



COUNTY OF  
**ORANGEBURG**  
SOUTH CAROLINA



**Comprehensive Land Use Plan  
Revision April 2002  
with 2007 Land Use Update**

**COUNTY OF ORANGEBURG**

**COMPREHENSIVE PLAN**

**PREPARED BY:  
THE ORANGEBURG COUNTY PLANNING COMMISSION**

## **ACKNOWLEDGEMENTS**

In accordance with the "South Carolina Local Government Comprehensive Act of 1994," this Comprehensive Planning Document was prepared by the Orangeburg County Planning Commission and recommended to County Council for adoption. The Planning Commission utilized the services of the County Planning Director, the GIS Manager, and a Planning Consultant in preparation of the plan. State regulations call for updates and periodic revisions to the plan. The 2002 Planning Commission utilized the services of the Planning Director, Grants Administrator, and Acting GIS Manager to make revisions to the plan incorporating 2000 census data. A special thanks goes out to all of the concerned citizens who participated in the focus group meetings and public hearings held throughout the County.

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## **BACKGROUND**

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Like most rural counties in South Carolina, Orangeburg County has not in the past placed a great deal of emphasis on comprehensive planning and land development regulations. As in many counties, the citizens and elected officials have traditionally believed that the use of any private property should be left to the discretion of the property owner. This attitude still exists among many as it was expressed by some residents in public meetings held during this study process. However, others expressed a need for better planned growth and development in the future.

Historically, this approach has not been a problem in rural, agricultural oriented societies. Most community facilities outside of the towns and cities consisted of farm-to-market roads to serve the purpose for which they were named. The normal transportation system in most areas consisted of these smaller roads, some federal highways for through travel, and railroads. Population did not expand rapidly, and development that occurred in the towns and cities was normally there to meet the needs of the local citizenry.

However, things began to change with the new population growth starting after the end of World War II. Shortly thereafter, the advent of the interstate highways system also began to change the face of rural America. Just during the last twenty to thirty years growth and development changes have been even more dramatic. The children of the "baby-boomers" (post World War II births) are now becoming an economic force. The once predominate agriculture society has been changing to one more service and industrial oriented.

Many of the towns and cities are expanding beyond their corporate limits spurred on by expansion of the transportation systems and growth in commercial, industrial, and tourism oriented economic development.

Officials in Orangeburg County find themselves under ever increasing pressure to plan for, and accommodate, this growth and development, much of which is vital to the healthy economy of the community. In many respects, Orangeburg County is experiencing growth pressures not being seen in many other rural counties. Part of this is because Orangeburg County is the second largest county in land area in the State. The county also has been provided with easy access by Interstates I-26 and I-95 which intersect in the county. The Interstate system and the Santee-Cooper Lakes have provided the impetus for increased tourism related development in that area of the county. The population of the cities and towns in Orangeburg County remains fairly stable, but the urban areas in the county, and outside of many of the city limits, are developing rapidly. For example, the Orangeburg urban area population is approximately three times that of the city itself, and is projected to increase.

Consequently, county officials find themselves having to provide services for these growth areas (Orangeburg, Santee, Holly Hill and others) and often find themselves unable to resolve problems of conflicting land uses within close proximity because of the lack of tools to manage development.

These problems being faced by county leaders are not unique to Orangeburg County, and are being experienced elsewhere in the State. This situation, in part, led state legislators

to pass recent laws requiring counties with land-use programs and development regulations to update their plans and regulations in order to provide county leaders with tools to plan for, and accommodate, growth while directing growth and development in desirable patterns. It is also increasingly apparent that public attitudes, and the attitudes of government officials, are changing and the practice of planning for land-use and development is becoming not only more acceptable, but indeed desirable.

In a very practical sense, County Council members and community leaders find it incumbent upon themselves to provide for the necessary services and community facilities to serve the citizens. In order to do so, it is often necessary to allocate certain uses to those areas where these services and community facilities can be economically and reasonably provided. In order for this to occur, it is necessary to prepare a comprehensive plan which considers the capabilities and needs of a community as a whole and then provides for the practical location and distribution of land uses which can be accommodated by available community facilities.

Many community leaders throughout the state desire to regulate and control development which can be accommodated by their capabilities and facilities. However, the state legislature in 1994 rightly decided that before such regulation and control can be applied, it must be based on a comprehensive plan. It is on this basis, that the Comprehensive Planning Act of 1994 was established. This Act provides Orangeburg County with the opportunity to prepare the necessary comprehensive plan elements and development guidelines so badly needed in certain areas of the county.

In this regard, the Planning Act should not be necessarily viewed as a regulation forced on the county, but more appropriately as an opportunity to better direct future growth and development within the county. **It should be remembered that the primary purpose of any comprehensive plan is to provide community leaders with the information necessary to protect the health, safety and welfare of the general public.** It is to this end that any efforts in the comprehensive plan will be oriented.

This comprehensive plan is concerned only with those geographic areas within the County excluding the corporate limits of the towns. Much of the new development occurring in the County is inside or just outside of these town limits. The plan does not include the land inside the towns, but it does consider the fact that each of the towns is important and is often considered the social and economic focus of their respective communities.

Finally, a comprehensive plan is not a fixed and static document. It is more a growing and ever changing working tool to assist local community leaders and citizens in planning for and managing growth and development. The comprehensive plan should be reviewed and updated periodically as needed to suit the needs of the county and its citizens.

The 1994 Act requires that the comprehensive plan be reviewed every five years and updated every ten years. It is recommended, however, that this plan be updated sooner. This basic planning effort is the first step under the 1994 law and should be refined and expanded to reflect considerable recent and ongoing development as well as the results of the year 2000 census.

**VISION  
STATEMENT**

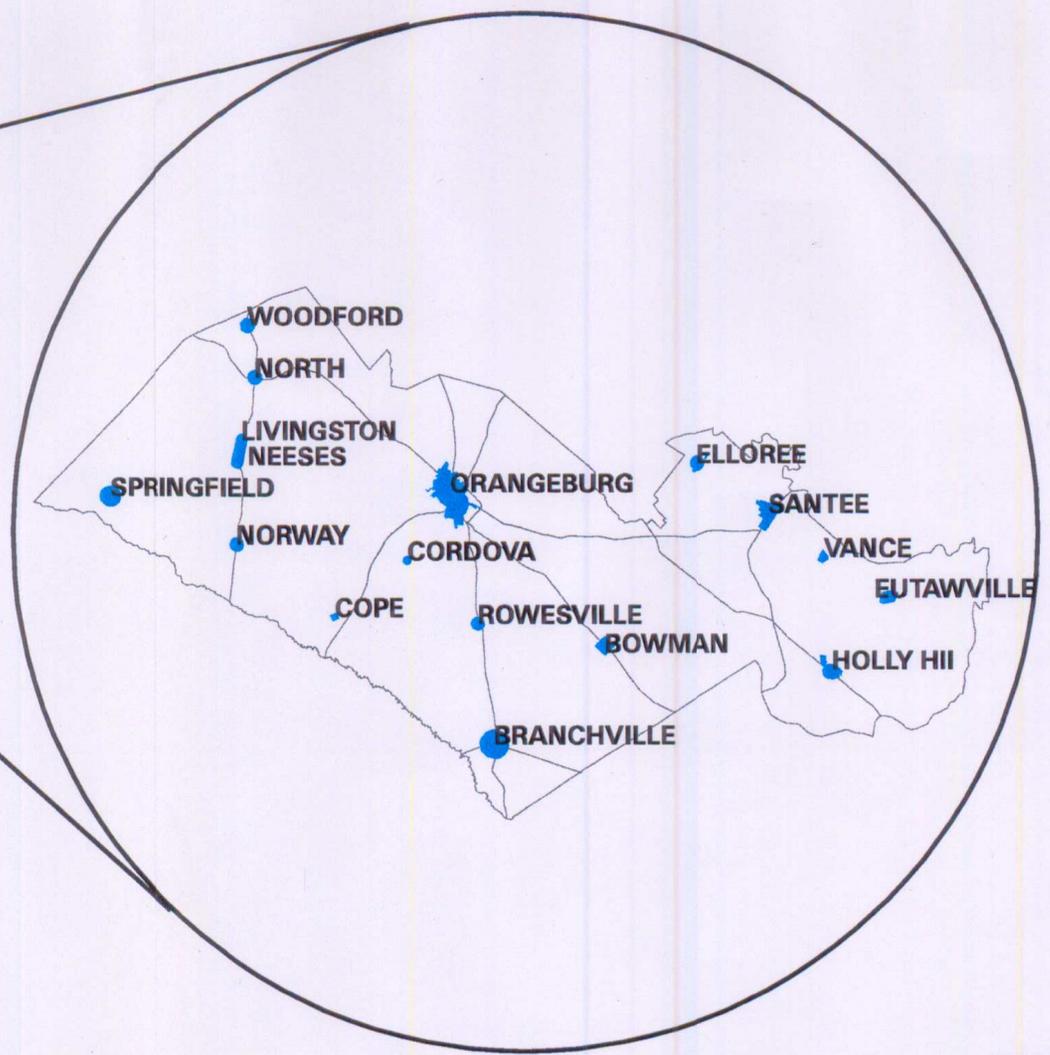
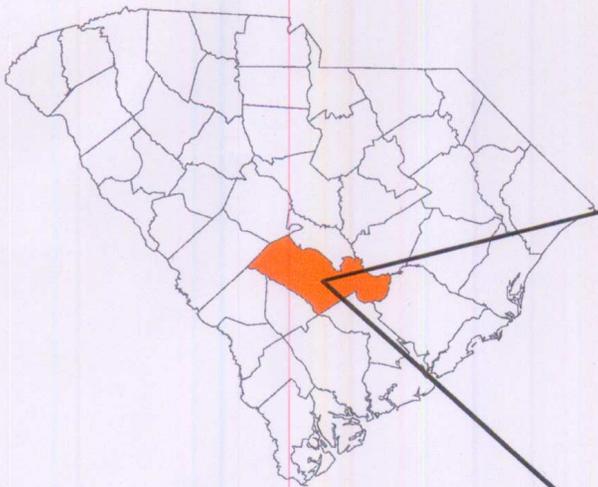
## VISION STATEMENT

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

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

The primary reason for preparing a Comprehensive Plan is to allow citizens and community leaders to anticipate future development patterns and to provide for orderly growth and the timely provision of public services. The anticipated development patterns are not final in any way, and as changes in economic conditions and development demands occur, it is likely that anticipated development patterns may also change. The projected future land use plan is a start in the comprehensive planning process. As the plan is updated and refined in future years it will become an even more of a useful tool for the proper management of growth and development to the benefit of all citizens of the county.

**ORANGEBURG COUNTY  
OVERVIEW**



MARCH 1999



Disclaimer - The County of Orangeburg, SC makes no Representation or warranties, Implied or expressed, concerning the accuracy completeness, reliability, or suitability for any particular purpose of the information and data contained on this map.

**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
LOCATION MAP**

GIS/MAPPING DEPT.

FIG.1

### **Location And Access**

Orangeburg County (Figure 1) is located near the center of the State approximately one third of the distance from the capital of Columbia toward the coastal city of Charleston. The interstate highway, I-26, connects Orangeburg with these two cities in a somewhat straight northwest to southeast line. Interstate 95 passes through the eastern section of Orangeburg County intersecting with I-26 near the southern edge of the county and then northeasterly to the town of Santee on the shores of Lake Marion. These two interstate highways provide Orangeburg County with excellent access to the upper part of the State, the coast and the Northeastern, Midwestern, and Southeastern United States.

Orangeburg County is bounded on the north by Calhoun, Lexington, and Clarendon Counties and on the northwest by Aiken County. The main Edisto River and the south fork of the Edisto River form the southwestern boundary between Orangeburg County and the counties of Barnwell and Bamberg. Dorchester and Berkeley Counties are on the southern edge of the county and the eastern edge of the county is bounded by Lake Marion.

For businesses and industries, as well as residents and visitors, the two interstates in Orangeburg County provide easy access to 9 interchanges within the county. These interchanges connect to more than 1600 miles of highways in the county. According to Chamber of Commerce reports, there are 15 states within a 500 mile radius of Orangeburg County. This region contains 32% of all U.S. manufacturing facilities and generates 34% of total U.S. retail sales. Interstate 26 leads to the port of Charleston, which is one of the largest container ports along the South Atlantic and Gulf Coast. With convenient and easy highway, rail and air access, Orangeburg County has been expanding its manufacturing base in recent years.

In addition, U.S. highways 301, 601, 78, 178, 321, 21, and 176 also serve Orangeburg County. Numerous South Carolina highways and a network of county roads provide convenient circulation within the county. Railroads serving the county include Norfolk Southern Railroad and the CSX Railroad. The nearest commercial airline passenger service is available at the Columbia Metropolitan Airport and the Charleston Airport. There is a General Aviation airport near Orangeburg which is currently being expanded and is quite active for local businesses and industries. A smaller general aviation airport is located near Holly Hill. The Orangeburg Municipal Airport features a 4,500' lighted runway and an ongoing construction program proposes a second 5,400' runway.

**History-** The first person to settle in the Orangeburg community was George Sterling in 1704. The area was first known as the Orangeburg District, named for William IV, Prince of Orange, who was the son-in-law of King George II of England. Many of the early settlers in the area were given land grants by the King of England.

The first of these was a colony of two hundred Swiss, German and Dutch immigrants who formed a community on the Edisto River in 1735. Early access to the area from the coast was provided by the Edisto River, then known as the "black river". Other access was by trails over land. While there were many deep rivers and wide swamps to be traversed, many historians believe that travel through the higher land areas was not so difficult because most of the land was covered with large live oak trees. These trees with their large canopies prevented much of the dense undergrowth on land areas and provided for relatively easy travel. Over the years most of these large oak trees were cleared for their wood as well as for opening large areas for agriculture.

