STATE OF SOUTH CAROLINA)
)
COUNTY OF MCCORMICK)

ORDINANCE 22-14

FILED
GWENDOLYN D. CHILES
2023 APR 25 A 11: 59
CLERK OF COURT
McCORMICK COUNTY, SC

AN ORDINANCE AMENDING AND ADOPTING A REVISED/UPDATED COMPREHENSIVE PLAN FOR MCCORMICK COUNTY.

WHEREAS, the McCormick County Planning Commission is required by state law to periodically review and update the Comprehensive Plan for McCormick County; and

WHEREAS, the attached updated Comprehensive Plan has been approved by the McCormick County Planning Commission and submitted to McCormick County Council for review and approval;

WHEREAS, the McCormick County Council has reviewed and studied the proposed revised/updated Comprehensive Plan as recommended by the Planning Commission and a public hearing to receive comment concerning the proposed update has or will be held prior to adoption of this Ordinance 22-14.

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

Section 1: McCormick County Council does hereby adopt the revised/updated Comprehensive Plan attached hereto.

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

APPROVED AND ADOPTED this 18th day of April 2023.

MCCORMICK COUNTY COUNCIL

By: Charles Jennings
Charles Jennings, Chairman

ATTEST:

Crystal B. Barnes

Crystal B. Barnes, Clerk to Council

1st Reading:	February 21, 2023
2nd Reading:	March 21, 2023
Public Hearing	April 18, 2023
3rd Reading:	April 18, 2023

McCormick County
South Carolina

Comprehensive Plan
February 2023

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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).

10. Resiliency. Resiliency is "the ability to recover quickly from a shock, the ability to withstand a shock, and the ability to avoid the shock altogether," according to the Economic Development Administration (www.eda.gov).
Resilient communities are well prepared to respond and recover from shocks. Through economic recovery and resilience planning, it is hoped that economic hardship can be minimized, and that recovery for businesses and local communities from disasters of all kinds can be expedited.

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.

Year	Population	Change	% Change
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%
2020	9,526**	(707)	(7.0%)

*Prison Population 1,181
**1,037

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 USACE holdings 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.

Year	Population
2000	9,957
2010	10,213
2015	9,661
2020	9,526
2025	8,565
2030	7,905
2035	7,135

Racial Composition

McCormick County Population Trends by Race

	1990	%	2000	%	2010	%	2020	%
Total	8,868		9,958		10,233	100%	9,526	
White	3,647	41.1%	4,459	44.8%	4,983	48.7%	5,182	54.4
African American	5,190	58.5%	5,365	53.9%	5,085	49.7%	3,933	41.3
Native American	6	.07%	7	.1%	10	.1%	27	.3
Asian/Pacific Islander	11	.12%	32	.3%	31	.3%	43	.5
Hispanic (ethnic group)					81	.8%	115	1.2
Other/More than 1 race	14	.16%	95	1%	92	.9%	341	3.6

Median Age of Population

	1990	2000	2010	2020
McCormick County	35	41.1	50	56.6
South Carolina	32	35.4	37.6	39.7

Population by Age	**2000**	**2010**		**2020**	
McCormick County	**9,958**	**10,233**	**100%**	**9,526**	**100%**
Under 5	417	424	4.1%	274	2.9%
5 – 19	1,745	1,215	10.3%	960	10.1%
20 – 64	6,151	6,140	61%	4,982	52.3%
65+	1,645	2,449	24%	3,310	25.7%
Females		4,675	46%	4,233	44.4%
Males		5,558	54%	5,293	55.6%

Years of School Completed, 2010 - 2020

Percent of Persons Aged 25 Years Old and Older

		2010	2020
High school graduate	78.1%	34.3%	28.3%
College (Bachelor's degree/higher)	15.9%	21.0%	17.3%
Less than high school	6%	16.3%	13.5%

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

	1990	2000	2010	2020
McCormick County	$ 7,929	$14,770	$19,411	$25,617
South Carolina	$11,897	$18,795	$23,443	$29,426
United States	$14,420	$21,587	$27,334	$34,103

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- 2020

	1990	2000	2010	2020
McCormick County	$19,226	$31,557	$35,858	$47,402
South Carolina	$26,256	$37,082	$43,939	$53,199
United States	$30,056	$41,994	$51,914	$62,843

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- 2020

	1990	2000	2010	2020
McCormick County	$24,040	$38,822	$35,832 (Est.)	$63,433
South Carolina	$30,797	$44,227	$39,052 (Est.)	$66,357
United States	$35,225	$50,046	$45,800	$77,263

Persons Below the Poverty Level, 1990 - 2020

	1990	2000	2010		2020
McCormick County	1,705	1,526	1,862	18.2%	1,271
South Carolina	517,793	547, 869	767,393	16.4%	741,650
United States	31,742,864	33,899,812	46,200,000	15.1%	42,510,843

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

	2000	2010	2020
McCormick County	626	613	666

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

	2011	2020
County of McCormick labor force	3,299	2,955
Employed	2,800	2,777
Total private and government	1,708	
Education	300	215
Accommodations, food services	39	95
Agriculture, forestry, fishing, mining	7	54
Construction	80	216
Manufacturing	193	575
Transportation, utilities	29	107
Wholesale trade	12	32
Retail trade	114	222
Financial, insurance, real estate	27	93
Health, social services	159	579
Arts, entertainment, recreation services	43	70
Professional services	28	277
Other	15	242

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 Reference.

