategies.

Housing Related Policies

By adopting this housing element, McCormick County will acknowledge the fact that housing needs exist and actions should be taken to correct those needs. Existing housing providers, developers, and county and regional governments should continue to work together to plan for housing for all incomes in all areas of the County.

The provision of housing is intricately intertwined with the community infrastructure (transportation corridors, waterlines, sewerlines, education, recreation), the physical characteristics (prime agricultural lands, flood plains, forest lands, topography), and social characteristics (healthcare, services for the elderly, and services for the poor). There is a need to ensure that housing and housing-related activities occur in a coordinated fashion. There is a need to ensure that housing is not planned for in a vacuum, that it is considered on a community-wide scale, and consistent with other plans.

Haphazard Residential Development

The development pattern is definitely an important determinant of the cost of service expansion. Compact development is significantly less expensive than scattered or leap frog development. In order to provide services to scattered areas in the community, it is necessary to construct a great deal of excess and possibly wasted capacity. Furthermore, a sprawling development pattern is more costly from the standpoint of public and private transportation as a result of the high energy consumption rates.

Service Area Protection

Exactly how can haphazard residential development become a long-term burden to environmentally sensitive areas? There is an increasing awareness that our natural resources (land, water, minerals) are no longer limitless. This awareness extends to the realization that certain areas are better suited for certain types of development. It is as desirable to avoid the construction of housing on prime agricultural or prime forest lands as it is to avoid such construction in flood plains, unsuitable soils, and high slope areas. At the same time, it is important to promote residential development in an area that allows for safe construction.

Housing Goals

Goal One: Upgrade and improve infrastructure.

Work with and encourage the various utilities in the County to plan for the upgrade of all infrastructure and upgrade facilities as necessary to support housing development.

Beginning	6/2013	Through	On-going
-----------	--------	---------	----------

Goal Two: Encourage more targeted commercial and industrial development.

The Central S.C. Alliance, local governments, and Chamber of Commerce will continue efforts to target and recruit industries and commercial activities to McCormick County. This will improve the quality of life in the region and encourage more residential development.

Beginning	6/2013	Through	On-going
-----------	--------	---------	----------

Goal Three: Coordinate planning activities with local communities.

McCormick County and municipal planning entities will coordinate planning activities to promote efficient planning in the County.

Beginning	6/2013	Through	On-going
-----------	--------	---------	----------

Goal Four: Enforce existing regulations and use available resources to end sub-standard housing.

In conjunction with state laws requiring building inspection, promote programs that will expand the enforcement of existing codes and use grants to eliminate sub-standard housing in the County.

Beginning	6/2013	Through	On-going
-----------	--------	---------	----------

Land Use Element

The Land Use Element of the Comprehensive Plan serves to identify the existing land use within the County, evaluate the influence of other land use elements on land usage and project the land use needs of the future population.

McCormick County description

McCormick County is located in the Upper Savannah Region and it is the smallest county in South Carolina in terms of area and population. (Allendale County is second according to the 2010 Census). It is bordered by Abbeville, Greenwood, and Edgefield counties, the Savannah River and the state of Georgia. The total land area in McCormick County is approximately 360 square miles of land with a population of 28.5 persons per square mile, and another 34 square miles of water.

The County contains three incorporated municipalities: McCormick (the county seat), Plum Branch, and Parksville, all of which are small, rural communities. The County also encompasses the unincorporated communities of Mount Carmel, Willington, Bordeaux, Savannah Lakes Village, Modoc, and Clarks Hill. There are another 16 population places, neighborhoods, settlements and subdivisions within its borders.

McCormick County is rich in both natural resources and history and is comprised of immense tracts of forested public land and over 1,000 miles of lake front property.

Current Land Uses by Category

Residential/Commercial

Commercial activity is highly concentrated in the central business district of McCormick and along the major roads such as U.S. Highways 221 and 378, and S.C. Highway 28. According to the 2010 Census, there are 5,453 residential units in McCormick County and a home ownership rate of 77.4 percent. These are predominantly single family units. Between 2006 and 2010, housing units in multi-unit structures equaled 7.8 percent.

Industrial

Industry in McCormick County is located mainly along SC Highway 28. The advantages of locating in these areas include transportation access, availability of the labor force, and availability of water and sewer service.

Institutional

Institutional uses include churches, schools, correctional facilities, nursing homes, day care centers, etc., with such facilities located in the County.