Railroad access was provided to the area in 1828 when a depot was constructed in Branchville. A branch of rail off the main line at this point led to the town being named Branchville and is known as the oldest railroad junction in the world. The advent of the railroad and other transportation improvements, along with the fertile soil of the area, soon allowed Orangeburg County to become a predominately agriculture based community. With agriculture as the economic base, small trading communities developed throughout the county with Orangeburg City, the first major development area, becoming the largest town and the county seat.

The county grew and prospered until the 1860's when the War Between the States reaped devastation upon the land and in Orangeburg County. Sherman's troops burned homes, the courthouse, jail, and cotton warehouses in the county and the city of Orangeburg in 1865. Sherman set up headquarters in downtown Orangeburg during that time. Following the War, the rebuilding process was slow but eventually agriculture returned as the primary economic base with cotton leading the way as one of the major crops.

Improvements in education began with Claflin College, established in 1869. What is now South Carolina State University was established in 1896. Telephone service was established in the County in 1881. In 1882, the Orange Cotton Mill began operations and flourished because of the cotton agricultural industry.

**Climate** - Orangeburg County, like most counties in central South Carolina, enjoys a rather temperate climate, even though quite humid during the summer months. The average annual rainfall is approximately 48 inches. The average annual temperature is approximately 63 degrees varying from an average of 79 degrees during the summer and 46 degrees in the winter.

As residents well know, local temperatures can rise to the 100 degree range in the summer and fall to the teens in the winter. Summers are also characterized by late afternoon and evening thunderstorms which account for approximately 33% of the annual rainfall. The hurricane season lasts from June through November with the greatest frequency of hurricanes occurring during the month of September.

**Topography and Soils-** The geology, topography and soil conditions of the county have remained the same over many years. However, these conditions vary greatly within Orangeburg County itself. The landscape differs greatly from the western part of the county to the eastern part. Previous studies prepared by the Lower Savannah Council of Governments classified three distinct land resource areas within the county. These resource areas were described as areas where climate, soil conditions, vegetation, and land use tend to be similar. These can be observed on the ground. The northwestern portion of the county was classified as Carolina-Georgia Sand Hill Areas. The elevations of the land ranges from 300 to 400 feet and the soils contain consolidated sands and have undergone slight to moderate erosion. The land cover in these areas is characterized by forest and open pastureland.

The central part of the county stretching from the Edisto River southward below Orangeburg to the Ellore, Santee, and Eutawville areas was classified as Southern Coastal Plain Resources Area. The topography ranges in elevation from 200 to 300 feet in this area and the slopes are gently sloping and soils have developed from unconsolidated sands and clays and have slight to moderate erosion. The remainder of the county, which includes the southern most portions of the county around the Branchville and Holly Hill areas, is known as the Atlantic Coast Flatland Resource Area.

Elevations in these areas range from 100 to 200 feet and the area is classified by woodlands, flatlands and pasturelands that are especially well suited to farming and row crops.

The soils in these areas developed from beds of unconsolidated sands and clays and soft limestone and the erosion is slight. The area is also characterized by oval depressions otherwise known as "Carolina Bays" which range in size from less than an acre to over several hundred acres.

Soil types are important in planning future development activities. The suitability of soil types to the land use proposed is very important. Some soil types have limited potential for development because of erosion and drainage problems that could occur as well as insufficient bearing capacity of the soil. New urban development should be planned for areas where the soil types can support development. New development also often conflicts with established agricultural uses. In many areas, soil types which are well suited for agricultural purposes are also well suited for development activities.

**Rivers and Flood Plains-** Nearly all of Orangeburg County falls within the Edisto River Drainage Basin. A small part of the county bordering on Lake Marion falls within the Santee River Basin. The rivers and streams within the county include the South Fork of the Edisto River which borders the southwestern edge of the county, the North Fork which flows near the towns of North and Orangeburg, the main Edisto River along the southern end of the county and Four Holes Swamp which flows through the eastern third of the county. Figure 2 shows the rivers and flood plains in Orangeburg County.

## Orangeburg County Towns

The comprehensive plan for Orangeburg County addresses only those land areas in the county outside of the corporate city limits. However, any description of the county as a whole would be incomplete without some understanding of the towns and cities within the county. The city of Orangeburg is the county seat. The city is centrally located in the county and the area around the city is the most densely populated and developed in the county, but it is certainly not the only growing or developing town in the county. All of the other towns in Orangeburg County have their own unique character and reason for being. A great many people in the county prefer living within or near these towns and identifying with them as their center of the local living environment. Most of the following information was prepared by the Orangeburg County Chamber of Commerce and provides a brief description of the incorporated areas within the county. They are arranged in alphabetical order.

**Bowman**- Founded in 1887 and incorporated 16 years later, Bowman was named for Reddick Bowman, whose land was purchased for the town. This scenic community is located in the central part of Orangeburg County. In 1927, the first Certified Motor Carrier to be organized in South Carolina was established in Bowman. Bowman's diversified economy produces agricultural and dairy products, as well as various manufactured goods.

In addition to a thriving economy, Bowman boasts a varied recreational program, offering a well-rounded life for both residents and visitors. Bowman Nature Park features picnic areas, walking trails, basketball, volleyball, tennis courts and meeting facilities. A lighted baseball field rounds out the town's facilities.

Hunting and fishing are favorite pastimes for many area sportsmen. Each Christmas season, visitors and residents gather along Main Street for a beautiful candlelight parade. Thousands enjoy the town's contribution to the holidays at this annual event.

**Branchville**- Founded in 1734 by a Prussian immigrant, Branchville is one of the oldest towns in South Carolina. In 1828, the South Carolina Railroad was built from Charleston to Branchville, then to Hamburg. An extension was later built from Branchville to Columbia, making Branchville the first railroad junction in the world. Located at the tracks on U.S. 21, the old train depot houses a railroad museum and a restaurant.

Situated at the extreme southeastern tip of Orangeburg County, Branchville features many lovely new residences and older homes which add to the town's charm. Residents and visitors enjoy taking advantage of two playgrounds, and a combination football and baseball field. Deer, quail, dove and duck hunting are popular pastimes for hunters in the area, as well as fishing in the Edisto River. Branchville annually celebrates its ties to the railroad industry with the "Raylrode Daze Festival." Frontier shoot-outs, country music, arts and crafts and plenty of good food are spotlighted at this festival held the last full weekend in September.

**Cope**- In 1894 Jacob Martin Cope deeded twenty-five acres of land to develop a town around the station for the new railroad. This town was named "Cope" honoring the man who was willing to divide his farm in half by the railroad and use the land to build a town. The old Cope depot still stands and was purchased by a local resident to preserve its historical significance. Another milestone in the town's history was that one of the first Rural Free Delivery (R.F.D.) routes in the United States went out from Cope.

Situated in the western part of the County, this community offers visitors the best of southern hospitality. Sportsmen, whether visitors or residents, enjoy fishing in local area ponds and on the Edisto River as well as hunting deer, quail and other small game.

**Cordova** - Cordova is located on a ridge between the North and South forks of the Edisto River. As farmers plow their fields, they occasionally unearth an Indian arrowhead or a bit of pottery. Metal detectors can sometimes locate both Revolutionary and Civil War relics. William Smoak, who came to America from Germany in 1820, was the first to settle this area five miles southwest of Orangeburg.

It has been said that an old farmer was looking for a place to buy wood. When he asked where he could buy good wood, he was told, "Go to the people southwest of Orangeburg, they will give you a cord and over." Through the passing of time, the name "Cordova" came to be connected with the people of the area. Probably closer to the truth is the account that the name Cordova, a Spanish name, was selected by the Atlantic Coastline Railroad Company when the railroad was completed in 1893. Several houses in the area are of architectural significance, with two being built around the turn of the century.

**Elloree**- Elloree is named for an Indian word which means "Home I Love." In the eastern part of Orangeburg County, Elloree is surrounded by some of the best agricultural land in the State. The community offers a hearty welcome to all. Founded in 1886, Elloree was the smallest municipality in the state to win GREAT TOWN status in 1983. Elloree has a rich and full history. It has survived cyclones, fires and other disasters, through which the people of the town have formed a dedicated community.

Residents and visitors can enjoy a community center, a branch of the county library, athletic field and a town park equipped with outdoor cooking and picnic facilities. Santee State Resort Park, five miles from the town, is on Lake Marion and provides fishing, camping, boating, swimming and other water sports. The Elloree Trials, a flat race for thoroughbred horses held in March, is an annual event of nationwide interest among owners of fine horses.

Just recently the town has undertaken a number of public and private improvement projects in the downtown area to improve business activity and increase tourism. These efforts have generated significant interest in the county.

**Eutawville**- In 1836, the first home was erected "on higher ground in the healthy pines" of Eutaw Village. Planters along the Santee River had long sought and found refuge for their families from humidity, mists, and mosquitoes. Pinelands located close enough to allow occasional trips to their homes were particularly favored, so the planters of Upper St. John's Parish, Berkeley, chose such a spot not very far from Eutaw Spring. Since "Eutaw" in Cherokee means "pine tree", the name was quite appropriate for their summer village.

The famous Battle of Eutaw Springs on September 8, 1781 was the last major Revolutionary Battle in South Carolina. A British Commander camped 2,300 soldiers and was attacked by the Southern Army. Both Armies lost nearly thirty percent of their men. Although the battle ended in a stalemate, both sides claimed victory. The Eutaw Village Festival held the first weekend in July is a time for folks to enjoy "down-home" entertainment. Arts and crafts, bands, a parade and tempting foods are only a few items available for visitors and residents.

Fishing tournaments held throughout the year draw thousands of visitors to the town. Boat racing, bluegrass music and a National Catfish Stew Cook-off are other annual recreational events for outdoorsmen.

**Holly Hill**- Holly Hill, “the biggest little town in South Carolina”, has a long and colorful past. The town was built around a grove of holly trees, hence its name. The last tree from the original grove, estimated to be 98 years old, was removed in 1957. A replacement for this tree was planted as part of South Carolina’s Tricentennial Celebration in 1970.

The community was originally a part of the Upper St. James, Goose Creek Parish of Charleston District. When districts were done away with in 1868 and replaced by counties, it remained in Charleston County until 1880 when it became a part of Berkeley County. By vote, in 1910, Holly Hill was annexed to Orangeburg County.

Holly Hill boasts two of the county’s oldest banks and many lovely old homes as well. The Dennis Gilmore home is one the oldest residences of the town. This two-story home was erected by Samuel Shuler around 1840 and is located on Highway 176 and 453.

Holly Hill received its GREAT TOWN status in 1986 and was the second town in Orangeburg County to achieve this honor. Fishing, sailing, swimming, and water skiing areas are available on Lake Marion, just ten minutes away. Also, there are several athletic fields, tennis courts and playgrounds for recreational enjoyment. Holly Hill has a long and colorful past, which includes being on an early stagecoach route.

**Livingston**- In 1891, Rufus Livingston gave right-of-way to the South Bound Railroad Company, and the resulting town was given his name. Livingston was chartered on December 9, 1892.

Early enterprises included a sawmill, cotton gin, gristmill, wheelwright and blacksmith business. The Railroad was an integral part of Livingston's life. One could catch the 9 o'clock train to Columbia and return on the 6 o'clock at night. Meeting the afternoon train was a popular pastime for young and old alike. This small town of 170 is surrounded by large outlying communities with many older homes.

"Ole-Fashun Daze", an adventure in old timey country fun and good eating, is an annual event residents and visitors look forward to attending. Held in March of each year, the festival features dishes of bygone years such as puddin' pot, fried chicken, grits and country sausage and of course, hot biscuits. Live entertainment, arts and crafts displays and various other games may be enjoyed. It's an all-out homecoming for townspeople, relatives, friends and guests.

Neeses- Neeses, an agriculturally based community, is in the western part of Orangeburg County. Records show that the post office at Neeses was established as Silver Springs on November 8, 1893. In 1898, the name Silver Springs was changed to Neeses to honor John W. Neese, who sold the right of way to the South Bound Railroad.

One of Neeses' claims to fame is being the home of the state's first and only mushroom farm, started in 1981. Neeses-grown mushrooms are sold and enjoyed throughout the state. Residents today are proud of their farm heritage and in commemoration established the Neeses Farm Museum Festival held the last weekend in May. Those attending the Festival can sample fried mushrooms, or other local favorites, listen to country music, see a parade and enjoy various other attractions including arts and crafts.

**North-** Ninety-six years ago near the western edge of Orangeburg County, the town of North emerged. North has 1,300 residents and was named for one of the founders, John F. North, who donated land for the town and a depot. Incorporated in December 1892, North is another of the county's railroad towns.

North has lovely residential areas with paved streets and sidewalks. Homes and yards show that citizens care about their community. North citizens have a sense of humor, too. They love to be asked the question, "Where are you from?" "North, South Carolina" can bring many different looks to the faces of the questioners.

**Norway-** Norway, founded in 1891, is fifteen miles from Orangeburg and contains many different styles of homes in a lovely setting. Norway almost lost its name when its similarity to the Town of North's caused a train wreck in early years. Railroad orders henceforth referred to it as "Waynor" to avoid confusion.

One of the oldest buildings in Norway is a granite faced three-story building located on the corner of Parkhurst and Fourth Street. The building was the tallest on the Seaboard Line between Columbia and Savannah. Norway has the oldest water system in the state, put in around the 1930's. The town still maintains and uses portions of it today. Norway grammar school, built in the 1900's was destroyed by fire in the Spring of 1976. Brick from the building and the bell were used to build the Bell Tower. Within the walls of the Tower is a time capsule to be opened in the year 2026.

**Orangeburg-** Residents of Orangeburg are proud of its history which helped mold the state and county. In 1730, to encourage settlement, the General Assembly of the Province of South Carolina made the area into a township.

Then came the two hundred Swiss, German and Dutch immigrants in 1735. The site was attractive because of the fertile soil and abundance of wildlife. The river provided an outlet to the port of Charleston for the agriculture and lumber products. The town soon became a well-established and successful colony, composed chiefly of small farmers.