Company	Employees	Description
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
Stella-Jones	20	Sawmill – Poles
Forest View Manor	10	Assisted Care Facility

Labor Force Characteristics

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

2010	The aging population is leading to a shrinking labor force.	
3944	Labor force	3133
3389	Employed	2955
555	Unemployed	178
14.1	Unemployment Rate	5.7%

Economic Development Goals

Goal One: Improve and expand the retail core of the County.

Work with the McCormick County Chamber of Commerce, towns, and the regional economic development alliance to retain and expand retail sales. Invite Chamber of Commerce to report on planning and prospecting to increase retail outlets in County. This report should include locations and proposed areas targeted for growth as well as possible incentives the county can provide to promote growth in this area. This report should be presented at least one time per year and will be added to the Planning Commission calendar at the beginning of each calendar year.

Beginning 6/2023 **Through** On-going

Goal Two: Increase commercial investment in McCormick County.
Seek and direct opportunities aimed at increasing investment in areas such as apartments, Bed & Breakfasts, offices, distribution centers, healthcare, etc. Work with Chamber, (regional economic development alliance) and local towns. Invite Chamber of Commerce to report on planning and prospecting to increase commercial development in County. This report should include locations and proposed areas targeted for growth as well as possible incentives the county can provide to promote growth in this area. This report should be presented at least one time per year and will be added to the Planning Commission calendar at the beginning of each calendar year.

Beginning 6/2023 **Through** On-going

Goal Three: Promote technical education opportunities at Piedmont Tech campus.
Collaborate with Chamber, Alliance (regional economic development alliance), and Piedmont Tech to seek opportunities to expand existing facilities, create new programs, and market existing programs with a focus on trades in McCormick. Planning Commission will invite Piedmont Tech to report on their plans for training and identify opportunities to increase the workforce in the technical trades. This report should be presented at least annually.

Beginning 6/2023 **Through** On-going

Goal Four: Improve public infrastructure in McCormick County.
Work with the appropriate state agencies, utilities, school district, local towns, and Chamber to make facilities, structural improvements and add commercial space throughout the County.

Beginning 6/2023 **Through** On-going

Goal Five: Create a program to beautify the entire region.
Work with local towns and citizen committees in efforts to reduce litter, encourage attractive landscaping, improve the appearance of the entrances to the County, and address dilapidated or nuisance properties to return them to a productive state or eliminate through fines or property liens. The Planning Commission will identify nuisance and dilapidated properties annually and will be added as an agenda item in the first quarter of each year.

Beginning 6/2023 **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%	Suitable for most medium scale urban uses, but possibly not for large scale factories and shopping centers as slope approaches 6%. Suitable for forestry and most agriculture, but erosion preventative techniques are needed in the latter. The slope range makes very attractive residential subdivision property.
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	Eastern Creekshell
Christmas Darter	Bald Eagle
Yellow Lumpmussel	Carolina Heelsplitter
Red-cockaded Woodpecker	Webster's Salamander

Eastern Floater
Squawfoot
Millipede
Eastern Tiger Salamander

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
Lowland Brittle Fern
Dutchman's Breetches
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, the Lake Thurmond Project Visitors Center, and the South Carolina National Heritage Corridor organization joining in a concerted effort to develop materials and aggressively promote McCormick County's nature-based tourism opportunities.

Beginning 6/2023 **Through** On-going

Goal Two: Research funding resources for improving tourism.

Maintain contact with officials at S.C. Park, Recreation and Tourism, US EDA, and SC Department of Archives and History concerning possible grant sources for tourism development related to the South Carolina National Heritage Corridor (SCNHC). Also, support the Rails to Trails to improve/expand trails. The Planning Commission and local municipalities can assist in this effort. The McCormick County Chamber of Commerce will keep the Planning Commission updated on our progress in this area.

Beginning 6/2023 **Through** On-going

Goal Three: Expand overnight accommodations options for visitors.

County agencies and the regional economic alliance should aggressively pursue the recruitment of a new hotel to the area. Expand promotion of county assets – Rails to Trails, Dorn Facility, Hester's Ferry and Leroy Ferry Campground. The South Carolina National Heritage Corridor organization, local officials, and the Planning Commission can assist in this effort. Invite Economic Development Director to report on the effort and responsiveness to attract lodging assets to the Dorn Facility and county annually.

Beginning 6/2023 **Through** On-going

Goal Four: Educate County residents of the importance of forest products and agriculture to the county.

Forestry is the largest income producing industry in McCormick County. It provides protection of our water resources, air quality, and visual appearance for residents and visitors. Forestry organizations such as South Carolina Forestry Association, Clemson Extension Service, and media outlets should be called upon to provide educational programs and materials highlighting the value of forest management and timberland harvesting. The resulting economic contribution to recreation, wildlife, and tourism should be emphasized. Landowners should be taught and encouraged to utilize the best management practices.

Beginning 6/2023 **Through** On-going

Goal Five: Maintain a strong relationship with Georgia Pacific and others to revive the forest product industry in our county.