Public Lands

More than 100,000 acres of public lands are contained within McCormick County. Sumter National Forest, owned by the U.S. Forest Service and managed by the S.C. Department of Natural Resources (DNR), accounts for 48,000 acres. That acreage is part of the Long Cane Ranger District, which comprises 119,076 acres in McCormick, Edgefield, Saluda, Greenwood and Abbeville counties. DNR also manages two other wildlife management areas in McCormick County: the James A. Mason WMA in Clarks Hill and the Stevens Creek Heritage Preserve/WMA in Modoc, totaling approximately 2,500 acres.

Lake Strom Thurmond is the predominant recreation area in McCormick County. Each year the many parks, marinas and campgrounds around the lake draw many thousands of visitors. The lake is one of the 10 most-visited Army Corps of Engineers' lakes in the country. The (COE) supervises seven Public Dove Fields in the county. They are located in Plum Branch, Mount Carmel, McCormick and Parksville.

McCormick County is the location of three state parks: Hickory Knob State Resort Park; Baker Creek State Park; and Hamilton Branch State Park and Recreation Area, along with another nine parks and recreational areas comprising approximately 1,100 acres. The DNR and COE manage wildlife and timber production as well as provide recreational opportunities.

Agricultural

Agriculture is an important land use in McCormick County. According to the latest available U.S. Department of Agriculture Census of Agriculture (2007), there were 79 farms in McCormick County comprising 24,934 acres. Average farm size was 346 acres. The top crop items for sale were forage, vegetables harvested for sale, watermelons, short rotation wood crops and cut Christmas trees. The top livestock categories were chickens, cattle, goats, layers and horses.

Future Land Uses

Industrial Growth – As the county takes a more aggressive stance toward industrial recruitment, it would be apparent that activity in this arena will heat up in the near future. Much of this growth will likely occur on the US Highway 221/SC 28 corridor. However, there is room for growth in existing facilities in the County. Much of the industrial growth will likely take place near existing sites, since it appears these sites were well chosen with respect to transportation accessibility, proximity to the labor force, and accessibility to services.

Residential Growth – Is a continuation of the residential trends on undeveloped lots or in new subdivisions. Other residential density would likely build up in the vicinity of any new industry.

Utilities – As new development occurs, utility expansion will follow. Also, upgrading existing utilities and utility administrative offices is a need across the town.

Undeveloped Land

Areas that are classified on the future land use map as undeveloped are expected to be used much in the same manner as at present. Special care should be taken as previously undeveloped land becomes developed in the future. Factors that should be considered when changes take place are: available infrastructure, soil capacity, environmental hazards (wetlands, floodplains, etc.), slope constraints, compatibility with existing uses, and the overall development goals for the County. Open space is also valuable in maintaining the rural character of the area.

Historic Districts

McCormick County has more than 60 historic sites within its borders. Of that total, 20 are listed in the National Registry of Historic Places. The preservation of historic sites and the development of potential historic overlay districts are an important part of any land use decision. On May 21, 2013, McCormick County Council adopted Ordinance 11-12, an Ordinance establishing Local Historic Property Designation and Design Review. The purpose of the ordinance is to protect, preserve and enhance the distinctive architectural and cultural heritage of the County, and to promote the educational, cultural, economic and general welfare of County residents.

Land Use Goals

Goal One: Coordinate planning activities throughout the county.

The Planning Commission will work together with local communities to ensure positive growth patterns in and around the county. Meet periodically with local officials.

Beginning 6/2013 **Through** On-going

Goal Two: Identify corridors and direct growth to those corridors.

The Planning Commission, the Chamber of Commerce, local towns and major utilities should identify areas for concentrated industrial and residential growth, commercial activities, and tourism.

Beginning 6/2013 **Through** On-going

Goal Three: Upgrade infrastructure where necessary.

Target areas for immediate and long-term infrastructure expansion or upgrade using the resources of utilities, the Chamber of Commerce and local towns.

Beginning 6/2013 **Through** On-going

Goal Four: Support planned growth to create jobs.

Use resources of the Central S.C. Alliance and local officials to identify areas for industrial and commercial development or expansion.

Beginning 6/2013 **Through** On-going

Goal Five: Create a program to beautify the entire County.

Involve local communities and citizen committees in efforts to reduce litter, encourage more attractive landscaping, and improve the entrances to the county.