One of the real showcases in Orangeburg is the S.C. Festival of Roses, held in the Edisto Memorial Gardens each year the first weekend in May. In past years, the festival has hosted a tremendous arts and crafts exhibit. Some stage area events include a puppet show and musicals. For the physically fit, a "Run For The Roses" road race is a major attraction of the festival. Golf, softball and tennis tournaments attract many from near and far. For fun and excitement, there is the Canoe Race down Edisto River and the Fireman's Fun Day. The Canoe Race takes approximately 2 hours for all to finish. The "bucket brigade", "ladder raise" and the "hydrant layout" are a few events in which area firemen compete.

To round out the weekend, the Princess of Roses Pageant is held with talented young ladies from across the state competing for the coveted title. The Queen of Roses Pageant, a preliminary to the Miss South Carolina Pageant, takes place earlier in the year. Arts and entertainment thrive in Orangeburg too. The Orangeburg League of the Arts is active in staging shows and workshops which foster the visual and lively arts. The Orangeburg Arts Council is always actively working with the Orangeburg Arts Center or starting various projects. The critically acclaimed Orangeburg Part-Time Players present several plays each year to delight their audiences. Also, the renowned Henderson-Davis Players of South Carolina State University dazzle audiences with a variety of performances.

Hillcrest Recreation Facility, owned and operated by the City of Orangeburg, offers an 18-hole public golf course, driving range, tennis courts, soccer fields and baseball-softball fields.

**Rowesville**- In 1876, Rowes Pump was incorporated as a town and the name was legally changed in 1889 to Rowesville. The town's founders, and ancestors, many still living in Rowesville, were farmers. Cattle Creek Campground near Rowesville thrived under the leadership of Bishop Francis Asbury. The great Bishop's statue is in Washington, D.C. astride his horse with his Bible under his arm proclaiming to the world that the "old time religion" will never die. Family groups gather for religious fellowship, food and worship. The Encampment was begun by Methodists in 1786, destroyed by fire on February 15, 1898 and rebuilt in 1899.

**Santee**- Situated adjacent to Lake Marion, Santee is in the eastern part of the county. It formally received its name in the 1930's from an Indian word meaning "the rivers". Residents, tourists, and vacationers enjoy Santee State Park. Located on Lake Marion, the park offers cottages, meeting halls, campsites, picnic areas, lighted tennis courts, swimming, playgrounds, nature trails and of course, fishing, sailing and boating. Visitors to the area are served by the only in-state Welcome Center on I-95. Public and private golf courses challenge the golfer while others enjoy fishing tournaments, all water sports, camping and hunting. The Santee Fun Festival held in mid-September of each year includes many family activities. A variety of games, live entertainment, a beauty pageant and parade are only a few of the festivities.

Nearby, more than 170,000 acres of surface area comprise the Santee Cooper lakes. The lakes were by-products of the most extensive clearing projects on record in the late 1930's.

However, they have now become much more than storage facilities for water used to generate electricity. In addition to the countless hours of recreation afforded to area residents, these man-made resources bring an abundance of tourists annually to the area. Lake Marion and Lake Moultrie differ greatly in their topography. Marion lagged behind Moultrie in site preparation, and was slated also to have an "open" look much like the lower reservoir. At that time, however, the United States was headed into war and the hydropower was needed in support of that effort. President Franklin D. Roosevelt ordered that the lakes be filled in short fashion, leaving cleaning work unfinished on what was to become Lake Marion. Yet that unfinished business has given the upper lake a distinctive appearance, creating small islands, coves, and beaches, plus thousands of structural fishing sites. For the fisherman, one of the greatest features of the lake happened accidentally. Freshwater Striped Bass on their annual migration inland became trapped in the impoundments upon closure. To the amazement of biologists, they not only survived, they began to reproduce. Some fifty years later, the lakes are still renowned for Striped Bass fishing. Today, several other species of gamefish are abundant in both lakes, annually bringing smiles and excitement to everyone from the five-year old who catches a 1/2 pound Bream on a cane pole to the professional angler who hauls in a 40-pound Striper or Catfish.

**Springfield**- The town of Springfield, chartered in 1880, was originally known as Millersville. Close to the western Orangeburg County border, Springfield offers the best of southern hospitality to one and all. Springfield is the home of the Governor's Frog Jump and International Egg Striking Contest. The festival, held each year before Easter weekend, draws thousands of visitors. Prowlers go up and down the Edisto swamplands looking for huge bullfrogs that they think will be the winner.

Another item of interest is finding the hardest chicken eggs from anywhere over the countryside. Other activities of the festive weekend include a beauty pageant, a variety of games, arts and crafts, and food.

**Vance**- Vance was once important throughout the state as a center of transportation. Located on the Santee River at Waco Landing (Vance's Ferry), it was an important link between Charleston, Camden and points in North Carolina and Tennessee. Because the damp and swampy land near the Santee River was mosquito-infested and considered unhealthy, the town was eventually moved further inland and Ferry was dropped from its name.

The oldest house in town was built in 1876 by Francis L. W. Dantzler and the front portion of the house was used as a commissary and boarding house. The historic stores and homes along Vance's main avenue stand as a reminder of a bygone era when Vance's Ferry was a state center of transportation. Some of the best peaches in South Carolina are grown in Vance and sold to visitors at many roadside stands. Access to the Santee Cooper Lakes is less than five minutes away where fishing and water sports are enjoyed by all. In season, hunting deer and other small game are favored.

**Woodford**- No one knows exactly how Woodford got its name, but two stories have been passed down over the years. One tells of a man named Woodford, believed to be connected the South Bound Railroad, who contributed to the establishment of the station in return for naming of the town after him. The other story, which seems to be the most logical, is that the railroad station was established for the purpose of loading and shipping wood. Hence, the town was named Woodford as a shipping point for wood.

The town was established on the lands of the Robinson's and Gissendanner's by an act of the General Assembly of South Carolina in 1891. The North Edisto River near Woodford challenges anglers of all ages with "Redbreast", "Jackfish" and "Squealers".

**POPULATION**

## POPULATION

### Inventory of Existing Conditions

Characteristics of past population trends and future projections provide one basis for determining future land use needs and some of the resources necessary to satisfy those needs. These trends and projections are also useful in determining future needs for public services and infrastructure.

Historic Trends - For nearly fifty (50) years prior to 1970 there was very little change in the population of Orangeburg County. There was a slight decrease during the Depression Era, a relatively significant increase during the forties, probably due to an increase in birth rates following World War II, and then relatively little change until the beginning of the seventies. These changes are shown in Table 1.

During the decade from 1990 to 2000 there was a remarkable increase in the population of the county. The increase of 8.0% during that period was more than half of the statewide increase of 15.1%. Increases during this decade occurred in many areas of the South.

Table 1 indicates that the County population increased by 8.0% from 1990 to 2000. definitive characteristics of population changes during the last 20 years.

The changes from 1990 to 2000 are significant in terms of changes in characteristics of the population.

TABLE 1  
POPULATION TRENDS – ORANGEBURG COUNTY

1930 – 2000

<u>YEAR</u>	<u>POPULATION</u>	<u>%CHANGE</u>
1930	63,864	
1940	63,707	-0.2
1950	68,726	7.9
1960	68,599	-0.2
1970	69,789	1.8
1980	82,276	22.2
1990	84,803	3.1
1997	87,477	3.2
2000	91,582	4.4

Sources: U.S. Census; Lower Savannah Council of Governments; U.S. Census, Population Estimates Program, March 2000

Components of population change include births, deaths, and migration. Some of the increases during the seventies were due to children born to those persons born who were born in the forties. However, much of the increases during the seventies was due to shifts in migration patterns. The reasons for these changes are complex but most likely result from socioeconomic factors. These include the increased availability of job opportunities in the area and elsewhere for higher skilled/educated residents and social changes that affected minority access to jobs. This area of South Carolina also experienced a decline in the traditional agricultural-based economy and a gradual replacement by manufacturing-based economy. Also, because of the lack of significant job opportunities during the periods prior to this decade, (50's and 60's) many high-school graduates who had received post-secondary education elsewhere did not return to the region then because it did not offer the economic opportunities of other areas. During the 70's a significant portion of the net in-migration in the seventies was by minorities who had left the region previously and returned in the 1970's because of improved economic opportunity and access to education.

It is interesting to note the population changes in the county as they might relate to changes in adjacent counties. Table 2 shows the estimated changes of selected counties in South Carolina. Orangeburg County grew 4.4% from 1997 to 2000, while Calhoun County increased by 9%. On the opposite side of the county, Bamberg County increased in population by .002%. Lexington County increased by 7%. The changes probably relate directly to population increases in the Columbia urbanized areas, proximity to those areas, and access to those areas primarily by the interstate system. Calhoun County had the most significant increase probably because it is a primary expansion area for the Columbia metropolitan region.

Table 2

**1980, 1990, 2000 Population of Selected Counties & Preliminary Estimates: 1993 - 2000**  
 Population as of July 1

<u>County</u>	<u>01-Apr-80</u>	<u>01-Apr-90</u>	1993	1994	1995	1996	1997	2000
<u>Bamberg</u>	18,111	16,902	16,861	16,775	16,782	16,690	16,614	16,658
Beaufort	65,364	86,425	94,996	98,146	101,178	104,491	106,582	120,937
Berkley	94,727	128,776	137,320	138,842	134,491	132,078	134,311	142,651
<u>Calhoun</u>	12,206	12,753	13,212	13,347	13,414	13,545	13,769	15,185
Charleston	276,974	295,041	297,562	290,690	286,013	282,175	284,815	309,969
Darlington	62,717	61,851	64,390	64,473	64,931	65,290	65,784	67,394
Dorchester	58,761	83,060	84,426	89,686	88,667	88,283	90,730	96,413
Greenville	287,913	320,167	330,333	334,680	339,164	334,478	348,523	379,616
<u>Lexington</u>	140,353	367,611	182,198	186,834	191,325	195,341	200,371	216,014
Oconee	48,611	57,594	59,698	60,510	61,544	62,637	63,461	66,215
<u>Orangeburg</u>	82,276	84,803	87,528	87,811	87,375	87,298	87,477	91,582
Richland	269,735	286,321	296,935	297,402	299,375	302,330	303,577	320,677
Sumter	88,243	101,276	105,742	106,193	106,643	106,938	106,589	104,646
Williamsburg	38,226	36,815	37,112	37,401	37,247	37,265	27,306	37,217
York	106,720	131,497	138,691	140,632	143,508	146,806	150,502	164,614
South Carolina	3,121,820	3,486,310	3,624,570	3,653,315	3,683,395	3,716,645	3,760,181	4,012,012

Source: U.S. Bureau of the Census, Population Division,  
 Population Estimates Program, March, 2000

From observations Calhoun County has also experienced some increases in growth from the Columbia urban area primarily because of access to the interstate system. On the other hand, more rural and less accessible Bamberg County only increased by .002%.

While Orangeburg County has apparently experienced a small amount of population growth from expansion of the Columbia urban area it has probably not been impacted as much as Lexington and Calhoun Counties by the spillover from this expansion of the Columbia area.

Regarding migration, it is interesting to note that Orangeburg County has not been experiencing an increase in recent years due to in-migration. In fact there has been a slight decrease in in-migration. This is different from the growth that the county experienced during the 1970's. While much of that growth was attributed to in-migration the recent growth from 1990 to 2000 has resulted from natural increases (difference between the number of births and deaths) occurring during that period. Table 3 shows the components of this change during that period and compares Orangeburg County to other counties in the state.

This table, (Table 3), indicates that a net of 174 people had moved out of Orangeburg County between 1990 and 1997. Obviously any increases in the population in the county occurred because of the larger number of births compared to deaths. This is a characteristic of the more rural areas and counties in South Carolina. Most of the major urban areas are experiencing large increases in in-migration for various reasons.

**TABLE 3**  
**COMPONENTS OF POPULATION CHANGE**  
**FOR SELECTED COUNTIES**

**1990 - 1997**

COUNTY	APRIL 1 1990 CENSUS	JULY 1, 1997 ESTIMATES	CHANGE	BIRTHS	DEATHS	NATURAL INCREASE	NET MIGRATION
AIKEN	120,940	133,980	13,040	14,523	8,441	6,082	6,958
BAMBERG	16,902	16,614	-288	1,749	1,229	520	(808)
BEAUFORT	86,425	106,582	20,157	11,975	5,235	6,740	13,417
BERKELEY	128,776	134,311	5,535	16,662	5,353	11,309	(5,774)
CALHOUN	12,753	13,769	1,016	1,286	898	388	628
CHARLES TON	295,041	284,815	-10,226	35,775	17,438	18,337	(28,563)
DARLING TON	61,851	65,784	3,933	6,886	4,811	2,075	1,858
DORCHES TER	83,060	90,730	7,670	10,083	3,893	6,190	1,480
GREEN VILLE	320,167	348,523	38,356	34,570	20,502	14,068	14,288
HORRY	144,053	168,178	25,125	14,969	10,047	4,922	20,203
LEXINGTON	167,611	200,371	32,760	19,963	9,248	10,715	22,045
OCONEE	57,494	63,461	5,967	5,484	4,141	1,343	4,624
ORANGE BURG	84,803	87,477	2,674	9,517	6,669	2,848	-174
RICHLAND	285,720	303,577	17,857	31,383	16,552	14,831	3,026
SUMTER	102,637	106,589	3,952	12,290	6,055	6,235	-2283
WILLIAMS BURG	36,815	37,306	491	4,187	2,664	1,523	-1032
YORK	131,497	150,502	19,005	14,712	8,441	6,271	12,734
SOUTH CAROLINA	3,486,310	3,760,181	273,871	391,187	233,107	158,080	1,115,791

These include naturally expanding large urban areas (Lexington); increases in tourism and retirement related development (Horry); new industrial development (Greenville and Spartanburg); and, other factors, including better job opportunities.