Invite the Economic Development Director to report on the status of forest products industry and the Georgia Pacific facility.
Beginning 6/2023 **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 Mill

A National Register site located in McCormick, Dorn 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 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.

Include: The Dorn House, MACK, John de la Howe School, Willington on the Way, and the Moss House

Heritage Corridor

The South Carolina National 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 South Carolina National 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 South Carolina National Heritage Corridor organization, the Chamber of Commerce, the Welcome Center, local events boards, and the McCormick County Historical Commission in a concerted effort to document and aggressively promote the various cultural resources in McCormick County to tourists both regionally and nationally.

Beginning 6/2023 **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 6/2023 **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 6/2023 **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 oversee new construction and major renovations in the County to ensure harmonious development in the region.

Beginning 6/2023 **Through** On-going

Goal Five: Increase funding for the McCormick Chamber of Commerce to promote cultural tourism in McCormick County.

Beginning 2/2023 **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. Self Regional Healthcare and Abbeville Area Medical Center have medical offices in the Savannah Lakes Village area.

Transportation

McCormick Area Transit serves McCormick, Greenwood and Abbeville counties.

Community Facilities Goals

Goal One: Upgrade water and sewer infrastructure.

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

Beginning 6/2023 **Through** On-going

Goal Two: Support the continued development of the county industrial park.

The Planning Commission and Economic & Community Development Department will work with the Central S.C. Alliance Regional Economic Development Partnership organization, the SC Department of Commerce, Little River Electric Cooperative, and other allies to support continued development of industrial park to recruit new industries and create jobs in McCormick County.

The Economic Development Director will be called upon periodically to present the status of the 23,200 square foot Speculative Building which was completed in 2017 with support from the SC Department of Commerce, Little River Electric Cooperative, and the SC PowerTeam. In 2021 / 2022 funds were raised to plan, design, and permit a rough graded 210,000 square foot industrial pad and an extension of the access road into the ECO Industrial Park near Plum Branch.

Beginning 6/2023 **Through** On-going

Goal Three: 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 all areas of the County, especially facilities for younger children.

Beginning 6/2023 **Through** On-going

Goal Four: Expand sewer and water to underserved parts of the county.

Planning Commission to identify future development sites and plan the expansion of sewer and water resources to support these areas.

Beginning 6/2023 **Through** On-going

Goal Five: Promote the development of countywide fire protection staff consisting of paid and volunteer employees.

Beginning 6/2023 **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 ensure 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

	Median Value 2000	Median Value 2010	2020
McCormick County	$70,700	$110,800	114,700
South Carolina	$94,900	$136,000	170,100

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 decreased by 6.9% while the housing stock decreased by 3.2%. Most of this population decrease can be attributed to loss in rural areas of the county.

Home ownership for McCormick County between 2010 and 2020 rose to 77.8%.

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

	Owner Occupied	Renter Occupied	Vacant	Total Units
2010	3,186	930	1,189	5,305
2020	3,984	885	1,300	5,284

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	5,380	100%	2004-2020
2000 to 2004	431	8.1%	75 1.4%
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 2020 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.

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 2020 Census, the County's population was 9,526 a decrease of 4.3% since 2000. This would not immediately indicate however new residents are looking for new homes in the western parts of the county. The question that 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

It is our belief that there is currently a housing shortage in McCormick County. Encourage affordable housing options for service level employees, small business owners, teachers and medical professionals, families, and elderly living. These options should include apartments, townhomes, and planned subdivisions.

Goal One: Upgrade and improve infrastructure.
Work with and encourage county utility providers to plan for the upgrade of all infrastructure and facilities as necessary to support additional housing development. This is particularly important regarding water and sewer utilities.
Beginning 2023 **Through** On-going

Goal Two: Coordinate planning activities with local communities.
McCormick County and municipal planning entities will coordinate planning activities to promote efficient planning in the County.
Beginning 2023 **Through** On-going

Goal Three: Enforce existing regulations and use available resources to 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. Planning Commission to request additional funding from County Council for enforcement of county planning ordinances.
Beginning 2023 **Through** On-going

Goal Four: Coordinate County planning efforts with those of self-governed municipalities such as the City of McCormick and Savannah Lakes Village.
Invite leaders of these communities to present a report of activities and obstacles each is facing.
Beginning 2023 **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 2020 Census, there are 5,284 residential units in McCormick County and a home ownership rate of 75.4 percent. These are predominantly single family units.

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 and access to the Augusta metro population center.

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 – The County has positioned industrial development product with the Speculative Building and the ECO Industrial Park located near Plum Branch on Highway 28/221. Adjoining landowners are willing to enter into agreements for additional acreage as needed. Efforts to identify and gain control of potential development sites along Highway 378 have met with local resistance from the "Not in My Backyard" community.

Residential Growth – Is a continuation of the residential trends on undeveloped lots or in new subdivisions. Plans are ongoing to identify potential residential development properties that would not be in close proximity with industrial development areas.

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

A vasty majority of available land in McCormick County is government land. Managed development of the remaining private land will be increasingly important as the county grows. Goals should be set to encourage growth of small businesses, housing, manufacturing, and health care.