Beginning 6/2013 **Through** On-going

Transportation Element

The Transportation Element of the Comprehensive Plan serves to identify the existing transportation facilities; evaluate the area's potential for growth, development, or redevelopment; and project the future transportation enhancements needed to meet demand.

The transportation network in McCormick County is important for all aspects of the population. Major roads in the County include US 221, US 378, and SC 28, which provide east-west and north-south access.

The South Carolina Department of Transportation develops a project priority list for each planning region. To determine which roads are at a higher priority, DOT uses a transportation formula which takes into account factors such as the number of vehicles using the roads and the number of accidents on the roads. All roads on the DOT listing are classified as long range, meaning actual work on the roadway may be as much as 10 years away. Only state or federal roads are considered on this list. There are currently no major projects for McCormick County scheduled in the next five years.

Coordinated Transportation Services

McCormick County, in cooperation with surrounding counties, has developed a proposal to coordinate transportation services. The study has several purposes:

1. To obtain an understanding of current and future goals and objectives for public transportation services within the study areas,
2. To research the overall need for public transportation services and assess the amounts and types of unmet needs,
3. To identify current services, the providers of those services, and the availability of additional services,
4. To document the need for coordination of transportation services among agencies and providers,
5. To identify coordination possibilities, including improved and/or expanded services, and
6. To formulate an implementation plan which responds to coordination needs and provides additional services through better capacity utilization.

Other Transportation

Rail service is provided to McCormick County by CSX Transportation. The long haul trains are usually running from West Virginia to Jacksonville. No passenger transport is available in McCormick County.

Motor Freight Transportation is provided by various companies and truck lines. Rates and schedules can be obtained by calling each freight company.

General aviation is available through the McCormick County Airport with a 3,600 foot runway. Passenger air service is available through Bush Field in Augusta, Ga., Greenville Spartanburg International Airport, in Greenville and Columbia Metropolitan Airport in Columbia, S.C.

Transportation Goals

Goal One: Monitor changes to transportation needs.

The Planning Commission will collaborate with the S.C. Department of Transportation to monitor and identify transportation needs and secure funds as they are available.

Beginning	6/2013	Through	On-going
------------------	---------------	----------------	-----------------

Goal Two: Apply for grant funds for transportation enhancement projects.

The Planning Commission will monitor opportunities for obtaining grant funds for eligible projects from SCDOT.

Beginning	6/2013	Through	On-going
------------------	---------------	----------------	-----------------

Priority Investment Element

The Priority Investment Element of the Comprehensive Plan serves to identify the likely funds available for public infrastructure and recommends projects for expenditure.

Infrastructure

- (1) On January 1, 2013, all public safety and business industrial land mobile radio systems operating in the 150-512 MHz radio bands must cease operating using 25 kHz efficiency technology, and begin operating using at least 12.5 kHz efficiency technology. This deadline is the result of an FCC effort that began almost two decades ago to ensure more efficient use of the spectrum access for public safety and non-public safety users. Migration to 12.5 kHz efficiency technology will allow the creation of additional channel capacity within the same radio spectrum, and support more users. After January 1, 2013, licensees not operating at 12.5 kHz efficiency will be in violation of the Commission's rules and could be subject to FCC enforcement action, which may include admonishment, monetary fines, or loss of license.
Cost \$250,000
- (2) An additional sewer line extension is necessary south of the Weekend Training Site, Serpentine Road.
Cost \$1,500,000
- (3) An additional 12 miles will be needed to the most desirable industrial development site.
Cost \$3,000,000
- (4) A new water tower on Route 7 to serve McCormick County.
Cost \$250,000
- (5) Water and sewer lines to be removed from existing Little River bridge because of the new bridge. Anticipated timeframe December 2014 + 6 months to have utilities relocated.
Cost \$750,000

Facilities

The Mims recreational facility needs to be modernized. Repair of the roof, upgrading to current building code and several other activities.

Cost \$2,000,000

New EMS building. The existing building is inadequate for the current equipment. Either

a new building will be needed or options such as the old National Guard Armory or other identified buildings that can be retrofitted to meet the needs of the McCormick County EMS.

Estimated Cost \$500,000

Other County Properties

Old County Office Building – Determine what needs to be done with the building and property.

Old Administration Building – Determine what needs to be done with the building and property.

Airport – Determine what future plans will be needed for occupancy of the facility.

County Land – Determine future plans for the undeveloped land, thinning of timber, leasing property, etc.