As previously discussed, there may have been some new development caused by growth in Richland and Lexington counties in certain parts of Orangeburg County, but this has not yet compensated for the out-migration which appears to have been occurring in recent years. If not for recent increase in retirees moving into the county (primarily in the Santee Lake area) the out-migration may have been greater.

There have been other changes in population characteristics within Orangeburg County. Table 4 illustrates population statistics for the incorporated towns in Orangeburg County and for the balance of the county from 1950 to 2000. During this period there has been a decrease in the number of people living within corporate city limits of the majority of the towns in the county. Generally this has resulted because the corporate limits of most of the towns have changed very little over the years. Most of the new residential development around the towns has occurred outside the corporate limits where there has been more room for expansions and for new subdivisions.

The population within the corporate limits of the towns has decreased slightly because of the aging of population; younger people moving outside of the corporate limits to new development areas; and, smaller household sizes within the city limits. Most of the expansion of the population in the county appears to be occurring in those developing areas surrounding the corporate limits of the existing towns.

**Table #4**

**Population Estimates for County and Incorporated Places, 1996-2000**

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
<b>County</b>	68,726	68,559	69,789	82,276	84,802	91,582
Bowman	857	1,106	1,095	1,137	1,063	1,198
Branchville	1,353	1,182	1,011	1,769	1,107	1,083
Cope	209	227	202	167	124	107
Cordova	175	209	205	202	135	157
Elloree	1,127	1,031	940	909	939	742
Eutawville	478	468	386	615	350	334
Holly-Hill	1,116	1,235	1,178	1,785	1,478	1,281
Livingston	210	208	165	166	171	148
Neese	328	347	388	557	410	413
North	954	1,047	1,076	1,304	809	813
Norway	476	525	579	518	401	389
<b>City of Orangeburg</b>	15,322	13,852	13,252	14,933	13,772	12,765
Rowesville	363	398	392	388	316	378
Santee	107	105	137	612	638	740
Springfield	782	787	724	604	523	504
Vance	106	85	54	89	214	206
Woodford	179	172	195	206	200	196
<b>Balance of County</b>	44,584	44,575	44,810	56,315	62,153	70,118

**Source : US Census Bureau**

One challenge the County is experiencing with new development is that it is predominately occurring in the developing areas near existing towns. This new growth in these developing areas has led to occasional instances of conflicting land uses in close proximity of the towns. Some cases have resulted in complaints and concerns from citizens regarding adjacent uses not compatible with their existing property use. These conflicts are likely to increase with more development.

Increasing population, and the resultant increase in new development in certain areas, can result in problems with conflicting land uses and other growing pains. However, from these projections, it can be concluded that the growth in the County's population will not be as large as the population statewide, or as large as it will be in certain other areas in the state. Accordingly, the resulting problems with new development may not be as severe as it might be in the larger urban areas.

However, this does not in any way minimize the need for proper planning to accommodate new development, because increases in population, or lack thereof, is certainly not the sole determinate of problems associated with new development. Growth occurring within the county in specific areas can still result in problems if proper planning and foresight are not exercised in the provision of public services. For example, it is clear from the above discussion related to Table 4 that increases in population in Orangeburg County, in the last fifty years have occurred in the unincorporated areas of the county. From this table, the population of the county as a whole increased 24% from 1950 to 2000 while the population increased 36% in the unincorporated areas.

Another comparison indicates that during this same time period the towns decreased in population by 1% compared to the 36% increase for the unincorporated areas.

Again, this would indicate the county is carrying any burden due to population increases alone. One could conclude from this that perhaps some consideration should be given to the shifting of any burden to the towns in some cases. This could be accomplished through annexations, extra territorial jurisdictions or possibly other means.

This concept is mentioned for possible further study. It could solve some problems in growing areas near towns that the county is not yet enabled to address (such as zoning controls). It could provide some benefit to property owners through additional services, and it could benefit some cities by increasing population figures (useful in obtaining State and Federal Aid), and by increasing that particular city's tax base.

#### Population and Housing Units

Table 5 shows the distribution of population and housing units throughout the county for the years 1970, 1980, 1990 and 2000. (A housing unit is a dwelling, be it a house, apartment, or mobile home for occupation by 1 or more people.)

The land area in Orangeburg County is 1,106 square miles which translates to 707,840 acres. The number of housing units in 2000 was 39,304 which equals 35.5 housing units per square mile on average in the county. Of course, as this table illustrates, the density of housing units varies throughout the county. The higher density of housing units are in the urban areas. For example, the City of Orangeburg had a density of 698.3 housing units per square mile while the Springfield had a density of 164.3 housing units per square mile. Bowman town had 532 and Neeses town had 120.

Occupied and Vacant Housing Units in 2000

Area	2000		1990		1990-2000		2000		1990		1990-2000	
	Total	Housing	Percent Change	Occupied	Housing Units	Percent Change	Vacant	Housing Units	Percent Change			
<b>South Carolina</b>	<b>1,753,670</b>	<b>1,424,155</b>	<b>23.10%</b>	<b>1,533,854</b>	<b>1,258,044</b>	<b>21.90%</b>	<b>219,816</b>	<b>166,111</b>	<b>32.30%</b>			
Bamberg County	7,130	6,408	11.30%	6,123	5,587	9.60%	1,007	821	22.70%			
Barnwell County	10,191	7,854	29.80%	9,021	7,100	27.10%	1,170	754	55.20%			
<b>Orangeburg County</b>	<b>39,304</b>	<b>32,340</b>	<b>21.50%</b>	<b>34,118</b>	<b>28,909</b>	<b>18.00%</b>	<b>5,186</b>	<b>3,431</b>	<b>51.20%</b>			
Pickens County	46,000	35,865	28.30%	41,306	33,422	23.60%	4,694	2,443	92.10%			
Richland County	129,793	109,564	18.50%	120,101	101,590	18.20%	9,692	7,974	21.50%			

4.11

**Household and Per Capita Income-** The median household income in Orangeburg County in 1997 was 26,554. This means that half of the households in the county had an income higher than that figure and half had an income below that figure. The median household income for the state was \$33,325. Table 6 compares the median household income of selected counties in South Carolina. Again the more rural counties in the state generally have lower household incomes and the more populated urban areas have generally higher incomes. Adjacent Calhoun County had a slightly higher level of \$32,200 while on the other side more rural Bamberg County had a level of \$23,858. The more urban counties with higher concentration of high tech industries and white-collar jobs generally have higher median household incomes.

Another measure of income levels is the per capita personal income. Table 7 shows the per capita income by counties in South Carolina for the years 1994 to 1998. In 1998 the per capita income in Orangeburg County was \$18,777 below the statewide per capita income of \$22,372. However, during this five year period the percent **increase in the per capita** income for Orangeburg County was slightly higher (21%) than the State (20.9%). Beaufort County had the number 1 rating in the State probably due to the tourist industry and the large number of high income retirees in that area. Otherwise, the highest income levels were shared by those counties with concentrations of industrial development and white collar jobs. Some of those counties include Greenville, Richland, Charleston, Lexington and York. York County income levels are most probably due to the proximity of Charlotte, North Carolina urban area.

**Racial Composition** Approximately 1% of the population is made up of American-Indian, Eskimo, Asian and Hispanic origins. Table 8 shows that the US Bureau of the Census in 2000 that the remaining 99% of 91,582 consisted of

Table 6

MEDIAN FAMILY INCOME FOR SOUTH CAROLINA COUNTIES: FISCAL YEARS 1979-2000 (SELECTED YEARS)

COUNTY	MEDIAN FAMILY INCOME IN DOLLARS									
	1979	1989	1996	1997	1998	1999	2000			
Bamberg	12,240	21,377	25,800	27,300	27,900	29,700	31,000			
Barnwell	14,831	28,570	37,200	38,500	42,300	44,000	48,400			
Beaufort	17,044	34,533	43,100	45,200	47,500	51,800	53,400			
Berkeley	17,519	31,646	38,700	39,500	40,200	43,200	44,600			
Calhoun	14,926	28,678	32,200	32,200	33,900	37,200	38,200			
Lexington	19,387	35,732	43,100	44,300	45,600	49,400	51,100			
McCormick	14,437	24,039	28,100	29,200	30,200	32,600	34,100			
Marion	13,517	21,872	27,000	28,000	29,100	31,300	33,300			
Marlboro	14,139	22,231	29,000	30,000	32,000	35,200	37,500			
Newberry	17,379	28,004	34,700	35,900	37,400	40,200	42,000			
Oconee	16,101	30,858	36,600	38,900	40,000	43,900	44,900			
<b>Orangeburg</b>	<b>13,658</b>	<b>24,473</b>	<b>30,900</b>	<b>31,900</b>	<b>33,000</b>	<b>35,700</b>	<b>37,700</b>			
Richland	19,387	35,732	43,100	44,300	45,600	49,400	51,100			
Saluda	14,363	27,466	33,700	36,100	36,700	40,300	41,300			

Note: 1/ - 5/ are estimates for Metropolitan Statistical Areas with 2 or more counties. Example: Richland and Lexington counties (Columbia MSA) in 2000: \$51,100.

Source: United States Dept. of Housing and Urban Development, Economic & Market Analysis Divisions

**Table 7**  
**Per Capita Personal Income in South Carolina By Counties 1994-1998**

<b>COUNTY</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1998 Rank</b>
Bamberg	13,964	14,596	15,308	16,276	17,130	37
Barnwell	17,656	18,147	18,105	19,544	23,086	9
Beaufort	25,091	25,896	27,232	29,765	30,765	1
Berkeley	14,630	14,651	14,950	15,731	16,258	41
Calhoun	16,467	17,354	18,138	18,947	19,625	24
Charleston	20,052	20,618	21,923	22,779	24,040	6
Orangeburg	15,769	16,372	17,048	17,958	18,777	30
<b>SOUTH</b>						
<b>CAROLINA</b>	<b>\$18,686</b>	<b>\$19,473</b>	<b>\$20,403</b>	<b>\$21,416</b>	<b>\$22,372</b>	<b>-</b>
<b>UNITED STATES</b>	<b>\$22,581</b>	<b>\$23,562</b>	<b>\$24,651</b>	<b>\$25,924</b>	<b>\$24,203</b>	<b>-</b>

Note: County detail may not add to State totals due to rounding.

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, June 2000. Rank by Office

Table 8  
Population By Race By selected Counties 2000

	Total	Total	White	Black	Amer	Asian	Pacific	OTHER	POP
	Population	1 Race only	1 Race only	1 Race only & Alaskan	Indian	1 Race only	Islander	1 Race only	2+ Races
South Carolina	4,012,012	3,972,062	2,695,560	1,185,216	13,718	36,014	1,628	39,926	39,950
Bamberg County	16,658	16,569	6,075	10,411	27	32	1	23	89
Barnwell County	23,478	23,308	12,956	9,990	81	91	8	182	170
Calhoun County	15,185	15,080	7,597	7,393	29	21	4	36	105
Charleston County	309,969	306,365	191,928	106,918	813	3,463	172	3,071	3,604
Lexington County	216,014	213,891	181,844	27,274	725	2,259	83	1,706	2,123
<b>Orangeburg County</b>	<b>91,582</b>	<b>90,945</b>	<b>34,045</b>	<b>55,736</b>	<b>423</b>	<b>396</b>	<b>15</b>	<b>330</b>	<b>637</b>
Richland County	320,677	316,355	161,276	144,809	782	5,501	263	3,724	4,322
Saluda County	19,181	19,058	12,622	5,753	44	7	1	631	123

U.S. Census Bureau

34,045 White and 55,736 Black. According to this table the percentage of the total population is approximately 37.2 White and 60.8 Black.

### Population Projections

Projections of future population also serve as part of the basis for determining future needs of the community. Table 9 illustrates county and state projections through the year 2015. The county population is projected, according to this table, to increase from the estimated 1995 level of 87,700 to 89,900 in the year 2000 or approximately 3%. It is then projected to increase just under 2% every 5 years until it reaches 95,100 in the year 2015. This is an increase of 8.4% from the estimated population in 1995 to the projected population in the year 2015. Assuming the estimated and projections are relative, the county projection is considerably less than the projected increase for the statewide population of approximately 23% between 1995 and the year 2015.

NOTE: Additional information on the population element is included in the

Appendix.

**TABLE 9**  
**POPULATION PROJECTIONS**  
**FOR SELECTED**  
**COUNTIES 2000 - 2015**

<u>COUNTY</u>	<u>April 01 1990</u>	<u>July 01 1995</u>	<u>JULY 1 2000</u>	<u>July 01 2005</u>	<u>JULY 1 2010</u>	<u>July 01 2015</u>
AIKEN	120,991	133,100	145,100	157,700	17,000	181,100
BAMBERG	16,902	16,900	16,900	16,900	16,900	16,900
BEAUFORT	86,425	94,900	104,800	117,800	130,700	143,900
BERKELEY	128,776	135,300	152,000	166,900	182,400	19,600
CALHOUN	12,753	13,400	13,800	14,200	14,500	14,700
CHARLES TON	295,041	288,300	307,300	312,700	318,300	324,000
DARLING TON	61,851	65,000	66,500	67,900	69,300	70,500
DORCHES TER	83,060	84,717	89,700	93,500	96,500	99,500
GREEN VILLE	320,167	339,900	359,000	377,000	359,500	414,000
HORRY	144,053	157,900	180,600	202,500	225,800	247,000
LEXINGTON	167,611	191,900	212,200	233,200	255,600	276,900
OCONEE	57,494	61,600	66,300	71,300	76,400	81,300
ORANGE BURG	84,803	87,700	89,900	91,800	93,500	95,100
RICHLAND	286,321	299,700	312,600	322,100	331,800	341,300
SUMTER	102,637	106,800	111,600	116,200	120,300	124,000
WILLIAMS BURG	36,815	37,500	37,500	37,500	37,500	37,500
YORK	131,497	143,800	161,100	178,900	198,600	220,400
SOUTH CAROLINA	3,487,714	3,684,000	3,914,000	4,121,000	4,327,000	4,523,000

\*IN DORCHESTER POPULATION CORRECTED FOR CENSUS. CHARLESTON & RICHLAND GROUP QUARTERS POPULATION CORRECTED.