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 annually with local officials.
Beginning 2023 **Through** On-going

Goal Two: Identify corridors and direct growth to those corridors.
The Planning Commission, the Economic & Community Development Department, the Chamber of Commerce, local towns and major utilities should identify areas for concentrated industrial and residential growth, commercial activities, and tourism.
Beginning 2023 **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 2023 **Through** On-going

Goal Four: Support planned growth to create jobs.
Use resources of the Central S.C. Alliance Regional Economic Development Partnership organization, the S.C. Department of Commerce, and local officials to identify areas for industrial and commercial development or expansion.
Beginning 2023 **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 2023 **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 2023 **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 2023 **Through** On-going

Goal Three: Upgrade County Airport

McCormick County will improve the McCormick County Airport to become a NPIAS airport in the FAA System. The Airport Improvement Plan will include: improved safety zones, parallel taxiway hangars, fuel farm, and a terminal building.

Beginning 2023 **Through** On-going

Goal Four: Encourage private transportation options, ride shares, and shuttles.

The Planning Commission will encourage the use of private transportation systems to improve travel options throughout the county. We also will make sure we are fully utilizing the McCormick Area Transportation Authority.

Beginning 2023 **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) A new water tower on Route 7 to serve McCormick County.

Cost $250,000

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

Other County Properties

Old Administration Building – The county has worked with the Town of McCormick Planning Commission and Town Council to amend zoning ordinance text to allow for repurposing the building to office and residential use. This project will create residential units in downtown McCormick along with space for new office tenants.

Airport – In 2022 McCormick County engaged MaesAwyr to be the consulting engineer to facilitate transitioning the County Airport from the existing status to qualified for FAA grant funding.

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

Resiliency

BASIC PLAN

I. Introduction

A. *General*

It is the policy of McCormick County to be prepared for an emergency or disaster. This plan establishes a framework for emergency management planning and an organized response to: prevent emergencies, reduce vulnerability during disasters, establish capabilities to protect residents from effects of crisis, respond effectively and efficiently to actual emergencies, and provide for rapid short- term recovery from any emergency or disaster which affects the local jurisdiction. Local jurisdiction for the purpose of this plan includes all tax districts, communities, unincorporated areas of the county and municipalities.

Municipalities:

- Town of McCormick (county seat)
- Plum Branch
- Parksville

Communities and Special Tax Districts:

- Mount Carmel
- Willington
- Bordeaux
- SLV (Special Purpose Tax District)
- Clarks Hill

B. *Specific*

1. This plan establishes the policies and procedures by which the county will coordinate countywide response to disasters impacting McCormick County and its citizens.
2. It describes how the County will mobilize resources and conduct activities to guide and support local emergency management efforts through preparedness, response, recovery, and mitigation planning.
3. It utilizes the Emergency Support Function (ESF) concept to marshal and apply county resources and describes the responsibilities of all agencies in executing effective response and recovery operations.
4. This plan supports the National Incident Management System (NIMS) and Incident Command which is a nationwide template enabling federal, state, local, and tribal governments and private

sector and nongovernmental organizations to work together effectively and efficiently to prevent, prepare for, respond to, and recover from domestic incidents regardless of cause, size, or complexity.

II. Purpose

The purpose of this document is to maintain a common operating picture of: policy, procedures, resources, response capabilities, financial management, and both short and long- term recovery operations during times of emergency/disaster. Our mission is to warn of impending or actual emergency situations, support local town government in disaster management, provide accurate public information and coordinate needs with appropriate agencies, local, state and federal governments.

III. Emergency Management Planning Responsibilities

1. Preventive actions include those taken to avoid an incident or to intervene to stop an incident from occurring. Activities include applying intelligence information and developing corresponding countermeasures.

2. Mitigation activities are those that are designed to reduce or eliminate risks to persons or property or to lessen the actual or potential effects or consequences of an incident.

3. Preparedness activities, programs and systems are those that exist prior to an emergency and are used to support and enhance response to an emergency or disaster.

4. Planning, training and exercising are among the activities conducted under this phase.

5. Response involves activities and programs designed to address the immediate and short-term effects of the onset of an emergency or disaster. It helps to reduce additional casualties and damage and to speed recovery. Response activities include warning, direction and control, evacuation, and other similar operations.

6. Recovery involves returning systems to pre-disaster conditions. Short-term recovery actions are taken to assess damage and return vital life-support systems to minimum operating standards; long-term recovery actions may be continued for years.

IV. Situations and Assumption

A. Situations (Vulnerability Analysis - Demographics of McCormick County)

Based on Census 2018, McCormick County's population is 9,410. In addition to the permanent residential population, campers, fishermen, hunters and others add to our population on a daily basis. The following statistics illustrate the vulnerability of the county's population.

a. Thirty-two (32) percent (1,139) of the county's housing units are mobile homes.
b. Twenty (20) percent (1, 912) of the population is older than 65 years of age.

1. A disaster may occur with little or no warning, and may escalate far more rapidly than the ability of any single local response organization or jurisdiction to handle.

2. Most disasters/emergencies will be managed by local governments, utilizing resources within their jurisdictions.

3. When an emergency exceeds local resource and response capabilities, local government will request assistance from the next higher level of government.