# POPULATION SUMMARY

## NEEDS AND GOALS

### IMPLEMENTATION AND TIME FRAMES

One of the goals established by the Orangeburg County Council for 2002-2003, in addition to those economic oriented, was to “create wholesome health environment enhancing the quality of life”. Items mentioned after this statement were “litter control, youth programs, crime prevention, drug abuse prevention, art/culture, and education”. This could be considered a goal for the future population of Orangeburg County.

Between 1990 and 2000 the county experienced some out-migration in that more people moved out of the county than moved in. A part of this trend results from some of the younger people, and others, leaving the county for attractive job opportunities and perceived better quality of life. Future planning efforts should concentrate on improvement of these element within the county.

Increases in population within the county are generally occurring within the developing areas just outside the corporate city limits of a number of towns. In this regard much of the burden of the increases in population is being carried by the county government rather than the municipal governments. Resulting new growth in these areas has occasionally brought on conflicts with incompatible uses which cannot be regulated as they are within the various city limits.

One of the needs observed in this analysis related to population was the need for a more accurate understanding of the actual population county within the county. A goal to satisfy in meeting this need would be to encourage all citizens to participate in the upcoming US Census Count in order that a true reflection of the number and

characteristics of the population can be established. This effort could result in maximizing the return in federal dollars, through a variety of programs, to the county in accordance with the population. The implementation and time frame associated with this particular goal would be to begin as soon as possible in time for the upcoming census count. Orangeburg County officials should endeavor to assist as much as possible in the census count.

In addition, during the next two years, the county may wish to consider establishing a means of performing it's own on-going census tabulation utilizing the year 2000 census and other programs in place within the county government. This could include incorporation of population counts within the GIS system for annual updates if this process is deemed appropriate and beneficial. A primary goal of the county related to population is to sustain a healthy growth rate and to provide for the health safety and general welfare of the population.

**ECONOMIC  
CHARACTERISTICS**

## ECONOMIC CHARACTERISTICS

### Existing Conditions

Economic development is important to the citizens and government of Orangeburg County. Orangeburg County Council stated in 1998 that “economic development is the County’s number one priority”. For some time Orangeburg County has been planning to improve future economic development through a number of long term projects. The county has also undertaken a number of projects in order to make it more attractive to industry and other activities related to economic development. The county has expanded emergency medical services (EMS) substations, it has been promoting a regional water system which would include the Eastern Orangeburg County area, and it has been involved in the creation of Three Rivers Solid Waste Authority, which is developing a regional landfill.

Orangeburg County also has a multi-county industrial park agreement with Dorchester County. Under this State program several industrial sites in Dorchester County will generate tax credits which Dorchester County will receive, while Orangeburg County will receive one percent of the taxes of the Dorchester County property designated for the park concept.

The County Government has also supported the development of industrial parks within the county. An industrial park area, Orangeburg’s first, is located south of the city of Orangeburg along U.S. 21. Six of the eight sites in that park are filled with industries employing over 450 persons. The park also has rail access.

The county has supported the creation of a commercial park at the intersection of Highway 601 and I-26 which is currently being developed by private enterprise. The county has also recently entered into an agreement to purchase land and develop an industrial park near the intersection of Highway 301 and I-26. That industrial park will be provided with water and sewer service by the Department of Public Utilities, a part of the City of Orangeburg. With the introduction of water and sewer service along 301 between I-26 and the City of Orangeburg, it is anticipated that additional development will occur in that corridor. As more jobs are created by that park it will spur more residential and commercial development in other surrounding areas as well. The county as a whole will benefit.

The Orangeburg County Development Commission is actively involved in recruiting industrial development to Orangeburg County. The commission has in place an active director and staff which undertakes the day to day activities of the Commission. The Commission recently prepared a study of the "Orangeburg Retail Trade market". That study was prepared by the Center for Applied Real-Estate Education and Research (CAREER) of the Marla Moore School of Business at the University of South Carolina. Some of the information in this section was obtained from that report.

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

As fewer workers are engaged in agricultural activities and more are involved in industry the location of housing has shifted from the rural areas to the developing areas around the towns within the county.

While jobs may have shifted it should be emphasized that agriculture is, always has been, and likely always will be, a major economic force in the county.

### Labor Force

There have also been shifts in the civilian labor force. The civilian labor force in 1980 was 31,932. It increased by 1999 to 42,090. Of this 10,075 were employed in manufacturing. Normally, manufacturing payrolls are higher than others on an average.

The manufacturing payroll on average has increased from \$5,621.00 in 1970 to \$12,477.00 in 1980 and \$23,573.00 in 1995. As a result the per capita income has increased dramatically in Orangeburg County from 1980 to 1998 (from \$4,648.00 to \$18,777). The median effective household buying power increased from \$12,409.00 to \$37,700 and county wide retail sales during this period increased from \$274 million to \$682 million. This has probably resulted in a tremendous economic impact. There are obviously huge dynamics of change that are taking place that need to be more thoroughly assessed.

### Employment

In 1998 there were 28,575 persons employed in Orangeburg County by 1,901 total business establishments and a reported total annual payroll of these businesses of \$640.09 million.

If this were the case, the average payroll per employee was \$22,400. The average hourly wage for Orangeburg County workers was approximately \$10.76. Table 1 illustrates the number of employees and percentages by industry categories in 1994 in the county.

According to the South Carolina Department of Social Services (DSS), from July 1998 to September 1998, there was an average of 14,485 persons in 6,221 households in the county receiving monthly food stamp benefits. Orangeburg County was rated as the fifth highest in the State behind Charleston, Richland, Greenville, and Florence counties. Also, during this period there were 2,428 persons receiving Aid to Families with Dependent Children (AFDC). Orangeburg County ranks fifth among the forty-six counties in AFDC participation. There were 22,145 Medicaid-eligible individuals in the County in September 1999.

### **Migration**

Of course the number of businesses is not indicative of all the workers and employees in the county. The 1990 census indicated that Orangeburg County had 34,472 workers age 16 and over. Ninety-nine and two tenths (99.2%) percent of these worked within the State of South Carolina and 80.1% worked within the county. Nineteen and nine tenths (19.9%) of these were employed outside of Orangeburg County. Table 2 provides a breakdown of where workers are employed outside the County and where outside workers come from.

### **Sales**

Gross sales in Orangeburg county were reported to be \$1,457,691,000 in 1999. This equates to \$15,916 per person.

**TABLE 1****EMPLOYMENT BY INDUSTRY**

<u>Category</u>	<u># Employees</u>	<u>Per Cent</u>
Agriculture Services, Forestry, & Fisheries	1,356	3.9
Mining	26	0.1
Construction	2,786	7.9
Manufacturing	9,316	26.5
Transportation & Utilities	1,842	5.2
Wholesale Trade	1,582	4.5
Retail Trade	6,040	17.2
Finance, Insurance & Real Estate	1,201	3.4
Personal Services	1,402	4.0
Entertainment & Recreation Services	256	0.7
Professional & Related Services	7,176	20.4
Public Administration	1,208	3.4
Business, Repair Service	<u>921</u>	<u>2.6</u>
Total (16 Yrs +)	35,112	100.0

Source: U.S. Census, 1990.

**TABLE 2**

**Workers Living in Orangeburg County  
and Their Location of Employment**

County in South Carolina	State or Country	No. of Workers
Orangeburg	South Carolina	27,628
Aiken	South Carolina	537
Bamberg	South Carolina	563
Barnwell	South Carolina	215
Berkeley	South Carolina	549
Calhoun	South Carolina	729
Charleston	South Carolina	686
Clarendon	South Carolina	107
Dorchester	South Carolina	544
Lexington	South Carolina	811
Richland	South Carolina	1,358
Others with Less than 100 Each	South Carolina	473
	California	7
	Georgia	133
	Illinois	14
	Louisiana	2
	Nevada	5
	New Jersey	2
	New York	2
	North Carolina	35
	Texas	49
	Virginia	14
	Japan	1
	Philippines	4
	Abroad, Not Specified	5

Total: 34,473

Source: U.S. Census, 1990

**TABLE 2 (Continued)**

**Persons Working in Orangeburg County  
and Their Location of Residence**

<u>County in South Carolina</u>	<u>State</u>	<u>No. of Workers</u>
Orangeburg	South Carolina	27,628
Bamberg	South Carolina	668
Barnwell	South Carolina	116
Berkeley	South Carolina	173
Calhoun	South Carolina	1,513
Charleston	South Carolina	161
Clarendon	South Carolina	262
Colleton	South Carolina	179
Dorchester	South Carolina	536
Lexington	South Carolina	435
Richland	South Carolina	227
Others with Less than 100 Each	South Carolina	501
	Alabama	5
	Alaska	1
	California	18
	D.C.	4
	Florida	2
	Georgia	69
	Indiana	9
	Iowa	12
	Kentucky	3
	Missouri	5
	New Hampshire	2
	New Jersey	4
	North Carolina	44
	Pennsylvania	2
	Tennessee	8
	Virginia	6

Total: 32,591

The statewide average was \$22,473. The net taxable sales during that year were \$7,369 per person compared to a state average of \$10,856

All of this information indicates that Orangeburg County is growing economically, however, at a slower pace than other areas within the state. This slow relative growth rate could make Orangeburg County less attractive for nationally known retail establishments. However, there have been some rather obvious increases in retail and economic development in recent years in portions of the county.

A considerable amount of new development can be observed in the areas around the towns in the county and especially in the growth areas outside the City of Orangeburg and in the areas around Santee and along Lake Marion towards Eutawville. In these areas there has been rather obvious growth and development which has occurred just within the last 3 to 5 years. Growth near other towns in the county does not appear to be as significant.

Most of the recent growth and expansion has occurred in areas around the town of Orangeburg, and to a lesser degree around the towns of Santee and Holly Hill. This is not to be unexpected because these areas contain the largest concentrations of population and more direct means of access to surrounding market areas. As an example of some recent developments since 1994, the Chamber of Commerce, with the County Development Commission, listed in their Outlook brochure some retail establishments and commercial enterprises beginning operations during that time. Those and some others follow.

## Representative Retail Listing

### 1994

Jiffy Lube, Schlotzky's Deli, Shoney's/Santee, Fisheagle Tours, Comfort Inn/Santee, Wal-Mart, Angler's Cypress Shore Marina, and Rex Audio/Video.

### 1995

Applebee's Neighborhood Bar & Grill, April's Gymnastics, Urgent Care Family Health Center, Jameson Inn, Hardee's (Hwy. 301 & 21 bypass), Hampton Inn, Post Net, Ryan's Steakhouse, Mail Boxes, Etc., Orangeburg Fun Park, Moovies, The Village Square (19 offices and 8 retail stores), Orangeburg Chrysler/Plymouth/Dodge/Nissan, Exotica, TRMC Health Plex, Sears Catalog Store, and El San Jose Mexican Restaurant.

### 1996

Howard Johnson, Movie Gallery, Fairy Chevrolet, Smile Convenience Station, Southern Lodge, The Methodist Oaks Clinic, Orangeburg Family YMCA, Bojangle's, Horizon/Subway Market (Exxon), Wal-Mart Super Center, and Winn-Dixie Marketplace.

### 1997

Cracker Barrel Restaurant/Santee Monro Muffler Brake, Tractor Supply Company, Rita's Food & Spirits, The Sea Texaco/Burger King, Comfort Inn Expansion, and Hibbett Sports.

1998 - Antley's Restaurant - Bath & Body Works - Fatz Café - Flowers Bakery Thrift -  
Big D's Citgo/Church's Fried Chicken - Gibbs Auto Dealership - Goody's - Fairfield Inn -  
Morningside - Sonic - The Dollar Tree - Sears

1999-2000 First National Bank-Branch - Goody's - Lowe's Super Store - Sleep Inn -  
Village Restaurant - Dollar General/Santee - Hampton Inn/Santee - Piggly Wiggly/Santee  
- Office Max - Pizza Hut/Santee - Cracker Barrel, Spice market, Popeyes, Village Place,  
Zaxby's

## ECONOMIC SUMMARY

### Needs and Goals, Implementation and Time Frames

Orangeburg stated in 1998 that “economic development is the county’s number one priority”. The county government has supported the development of industrial parks within the county. The Orangeburg County Development Commission is actively involved in recruiting industrial development to Orangeburg County.

There is a need for additional manufacturing and service-oriented jobs in the County.

There is also a need in nearly all of the communities, outside of the greater Orangeburg and Santee areas for new businesses, industry and manufacturing growth.

A goal for economic development in the County should be a renewed effort on the part of all appointed officials within Orangeburg County to recruit new industrial development, expand existing industries, and in particular to help the smaller communities in the County to grow and prosper.

Industrial parks are now located near the City of Orangeburg. This is a population center and there is direct access to the interstate system and railroads. Because Orangeburg County is so large, many of the smaller communities also have convenient access to interstates including I-26, I-20 and I-95. Many towns also have rail access. There are any number of industries that might find locations in these small communities attractive.

Depending on the desires of the local population, potential industrial sites could be identified in these communities. Incentives could be provided such as tax free sites, and others, to promote these areas.

As for implementation and time frames groups of reliable project leaders could be selected from each community to work closely with the County Development Commission and County Council in these efforts. Leaders should be selected and sites and communities should be prioritized by December 31, 2001. Again, consideration should also be given to the creation of financial incentives to attract industry and manufacturing companies to these smaller communities.

**NATURAL  
RESOURCES**

# NATURAL RESOURCES

## Existing Conditions

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

Orangeburg County citizens and local government officials have long known the benefits and value of natural resources within the county. Government officials, and specifically the Chamber of Commerce, have promoted these natural resources over the years and the results of some of their work and publications were used as reference material in this analysis.