4. Local government will utilize resources obtained by pre-arranged agreements with neighboring jurisdictions and local private sector prior to seeking the next higher level assistance.

5. The state and federal government will be available with financial and additional resources when response and recovery operations exceed the capabilities of local government.

6. For further information on financial support see ESF-7.
   a. There is one nursing home in the jurisdiction.
   b. McCormick County receives thousands of tourists monthly.
   c. Critical Facilities will be listed in ESF- 3 SOP.

B. Assumptions

Under McCormick County Ordinance 02-09, local government assumes responsibility for emergency management operations and commits all available resources to save lives and minimize personal injury and property damage. Assistance from other jurisdictions, the state and/or federal government may be available when the county has exceeded local capabilities. The following is a brief overview of the hazard analysis. The full document can be found in Appendix 2 of this document.

a. McCormick County is threatened by natural and technological hazards on a daily basis. The risk of many hazards have been researched and reviewed against the potential impact to the County. The full list of hazards and their history and potential are defined in the McCormick County Hazard Analysis and Risk Assessment Plan, Appendix 2 of this plan.

b. Historically, the greatest and most frequent threat to McCormick County is disasters caused by weather. The past weather hazards have consisted of tornados, severe thunderstorms, in-line winds, drought and winter storms.
c. McCormick also has an increased risk from hazardous materials incidents. Hazardous chemicals are a part of our daily lives and are transported through the county by truck and rail. Fixed facilities located throughout the county also maintain hazardous material inventories. These facilities and their inventory are reported annually through the EPCA Tier 2 program.

C. McCormick County Specific Hazards

Past occurrences of hazard events are likely predictors of future events. A review of the hazard history of McCormick County, therefore, helps to provide a better understanding of what hazards the county is susceptible. Detailed descriptions of the historic hazard events, including information on losses of life and property, as well as estimated damages are taken into consideration as hazards are ranked. Below are summaries of the major events by hazard type based on information that was available during the development of this plan.

a. *Flood*

South Carolina has two high-water periods each year, one in December-April caused by winter rains and spring showers, another in the fall when tropical storms may bring additional rain. Hurricanes have often brought flash flooding and river flooding.

McCormick County has some streams that are subject to flooding during heavy rainfall periods. The majority of these streams have sufficient depth to their banks to prevent flooding that will endanger human lives or real property. The Savannah River, which marks the western boundary of McCormick County, and Lake Thurmond have no significant history of flooding. While flooding is experienced on many of the streams around the County during heavy rains, there are no recorded cases in recent history of deaths or injuries.

b. *Winter Storm*

There were major southeastern snowstorms in 1899, 1914, 1973, 2000, and 2002. Additionally, there have been many more localized winter storms. In January 1968 and February 1979 large ice storms paralyzed the County for several days. More recently in 2000 2002 and in 2013 ice and snowstorms covered the county resulting in power outages and hazardous driving conditions. McCormick County suffers an average of one to two winter storms each year.

c. *Tornado*

McCormick County has experienced ten recorded incidences of tornado touchdowns since 1950. The most recent tornado occurred in 2003 and no deaths or injuries were reported.

d. *Fire*

Structural:

Considering fire has the capacity to spread rapidly, and that the fire might encompass hazardous materials and highly flammable and explosive materials necessitating the evacuation of a large number of people, the fire rating is moderate. Future updates to this plan will include detailed statistics on the number of structure fires per fire district.

Wildfire:

Forest fires are a serious problem in McCormick County. Records indicate that humans cause a majority of these fires. Approximately 30 fires occur each year, burning over 100 acres. Other causes of fire include lightning, campfires, smoking, debris burning, incendiary equipment use, and railroads. In addition to the South Carolina Forestry Commission personnel, members of the McCormick County rural fire departments assisted in extinguishing the fire, which occurred.

e. *Severe Thunderstorms*

McCormick County has numerous severe thunderstorms each year. These storms sometimes produce high winds, hail, lightning, and flash flooding. These factors can be made worse by the occasional tornado accompanying these events.
2011, Several Severe Thunder Storms brought Inline winds. Resulting in trees down, power outages, and road ways blocked.
2012, Several Severe Thunder Storms brought Inline winds. Resulting in trees down, power outages, and road ways blocked.
2013, Several Severe Thunder Storms brought Inline winds. Resulting in trees down, power outages, and road ways blocked.
2014, A wake low created winds 50 to 65 mph for 45 minutes. (Damage reported to Fishing Village, New Bartow, 378 West, McCormick Town, and Upper Mill Road)

f. *Drought*

A severe drought has occurred in McCormick County over the past several years. Other droughts happened during 1931-35, 1954-57, 1977-81, and the late 1990's. Crop and Livestock Feed Assessment Reports confirm the droughts of the summer have devastated crops and pastures in the

County. Soybeans and other crops have burned up due to extreme heat and below normal rainfall. Pastures and hay crops were extremely short with poor prospects for fall. There are few, if any, cases of livestock deaths due to loss of feed because most livestock would be sold at a loss before death. Many wells run dry and cause major inconveniences to people and some businesses.