## Edisto River Basin

A very large and detailed study was done of the Edisto River Basin consuming several years of work by interested and involved citizens and state and local government officials. The results of the Edisto River Basin Project, and the reports coming from that effort are by reference made a part of this planning document. A copy of this study is available with this report.

A particularly thorough and detailed assessment was made of biological diversity with emphasis on natural areas, bird species, wildlife species and endangered and threatened species as part of the Edisto River Basin studies.

While the Edisto River Basin does encompass the majority of Orangeburg County, much of the data and information in that report was not broken down by county so that it could be specifically applied to the County of Orangeburg. Nevertheless, that information should be useful in understanding the wetlands and plant & animal habitats within the county.

The Edisto River Basin Study also identified Protected Areas within the Basin which are lands protected by law or deed restrictions. There are some extensive areas within the Basin particularly at its southern end which includes the ACE Basin. However, there are no protected areas within the Edisto River Basin that lie within Orangeburg County. Just outside of the Edisto River Basin there is Santee State Park on the shores of Lake Marion which is a natural wildlife refuge.

Much of the Four Holes Swamp area contains an abundance of wildlife and ecologically sensitive plant material, some of which could be given consideration for some protected status. Planning for the future of Orangeburg County should give consideration to establishing protected natural areas for the enjoyment of future generations.

### **Prime Agricultural and Forest Land**

Agricultural and Forest Lands are the predominate land use/land cover in Orangeburg County. Figure 1 shows the Agriculture and Upland Forest areas. Most of the land under cultivation, or row crop agricultural areas are in the central-eastern, south-eastern, and eastern portions of the county bounded by the cities of Orangeburg, Bowman, Holly Hill, Eutawville and Santee. These areas tend to be level to gently sloping in character.

FIGURE 1  
AGRICULTURE AND  
UPLAND FOREST

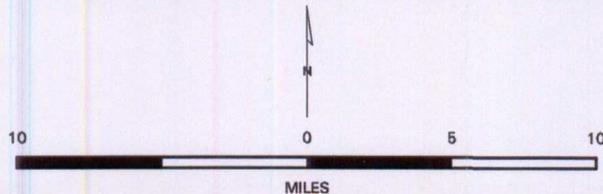


- AGRICULTURE
- UPLAND FOREST

MARCH 1999



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
 COMPREHENSIVE PLAN  
 AGRICULTURE & UPLAND FOREST**

FIG.1

Agriculture in the western sections of the county is characterized more by pasture lands. The low flat more poorly drained areas are where most of the timberlands appear, even though forest lands, row crop lands and pasture lands are found throughout the county in all areas.

Agriculture land is the largest single use of land in the county. There are approximately 260,193 acres shown as agricultural soil found throughout Orangeburg County. This has historically made agriculture a key segment of the economy. However, as mentioned earlier, the economic base of the County is changing so that the predominate economic base is now shifting toward manufacturing. Farmland ownership is also changing with many of small farms being consolidated into larger agricultural operations. Agriculture is still a major economic force and will remain a significant part of the economy well into the future.

Except for the urban and developed areas, the agriculture areas, forestlands and the network of wetlands and streams could all together be characterized as the very fabric of Orangeburg County. These are the predominate visual uses throughout the county. They vary in size and form from one portion of the county to another. The areas in the northwestern section of the county, from Orangeburg to Neeses and Livingston and westward toward Springfield and from Norway on the south Woodford on the north, are characterized by rolling hills, smaller tracts of forest land and predominately pasture land with some row crops. These uses resulted from the topography, drainage and soil conditions of this area of the county. The South Fork of the Edisto River borders the area to the southeast and the North Fork of the Edisto passes through the area from the town of North to Orangeburg. These are very scenic sections of the county and largely unspoiled by haphazard development.

As can be seen in Figure 1, large areas of forestland characterized the areas north of the City of Orangeburg and south of the city and east of the Edisto River down to Branchville and the area between Branchville and Bowman. Many of these large forestlands are owned by those involved in the forest and timber industry. The eastern sections of this area of the county from the eastern side of Orangeburg to the north and southward around Bowman and to the county line are mixed with large row crop and cultivated agricultural areas and expanses of forestland. This pattern continues in the eastern parts of the county east of the Four Holes Swamp areas from Santee to the north to Holly Hill and Eutawville in the eastern areas. These practical level areas are prime agricultural land but also mixed with large areas of forest land particularly in the southeastern section of the county below and to the east of Holly Hill.

### **Plant and Animal Habits**

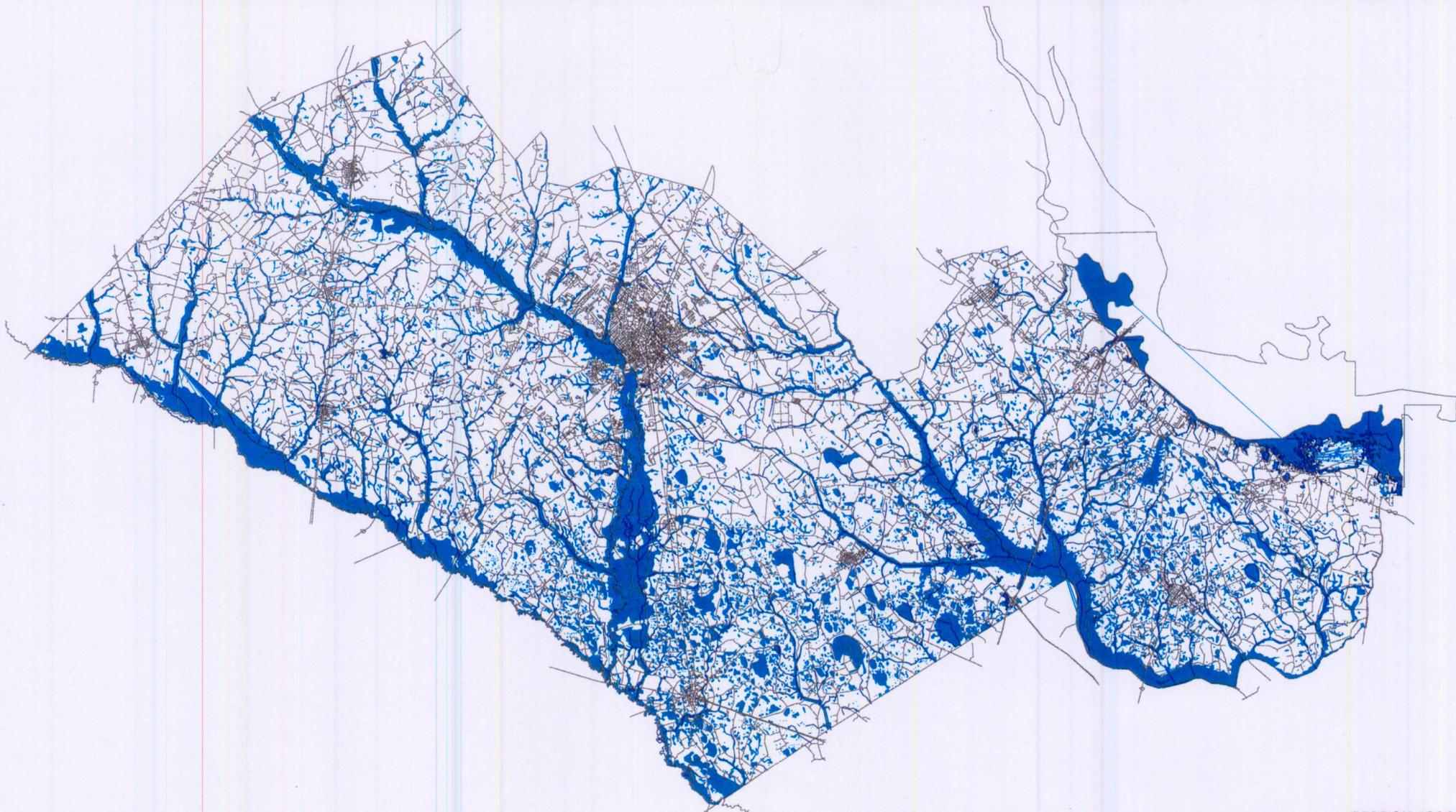
Plant and animal habits include the entire county from the urban developed area to the agricultural and forestlands to the wetlands and actual water areas. Wildlife and plant materials are found in all of these environments. For the purpose of this analysis, however, it is considered that plant materials and wildlife would include those occurring in the natural environment. Wildlife habitat is found throughout the agricultural and forest areas. Habitats are created on the fringes of agricultural areas and within the forests, and sensitive natural plant materials are found in the wetland areas along the streams and rivers within the county.

### **Wetlands**

Figure 2 shows the extent of the wetland areas within the county. The most significant wetland areas are those associated with North and South Forks of the Edisto River and the Four Holes Swamp areas. In between these two areas there are significant lowland and wetland areas which also provide for extensive plant and wildlife habitats.

FIGURE 2

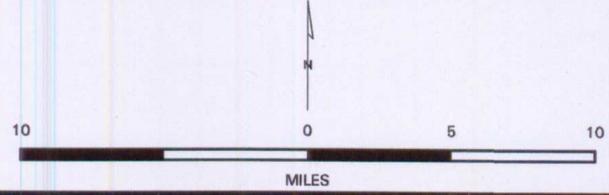
RIVERS, WETLANDS & FLOODPLAINS



MARCH 1999



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA**  
**COMPREHENSIVE PLAN**  
**RIVERS & WETLANDS**

FIG.2

GIS/MAPPING DEPT.

The wetland areas within the county provide for a great diversity of wildlife and plant habitat, provide flood control and renourish the water supply, and efforts should be made to protect these sensitive areas from the negative impact of development activities. Much of the Four Holes Swamp area contains an abundance of wildlife and ecologically sensitive plant material. Planning for the future of Orangeburg County should give consideration to establishing protected areas for the enjoyment of others.

### **Soil Types**

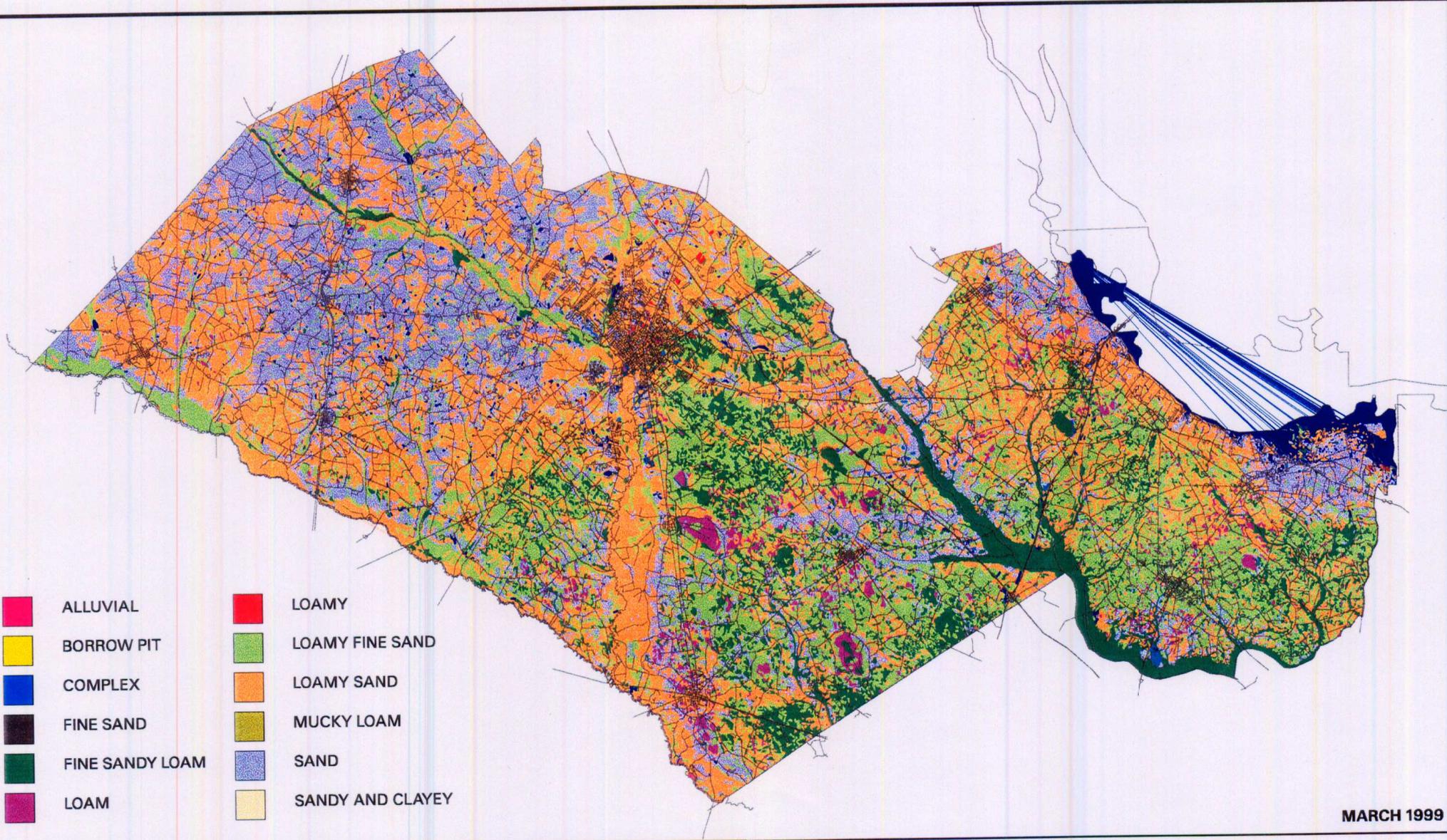
Figure 3 depicts the various major soil types in Orangeburg County.

### **Parks and Recreation Areas**

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

The Santee Cooper Lakes area has developed into a major attraction for the sportsmen and tourists as well as local residents of the county. Lake Marion borders the county on the eastern edge with twelve boat landings and campgrounds, eleven marinas, and the very large Santee State Park. According to the Chamber of Commerce, over one million visitors arrive at Santee State Park each year. The State Park facility includes thirty lake front cabins, 150 campsites and a restaurant as well as nature trails, picnic areas, and wildlife programs. The Santee Cooper Lake System is known nationwide for its sportsfishing activities.

**FIGURE 3**  
**GENERAL SOIL MAP**

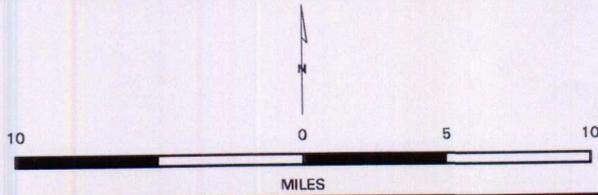


MARCH 1999



GIS/MAPPING DEPT.

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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN**

**SOILS**

FIG.3

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

The Edisto River swiftly winds through many miles of dense swamps consisting of cypress, gum, poplar and many other varieties of trees and shrubs. The North and South forks of the river are mostly undeveloped which offers the outdoorsman an opportunity to experience nature in its purest form. Fishermen can expect to find Largemouth Bass, Striped Bass, Jackfish, Pike, Warmouth and several species of Catfish and Bream as well as a local favorite, Redbreast.

Unfortunately, the Redbreast population has dropped dramatically in recent years. Some believe this has resulted from the unplanned introduction of the Flathead Catfish into the river. Others attribute the decline in population to pollution and poaching with traps. This problem should be addressed by the state and county officials in order to save and protect the Redbreast species for the enjoyment of present and future sportsmen.

Some citizens have observed that there is an absence of public parks and playgrounds, particularly in the growth areas near, but outside, many of the town limits. Some residents expressed a desire for parks and playgrounds for younger children and parents. These playgrounds, preferably within easy walking, or a short driving distance. This would provide local recreation opportunities for younger families outside their own backyards.

Many families with children have difficulty finding convenient play areas and sports opportunities. These concerns should also be addressed. A county-wide study of recreation needs relative to new growth areas could be considered.

Many of the public parks, and more site specific recreation areas (attractions) existing in the county are located within corporate city limits where they serve larger concentrations of the population. While the incorporated areas in the county are not included in this study, mention of some of those sites are included because they do serve the county-wide population as well as visitors to Orangeburg County. These other parks and recreation areas are described in more detail in the next section on Cultural Resources.

## **Summary-Natural Resources**

### Goals, Objectives, Implementation and Time Frames

Goals and objectives for this element should include the protection of plant and wildlife species and the maintenance and improvement of wetlands and natural resource areas. Educational programs and other opportunities should be developed to make citizens and visitors more aware of the importance of natural resources and to increase the appreciation of these resources within the county.

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

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

The establishment of buffer areas to provide both cover and food for many species of wildlife and the establishment of protected areas should be carefully considered in future planning. The wetlands and river areas within the county are important in providing plant and wildlife habitat as well as recreational opportunities.

The management and protection of flood plains and wetland areas has a direct impact on water quality, wildlife and recreational opportunities. Orangeburg County should comply with state and federal regulations as they relate to these issues.

Orangeburg County should comply with state and federal regulations as they relate to these issues. Orangeburg should study the need for small parks and playgrounds within growing population areas of the county to better serve local residents and those with small children.

Care should be taken throughout the county to provide riparian buffers (wooded natural areas along creeks, streams and rivers) which provide for filtering and removing sediment and pollutants from run-off before it enters the water body. Development activities should be closely monitored so that there is minimal clearing and land disturbance within 100 year floodplains or any other wetland areas.

The conclusions and recommendation of the Edisto River Basin Study should be strongly considered by Orangeburg County in evaluating future development activities. This study was in a large part written by Orangeburg County citizens who participated in the Edisto River Basin Task Force.

Consideration should be given to developing and adopting a tree ordinance to encourage protection of trees, especially rare trees, on developing lands. The Appendix provides more information on planning policy related to forest stewardship and tree ordinance recommendations for rural areas.

The timing for these objectives should begin now and continue as all future planning and development activities are undertaken within the county. Someone from Orangeburg County should be assigned to coordinate, and to keep current on, the status of the Redbreast fish population in Orangeburg County. A person with a general scientific background and genuine interest in the problem would be ideal. This selection should be made before December 2002.

**CULTURAL  
RESOURCES**

## CULTURAL RESOURCES

The cultural resources of the county are a reflection of the history and people in the community. A goal of the Comprehensive Plan should be to recognize existing Cultural Resources and to promote the protection, support and enhancement of those resources.

Cultural resources include objects such as historic buildings and sites, places such as unique commercial, residential and scenic areas, as well as events and celebrations.

### Existing Conditions

The cultural resources in Orangeburg County take many forms. History is extremely important to citizens of the county. The Alex Salley Archives Building is located on the corner of Middleton and Bull streets in Orangeburg. This archives building contains irreplaceable historical records, papers and other items related to Orangeburg County's past. A number of historical societies and organizations play an important role in promoting and preserving the history of the county.

Several commercial and residential districts have been designated as historically significant as shown in Table 1. These and the many natural and scenic resources available are also enjoyed by county citizens. Other cultural resources include festivals and events, some held annually and others occurring spontaneously or for special purposes.

Many of these places and events occur within the towns in Orangeburg County because this is where there are concentrations of activities and population. This Comprehensive

Plan Report is concerned with the unincorporated areas of the county. However, since all cultural resources in the county are available to all the citizens of the county, those resources within the towns as well as in the county, will be included in this element.

Several organizations maintain lists of specific types of resources. However, over the years there has been no coordinated effort to list and describe all of the varied cultural resources in the county. An attempt is made here to include some of the more recognized resources.

### **Historic Buildings and Structures**

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

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

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

**Judge Glover's Home** on Whitman Street in Orangeburg was used as headquarters by General William T. Sherman on February 12, 1865. Built in 1846 by Thomas Worth

Glover (1798-1884), teacher, lawyer, legislator, circuit judge and signer of the Ordinance of Secession, the house originally fronted on Russell Street, but has been remodeled several times over the years.

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

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

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

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

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

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

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

Some of the above sites and a number of others are listed on the National Register of Historic Places in South Carolina. Table 1 is a listing of these sites. Figure 1 also depicts some of the known historical sites in Orangeburg County as furnished by the South Carolina Department of Archives and History.

**TABLE 1****THE NATIONAL REGISTER OF HISTORIC PLACES**National Register Name in **BOLD**; Alternate names in Parentheses after National Register Name

NHL: National Historic Landmark  
 MPS: Multiple Property Submission  
 MRA: Multiple Resource Area  
 TR: Thematic Resources

**ORANGEBURG COUNTY****DATE LISTED**

1. <b>Eutaw Springs Battleground Park</b> , S.C. Hwys. 6 & 45, Eutawville vicinity	06/05/70
2. <b>Southern Railway Passenger Depot</b> (Branchville Depot), 110 N. Main St., Branchville	04/23/73
3. <b>Orangeburg County Jail</b> (The Pink Palace), 44 St. John St., Orangeburg	10/02/73
4. <b>White House United Methodist Church</b> (White Meeting House; White Church), U.S. Hwy. 301, Orangeburg vicinity	05/13/74
5. <b>Donald Bruce House</b> (Middlepen Plantation), U.S. Hwy. 301, Orangeburg vicinity	12/01/78
6. <b>St. Julien Plantation</b> , S.C. Hwy. 6, Eutawville vicinity	11/28/80
7. <b>Numertia Plantation</b> , off S.C. Sec. Rd. 138, Eutawville vicinity	03/19/82
8. <b>Cattle Creek Campground</b> (Cattle Creek United Methodist Church and Campground), S.C. Sec. Rd. 80, Rowesville vicinity	05/19/83
9. <b>Tingley Memorial Hall</b> , Claflin College, College Ave., Orangeburg (Orangeburg MRA)	08/04/83
10. <b>Amelia Street Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
11. <b>F.H.W. Briggman House</b> , 156 Amelia St., Orangeburg (Orangeburg MRA)	09/20/85
12. <b>Claflin College Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
13. <b>Dixie Library Building</b> , Bull St., Orangeburg (Orangeburg MRA)	09/20/85
14. <b>Dukes Gymnasium</b> , South Carolina State University, Orangeburg (Orangeburg MRA)	09/20/85
15. <b>East Russell Street Area Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
16. <b>Ellis Avenue Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
17. <b>Enterprise Cotton Mills Building</b> (Zeus Industrial Products), U.S. Hwy. 21, Orangeburg (Orangeburg MRA)	09/20/85
18. <b>Maj. John Hammond Fordham House</b> , 415 Boulevard, Orangeburg (Orangeburg MRA)	09/20/85
19. <b>Hodge Hall</b> , South Carolina State University, Orangeburg (Orangeburg MRA)	09/20/85
20. <b>Hotel Eutaw</b> (East Russell Street Inn), Russell & Centre Sts., Orangeburg (Orangeburg MRA)	09/20/85
21. <b>Lowman Hall</b> , South Carolina State College, Orangeburg (Orangeburg MRA)	09/20/85
22. <b>Mt. Pisgah Baptist Church</b> , 310 Green, Orangeburg (Orangeburg MRA)	09/20/85
23. <b>Orangeburg County Fair Main Exhibit Building</b> , U.S. Hwy. 21, Orangeburg (Orangeburg MRA)	09/20/85
24. <b>Orangeburg Downtown Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
25. <b>Treadwell Street Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
26. <b>Whitman Street Area Historic District</b> , Orangeburg (Orangeburg MRA)	09/20/85
27. <b>Williams Chapel A.M.E. Church</b> , 1908 Glover St., Orangeburg (Orangeburg MRA)	09/20/85
28. <b>Alan Mack Site</b> , 38OR67, North vicinity ( <b>ADDRESS RESTRICTED</b> )	01/06/86
29. <b>Gilmore House</b> (Shuler-Gilmore House), State St. & Eutaw Rd., Holly Hill	09/19/88
30. <b>Trinity Methodist Episcopal Church</b> , 185 Boulevard, N.E., Orangeburg	08/26/94
31. <b>William P. Stroman House</b> , 1017 N. Boulevard, Orangeburg	08/01/96
32. <b>All Star Bowling Lane</b> , 559 E. Russell St., Orangeburg (Civil Rights Movement in Orangeburg County MPS)	08/07/96
33. <b>Orangeburg City Cemetery</b> , jct. of Bull and Windsor Sts., Orangeburg	09/27/96
34. <b>South Carolina State College Historic District</b> , (South Carolina State University Historic District), 300 College St., Orangeburg (Orangeburg MRA; Civil Rights Movement in Orangeburg County MPS)	06/17/97

**The Rocks Plantation**, Eutawville vicinity  
 Listed 07/13/76; **Burned 4/92**  
 Source: SC Department of Archives & History

The sites mentioned in this report are not all of the buildings and sites which have historical significance in Orangeburg County. They are the ones that were most readily available and it is intended that others will be added to these in future updates of this report.

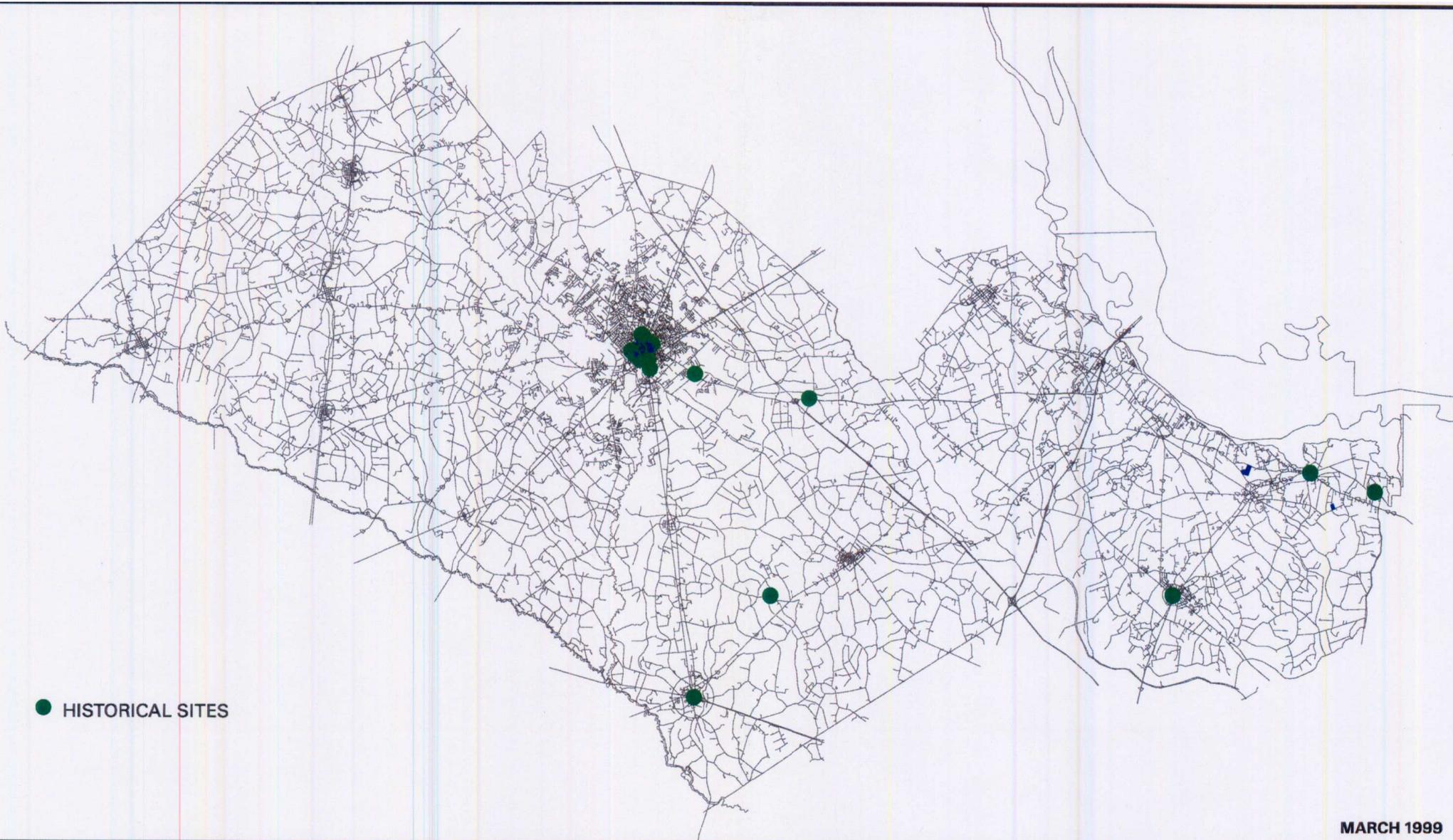
### **Archeological Sites**

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

### **Commercial and Residential Districts**

Some of the notable historical commercial and residential districts in the county were listed in Table 1. These included the Amelia Street Historic District in Orangeburg, the Claflin College Historic District, the East Russell Street Area Historic District, Orangeburg Downtown Historic District, Whitman Street Area Historic District and the South Carolina State College Historic District. All of the towns in Orangeburg County (discussed in the Orangeburg County Overview section of this report) have their own unique commercial areas. Many of the towns have recently taken steps to restore and enhance their downtown areas. These efforts improve the quality of life in these towns and for all residents of the county.