g. *Earthquake*

The only major-recorded earthquake to be felt in McCormick County was the Charleston Earthquake of 1886. McCormick County is in the medium risk earthquake zone, meaning that it is an area where moderate damage may be expected. Small earthquakes have been recorded in the County in 1934 and in 1992, averaging 3.5 on the Richter scale. No damage or injuries were reported.
April 15, 2013 Magnitude 2.2,
April 7, 2013 Magnitude 2.5
April 26, 2013 Magnitude 2.8

h. *Hurricanes/Tropical Storms*

Storms of this nature have impact on the county through high winds and flooding. Most of the storms of this type that have passed over McCormick County have first struck the Gulf Coast and then proceeded north and east. Between 1850 and 2001, four tropical depressions, four tropical storms, and one category 1 hurricane have passed over McCormick County.

i. *Technological Hazards*

Technological and man-made threats represent a category of events that has expanded dramatically throughout the past decades with advancements in modern technology. Like natural threats, they can affect localized or widespread areas, are frequently unpredictable, can cause substantial loss of life and damage to property, and can pose a significant threat to the infrastructure of a given area. Technological and man-made threats include hazardous materials incidents at fixed facilities or in transit accidents, power failures, and radiological incidents at fixed facilities or in transit accidents, other types of transit accidents, and structural fires.

The biggest threat to McCormick County comes in the form of a potential transit accident. A small chemical spill due to a traffic accident was reported just across the county line in February 2004. Four rail accidents have been reported in the County, and the network of rail and road transit across the county makes the area vulnerable.

Numerical Hazard Analysis Table

Threat	History	Vulnerability	Threat	Probability	Total
Winter Storm	20	50	100	70	240
Wildfire	20	50	100	70	240
Drought	20	50	50	35	155
Structure Fire	10	25	50	70	155
Tornado	10	5	50	70	135
Thunderstorm	10	5	50	70	135
Haz Materials	10	5	10	70	95
Windstorm	20	15	10	35	80
Earthquake	10	50	10	7	77
Hurr/Trop Storm	2	5	10	35	52
Hailstorm	10	5	10	7	32
Terrorism	2	5	10	7	24

V. Organization and Assignment of Responsibilities

The County Administrator is responsible for emergency management within the county. For a municipality, the Mayor will have this responsibility. The designated official provides direction and coordination to the Emergency Services Department.

A. *Local Government*

1. Local government is responsible for all emergency management activities to protect life and property from the effects of emergencies. When operating under such conditions, McCormick Emergency Services/ McCormick County Government will utilize all available resources from within the jurisdiction, including voluntary and private assets, before requesting other assistance. Once the emergency exceeds the local government's capacity to respond, assistance is

requested from other jurisdictions and the South Carolina Emergency Management Division (SCEMD). This request must be made from the McCormick County Emergency Operations Center (MCEOC).

2. Consistent with the state's commitment to comprehensive emergency management, this plan addresses major emergencies that may develop in McCormick County other than those for which the military is primarily responsible. It outlines activities that address mitigation, preparedness, response, and recovery. The plan emphasizes the capacity of the county to respond and accomplish short-term recovery (24-72 hours).

3. The Emergency Services Department, in coordination with local government, will implement interagency coordination for emergency operations. This department will operate the EOC and scene operations, which fall under the jurisdiction of the county, using the guidelines set forth in *NIMS ICS.*

4. The public information designee, in coordination with local government, government departments, volunteer support agencies, and the Emergency Services Department, will release all emergency information related to the emergency. The PIO will establish a Joint Information Center (JIC) as needed. The location of the JIC will be determined by the size and location of the incident. The JIC will be staffed by a PIO from all governments and private sector entities involved in response to emergencies.

5. If an agency requests functional support from another agency or organization, assigned personnel and resources will be coordinated by the agency with responsibility for the ESF.

6. Local government officials and the Emergency Services Department, in conjunction with the agency that has functional support responsibilities, will develop Emergency Management Compacts (EMC) or MOUs for effective emergency response.

7. The command staff will identify the objectives of incident management and create an incident action plan (IAP).

8. All agencies will provide Emergency Services with a listing of personnel assigned to work in the EOC. Agencies will also train their EOC staff according to accepted training requirements addressed later in this document.

B. Support Functions

Most agencies and organizations within local government and the community have emergency functions to perform in addition to their other duties. Each agency and/or organization with ESF responsibilities, in

conjunction with support agencies and organizations, will develop and maintain Standard Operating Guidelines (SOGs). These procedures provide for direction and coordination of ESF responsibilities. Support agencies and the ESF Coordinator shall establish procedure in the SOG to address requirements to provide a manageable span of control. Emergency Support Function SOGs will be based on NIMS practices and principles.

McCormick County will incorporate into this plan the resources and personnel of the municipalities and special purpose tax districts located throughout the county. The emergency organizations of the town include fire departments and local police and very limited public works personnel.

C. Emergency Operations

Organizational responsibilities are outlined in each ESF section. ESF Coordinators will assure that an EMC or MOU is signed by each organization participating under that ESF. McCormick County will utilize the "*NIMS ICS*" system in the operation of the EOC; a forward command post may also be utilized, dependent upon the emergency.

D. Responsibilities

1. The Emergency Services Department, under the direction of local government through County Ordinance 02-09, is responsible for the following:

   - Assist and advise all agencies and/or organizations in development and coordination of ESFs, MOUs or EMCs to ensure necessary planning.
   - Brief and train EOC personnel and volunteers. Conduct periodic exercises to evaluate support function responsibilities.
   - Manage the EOC and/or alternate facilities for operational readiness.
   - Coordinate with other emergency management agencies, SCEMD, and emergency response organizations.
   - Maintain a list of all agency contacts, including telephone, fax, and pager numbers.
   - Update, maintain, and distribute the plan and all major revisions to agencies and organizations contained on the distribution list. Annual updates of this plan and supporting documents will occur.
   - Advise local government officials and agencies with ESF responsibilities on the nature, magnitude, and effects of an emergency.
   - Coordinate with public information officials to provide emergency information for the public.

2. Agencies and organizations with primary ESF responsibilities will:

- Develop and maintain the ESF and SOP in conjunction with the Emergency Services Department and other supporting agencies. A copy of the ESF SOP will be maintained in the EOC.

- Designate agency and organization personnel with emergency authority to work on planning, mitigation, preparedness, and response issues and commit resources.

- Maintain an internal emergency management personnel list with telephone, fax and pager numbers.

- Provide for procurement and management of resources for emergency operations and maintain a list of such resources.

- Participate in training and exercises to evaluate and enhance ESF capabilities.

- Negotiate and prepare MOUs or EMCs that impact the specific ESF, in conjunction with the Emergency Services Department.

- Establish procedures for keeping records, including personnel, travel, operations and maintenance expenditures. Keep all receipts for proof of expenditure.

E. *State of South Carolina Responsibilities*

1. South Carolina will provide support to McCormick County through SCEMD.

2. The SCEOP and SCEMD will integrate with local command and control and become part of the overall emergency organizational structure.

F. *Federal Responsibilities*

1. Support McCormick County emergency operations by providing federal resources to augment response and recovery efforts.

2. Federal JFO and other operational positions will intermingle with McCormick and SCEMD locations as appropriate.

VI. Concept of Operations

Mission Statement:

It is the mission of McCormick County to mitigate hazards that have the potential of disrupting day-to-day life for our citizens, take measures to reduce vulnerability, prepare for response and plan for recovery from a disaster or emergency.

McCormick County Ordinance 02-09 places the responsibility for emergency management under McCormick Emergency Services.

A. Phases of Emergency Management

1. Mitigation activities may prevent the occurrence of an emergency, reduce the community's vulnerability, and/or minimize the adverse impact of disasters or emergencies. A preventable measure, for instance, is to enforce local building codes to minimize such situations.

2. Preparedness activities exist prior to an emergency to support and enhance disaster response. Planning, training, exercises, community awareness, and education are among such activities.

3. Response activities address the immediate and short-term effects of an emergency or disaster. This helps to reduce casualties, damage, and speed recovery. Response activities include direction and coordination, warning, evacuation, life safety issues, rescue and recovery.

4. Recovery activities involve restoring the community to a normal state. Short-term recovery includes damage assessment and the return of vital functions to minimum operating standards, such as utilities and emergency services. Long-term recovery activities may continue for years, when rebuilding and re-locating due to damaged property.

B. Operation Conditions and Required Actions

In order to make maximum use of advance warning, McCormick County has adopted the State's system of Operating Condition (OPCON) levels. These OPCONs increase the county's level of readiness on a scale from 3 to 1. Each OPCON level is declared when a pre-determined set of criteria has been met. OPCONs will not necessarily progress sequentially from 3 to 1. The OPCON placed in effect at any given time will be the appropriate one for existing conditions at the time. The emergency services department is responsible for the management of the OPCON assignment.

3 — Normal Operations/Steady State

- Activities that are normal for the EOC when no incident or specific risk or hazard has been identified
- Routine watch and warning activities if the EOC normally houses this function

2 — Enhanced Steady-State/ Partial Activation

- Certain EOC team members/organizations are activated to monitor a credible threat, risk, or hazard and/or to support the response to a new and potentially evolving incident

1 — Full Activation

- EOC team is activated, including personnel from all assisting agencies, to support the response to a major incident or credible threat"

C. EOP Activation

The McCormick County Emergency Operation Plan is activated by the Director, Coordinator, or the Emergency Services Supervisor. In the absence of the above mentioned people, the County Council can activate the plan.

Once the plan is activated; ESF members will be notified to take stand-by or report to the EOC.

D. Requesting Mutual Aid

a. Prior to EOP/EOC Activation –

Prior to the establishment of the EOC and for day-to-day operations, resource request will be handled between the on-scene IC and the communications center.

b. After EOC Activation –

After the establishment of the EOC, all requests for resources will be funneled through the EOC communications center to the appropriate ESF.

E. NIMS Integration

In compliance with federal guidance McCormick County has incorporated NIMS practice and principles into our daily response and disaster planning, mitigation, response and recovery activities.

This plan also encourages all county departments and support agencies to participate in NIMS Training Classes. These classes are provided to any agency at no cost and are available on-line.

F. Damage Assessment

Damage assessment teams are identified and listed in SOP for ESF 3. Damage assessment teams will be dispatched to the impacted areas as soon as it is possible. Further information is found in The SOP for ESF 3.

G. Maps

Map Tab	Information Shown
A	Areas affected by hazards
B	Vulnerable Critical Facilities
C	Population Distribution

VII. Administration and Logistics

A. Services and Resources

An emergency or disaster may place great demands on services and resources. Priority will be based on essential needs, such as food, water, and medical assistance and shelter. Other services and resources will be acquired after establishing the need.

B. Commitment of Services and Resources

1. Local government will commit services and resources in order to save lives and protect property. Response agencies will first utilize services and resources available through their agency or organization. Additional needs may be met from other local governments, non-governmental agencies and/or organizations through mutual-aid or MOUs. These resources shall be identified in the Emergency Support Function SOG in accordance with NIMS. After these sources have been exhausted, additional resources will be requested from SCEMD through the local EOC Manager.

2. Detailed records of expenditures are required by all agencies and organizations responding to a disaster for possible reimbursement through an authorized federal declaration.

3. The administration and logistics staff will be comprised of personnel responsible for overall operation of government. This staff will be augmented by county staff that does not have ESF responsibilities.

4. Resources shall be identified using the NIMS structure. A copy of these resources must be located in the EOC.

5. The Emergency Operations Center will utilize WebEOC in the operations of the center. The McCormick County PSAP has state of the art CAD and GPS Systems.

C. Augmenting Response Staff

1. Employees of McCormick County shall be utilized to augment staff as necessary. Their assignment will be comparable to their day-to-day job as much as possible.
2. In the event specialty positions are vacant and the disaster only affects McCormick County, local mutual aid will be utilized. If the event is widespread and affecting other jurisdictions, we will request assistance from the appropriate state regulatory agency. Examples of these positions include, but not limited to, EMS, Fire, law enforcement, and correctional staff.
3. Contractors may be used to fill positions if all other avenues have been exhausted.

D. Resource Management

1. Resources are managed on a priority basis. Resources owned and operated by local government will be used for life safety and emergency protective measures.
2. Prior to the establishment of the EOC, McCormick County Communications Center will handle resource request.

VIII. Authorities and Reference

A. County

1. McCormick County EOP
2. McCormick County Ordinance 02-09
3. McCormick County Recovery Plan
4. McCormick County Emergency Operations Center Standard Operations/Procedures (EOC – SOP)
5. NIMS Proclamation

B. South Carolina

1. South Carolina Constitution

2. South Carolina Code of Laws Title 25 – Chapter 1. Article 4; Sections 25-1-420 through 460 (Emergency Power Act).

3. South Carolina Code of Laws Title 23 – Chapter 3. Article 1; Section 23-3-15, (A), (8) (State Law Enforcement Division County Terrorism Responsibilities).

4. South Carolina Code of Laws Title 44 – Chapter 4. Article 1; Section 44-4-100
(Emergency Health Powers Act).

5. Regulation 58-1, Local Government Preparedness Standards, SC Code of Regulations.

6. Regulation 58-101, State Government Preparedness Standards, SC Code of Regulations.

7. Governor's Executive Order 2003-12 and 2003-21.

8. South Carolina Emergency Recovery Plan, current version.

9. South Carolina Operational Radiological Emergency Response Plan, current version.

10. South Carolina Hurricane Plan, current version.

11. South Carolina Earthquake Plan, current version.

12. South Carolina Emergency Management Division Strategic Plan, current version.

13. The South Carolina Hazard Mitigation Plan, current version.

14. State Assessment Team Standard Operating Procedures, current version.

15. State of South Carolina Hazard Assessment, current version.

16. The State of South Carolina Public Assistance Administration Plan, current version.

17. South Carolina Homeland Security Assessment and Strategy, current version.

C. Federal

1. Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, Title VI, as amended.

2. Code of Federal Regulations (CFR), Title 44, as amended.

3. National Response Plan, current version.

4. Presidential Executive Order 12148 - Federal Emergency Management.

5. Homeland Security Presidential Directive - 5 (HSPD-5), Management of Domestic Incidents.

6. Homeland Security Presidential Directive - 8 (HSPD-8), National Preparedness.

IX. Continuity of Government

1. Succession of Authority is the line of responsibility for the local government.

2. Preservation of Records addresses the protection of essential records. This responsibility will fall on the agency responsible for the specific records.

X. Plan Development and Maintenance

A. Local Involvement

The Emergency Services Department will coordinate the efforts of agencies and organizations responsible for plan development and updates. The plan will be reviewed annually and major revisions completed, as necessary. An updated plan shall be submitted to SCEMD when major changes occur or the plan is due for state review.

B. *State and Local Involvement*

It is necessary for emergency management planning and operations to be coordinated with services and resources being shared across jurisdictional boundaries. Consequently, the state may be able to assist in the local planning process *(e.g., radiological, hurricane planning)*. The Emergency Services Department will coordinate the type and level of assistance. Agencies and organizations with ESF responsibilities will be involved in such planning. This assistance should be interpreted as supporting agencies with ESF responsibilities and enhancing emergency capabilities.

C. Testing, Review and Update

1. The EOP will be reviewed on an annual basis or as defined in the LEMPG Scope of Work.

2. Updates will be made as needed from testing, lessons learned and when new information is released.

3. This plan will be exercised at least annually.