**FIGURE 1**

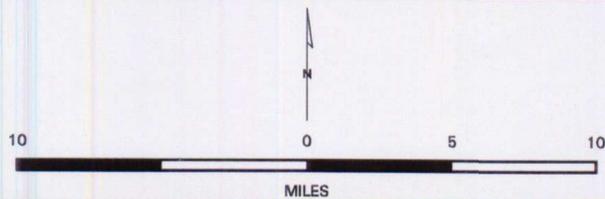


● HISTORICAL SITES

MARCH 1999



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
HISTORICAL SITES**

FIG.1

### Unique Natural and Scenic Resources

There are great natural scenic resources in the county. The most outstanding of those include the north and south forks of the Edisto River, the Four Holes Swamp area and Lake Marion which borders the northeastern end of the county.

Santee State Park, located near the town of Santee, is a major nature oriented park, which attracts many residents and visitors. In addition to camping and boating the park offers a number of riding and walking trails. There are views of the lake and a number of unique natural land forms.

### Other Cultural Resources

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

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

**Edisto Memorial Gardens** – Located on U.S. 301 in Orangeburg where a marker relates the story of less than six hundred confederate soldiers defending the Edisto River Bridge in 1865. Occupying rifle pits located where the gardens are now, these soldiers temporarily halted the advance of the Union Army. On February 12, 1865, outflanked by

a much larger force, these defenders were compelled to withdraw for Columbia. Early in the 1920's, the first azaleas were planted on a five-acre plot of cleared land near the river. A city playground was built nearby in 1922. A greenhouse and nursery facility was added in 1947, and to extend the season of beauty, a rose garden was planted in 1951. The Edisto Memorial Gardens now cover 110 acres of azaleas, camellias, roses, and other flowering trees and plants among giant oak, centuries-old cypress, and many other varieties of native trees.

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

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

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

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

**Former Site of Hawthorne School of Aeronautics** – Located 3 miles south of Orangeburg on Highway 21 is the former site of Hawthorne School of Aeronautics. A retirement community known as the Methodist Oaks now stands where the Air Force's former primary flight school trained 5,924 American and French pilots from 1941 to 1945.

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

**Orangeburg National Fish Hatchery** – The U.S. Fish and Wildlife Service operates the hatchery which produces a number of species, including striped bass, red drum, blue catfish, channel catfish and redbreast sunfish. The Hatchery also produces Atlantic and shortnose sturgeon for stocking lakes and streams throughout the southeast. Visitors are

welcome and special group tours may be arranged. Located south of Orangeburg, the hatchery is open weekdays from 8:00 a.m. until 3:30 p.m.

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

### **Festivals and Events**

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

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

**Henderson-Davis Players Presentation** – January – June – For more information on scheduled events, call (803) 534-7123.

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

**Elloree Trials** – Elloree Training Center – Late March – Thoroughbred and quarter horse races.

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

**Catfish Tournament** – Late April – Rocks Pond Campground and Marina, Eutawville.

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

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

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

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

**Eutaw Village Festival** – Early July – Eutawville.

**Santee Fun Festival** – September – Town of Santee.

**S.C. Queen of Roses Pageant** – Late September – Stevenson Auditorium.

**Rayrode Daze Festival** – Late September – Branchville.

**Orangeburg County Fair** – Late September.

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

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

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

**S.C. State University Choir Concert – Early December.**

**Clafin College Choir Concert – Early December.**

## Summary – Cultural Resources

### Needs & Goals, Implementation and Time Frames

There is a need for a more up-to-date record, or catalog, of cultural resources within the County. Until the passage of the State Planning Act, few if any jurisdictions, listed and described all of the various cultural resources in one document. This probably resulted because cultural resources are so varied, including music and the performing arts, historic sites and buildings, festivals and events, and even scenic natural areas. As more of the various activities are cataloged and described, a truer picture of the cultural wealth of the county can be drawn.

A coalition of representatives from the various areas of interest described in this section could come together to address in more detail the needs related to the County's Cultural Resources with an eye towards expanding, strengthening and preserving the rich and diverse culture in the county.

A goal of the comprehensive plan is to recognize all existing cultural resources and to promote the protection, support and enhancement of those resources. Implementation of this goal should include specific designation of these resources by elected offices and the creation of tax and/or financial incentives. A written public concensus of priorities for preserving the County's character, and historic and cultural resources should be developed by the year 2001.

The "Heritage Corridor" is planned to include parts of Orangeburg County. The Heritage Corridor is a two hundred and forty (240) mile route that passes through the counties

along the western edge of South Carolina. The primary objective of the Heritage Corridor is to promote the cultural, historical, recreational, and educational resources in these counties as a means of attracting tourism. The County should participate in, and support, this project as it will appear across Orangeburg County. This project should enhance tourism activity in the County.

The Palmetto Trail Project is also planned to impact the County. The Palmetto Trail is a state sponsored hiking and walking trail that connects the upstate region of South Carolina to its coastal region. The County could help establish access points, parking areas, camp sites, safe drinking water and sanitary facilities in order to promote this project.

**COMMUNITY  
FACILITIES**

## COMMUNITY FACILITIES

Community facilities include all of many systems managed by a number of agencies which allow the County to function and provide the varied services required and enjoyed by residents and visitors, in the county. They consist of those physical things that are readily apparent like roads and highways, government buildings, fire stations and schools as well as services provided such as sewer systems, fire protection, emergency medical services, and police protection. The community facilities provided by the County are, for the most part, funded by taxes and they require the biggest expenditures by county government. Community facilities are provided not only in response to the needs of the existing citizenry but often in anticipation of future needs or to promote future development. Because of the huge cost and long time periods required to provide community facilities they must be planned for in advance. Hence, one of the most basic purposes of the comprehensive plan.

### Existing Conditions

This element of the comprehensive plan first attempts to describe the present state of community facilities within the county. With a better understanding of what exists and the relationship between existing and anticipated future needs, development plans can begin to be formulated for adding to the basic infrastructure and services provided by the county. The community facilities element of the comprehensive plan serves as the basis for the future land use plan.

Transportation – The primary means of transportation in the county is the motor vehicle which for the general public, require roads and highways.

The County enjoys an extensive network of county, state and federal roads. The two interstates passing through the County include I-26 (East-West) and I-95 (North-South) which intersect approximately fifteen miles southeast of the city of Orangeburg. There are seven major U.S. highways serving the County and 18 state highways shown in Figure 1.

Figure 2 shows traffic volumes on some of the major roads in Orangeburg County. Traffic volumes are used to measure just how busy or how much traffic a particular section of road carries. The traffic volumes in this illustration are measured in A.D.T.s (Average Daily Trips). The width of the band along a segment of road indicates the traffic volume on that segment. The wider the band the heavier the traffic. Traffic volumes are useful in determining where development and growth is occurring and where it is likely to occur in the future. These numbers are also useful to developers, particularly in the retail sector, in determining future retail locations where minimal amounts of traffic are required to support specific retail uses.

Traffic volumes along with a number of other factors, including future land use patterns, are used by highway planners to analyze and determine the need for new roads and improvements to existing roads. One factor used is the Level-of-Service (LOS) which can range from LOS-A to LOS-F. LOS-A for a particular road indicates that traffic on that road can move freely and uninterrupted at the posted speed limits. LOS-F means that traffic comes to a halt and moves in a stop and go fashion because more vehicles are using that road than the road can comfortably carry. This is often the case with some freeways in densely developed urban areas. LOS-E usually means that a road is operating at maximum capacity and that traffic moves at about 30 mph, with long delays if a mishap occurs.

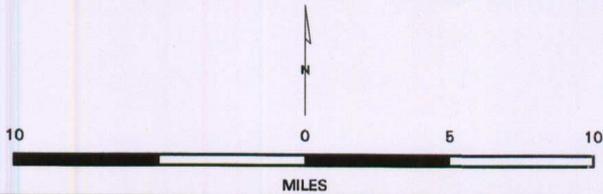
FIGURE 1  
(MAP - ROADS & HIGHWAYS)



MARCH 1999



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
MAJOR ROADS & HIGHWAYS**

FIG. 1

FIGURE 2  
(TRAFFIC VOLUMES)

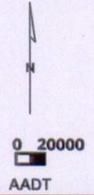


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GIS/MAPPING DEPT.

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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
TRAFFIC VOLUMES**

FIG. 2

When this condition occurs there are a number of alternatives: widen the road to carry more traffic; build other new roads to better distribute traffic in the area; discourage increasing per capita automobile travel while encouraging the use of transit or carpooling (historically not feasible or successful in rural areas); a combination of the above; or accept increasingly congested traffic.

Typically expanding urban areas usually begin with residential development and are followed by commercial and other supporting uses. The initial residential areas become traffic generators which increase traffic on the roads. This increased traffic becomes attractive to commercial uses which develop and expand until they become traffic generators in themselves. This pattern of development is occurring in various areas of Orangeburg County now.

It is apparent in the county that transportation and land development go hand in hand, and changes in one are often related to problems with the other. Future detailed planning efforts for transportation and land use should be conducted simultaneously with traffic planners working in concert with land planners to analyze existing problems and anticipate and plan for any potential future problems.

As stated, Orangeburg County has a good network of roads and highways. Traffic congestion generally has not been a major problem within the county with the exception of a few specific circumstances. Traffic problems are practically non-existent when compared to some of the major urban areas in the country. Peak hour, or rush hour, traffic (significant increases in traffic usually in the morning when people are going to work or in the afternoon when people are coming home from work) is also not a major problem except for a few road segments in the county.

Examples of some traffic congestion problem areas in the county include sections of the North Road, the Old St. Matthews/602 Highway near Orangeburg City and sections of Highway 6 near Santee and the I-95 interchange.

These are all very good examples of the relationship of growth, land development and roadways. To illustrate this concept further, the North Road is currently undergoing a widening project from just outside the city limits of Orangeburg to Lake Edisto Road. Until recent times the North Road was primarily a rural road connecting the city of Orangeburg and the town of North. Increased residential development began to occur along the North Road corridor because of easy access to Orangeburg City and the highly developable land in the area. As population slowly expanded northward retail support uses such as the Prince of Orange Mall and other establishments began to develop. A school was constructed. Wal-Mart decided to locate in the area, and new residential development continued. Increasing traffic then attracted convenience stores, restaurants, service stations, and other retail uses. With all of this development traffic conditions increased to the point that it became a problem and the State Highway Department decided to undertake the widening project.

Once the widening project is completed then traffic conditions will certainly improve. However, in anticipation of better traffic conditions, and certainly increasing traffic volumes, others have started additional retail developments. All of this retail activity together will create a major traffic generation area. Traffic will continue to increase and even more commercial development is likely to occur.

This pattern of growth is occurring in other areas as well without any planning activities. This lack of planning will allow continued problems with providing infrastructure.

New residential development and higher density commercial development certainly contribute to the economic base of any area. These types of development provide for additional housing opportunities and increased availability of retail goods and services as well as other opportunities all of which improves the standard of living in the community. Unfortunately, however, uncoordinated planning and development, with little consideration for adjacent properties, often lead to conflicts between dissimilar and incompatible uses. Also, without proper planning, it is often difficult for local governments to anticipate, and keep up with, the demand for required community facilities such as fire and police protection, solid waste collection, emergency services, schools and other systems. In this regard, one of the goals of the Community Facilities element should be the coordinated planning of future of transportation improvements and land development activities.

**Air Travel-** Major commercial air transportation service is available near Columbia, approximately 40 miles to the northwest or Charleston, approximately 70 miles to the southeast. The two municipal airports serving the County are located in Orangeburg and Holly Hill. The Orangeburg Municipal Airport (OGB), which is undergoing an expansion program, currently features two runways, one 4,500 feet long and a smaller one of 2,800 feet long. A new 5,400 foot runway is being added. The airport is owned by the city of Orangeburg and is located approximately 2 miles southeast of the center of the city. There is an approach lighting system (ODALS), an airport beacon, medium intensity lightning, and a capacity for VOR and NDB non-precision instrument approach. The airport is attended and open daily from 8 am until dark. The Holly Hill airport (5J5) is located approximately 2 miles from Holly Hill and is owned by that town. It has paved runway, low-intensity runway lights and a tie-down storage area.

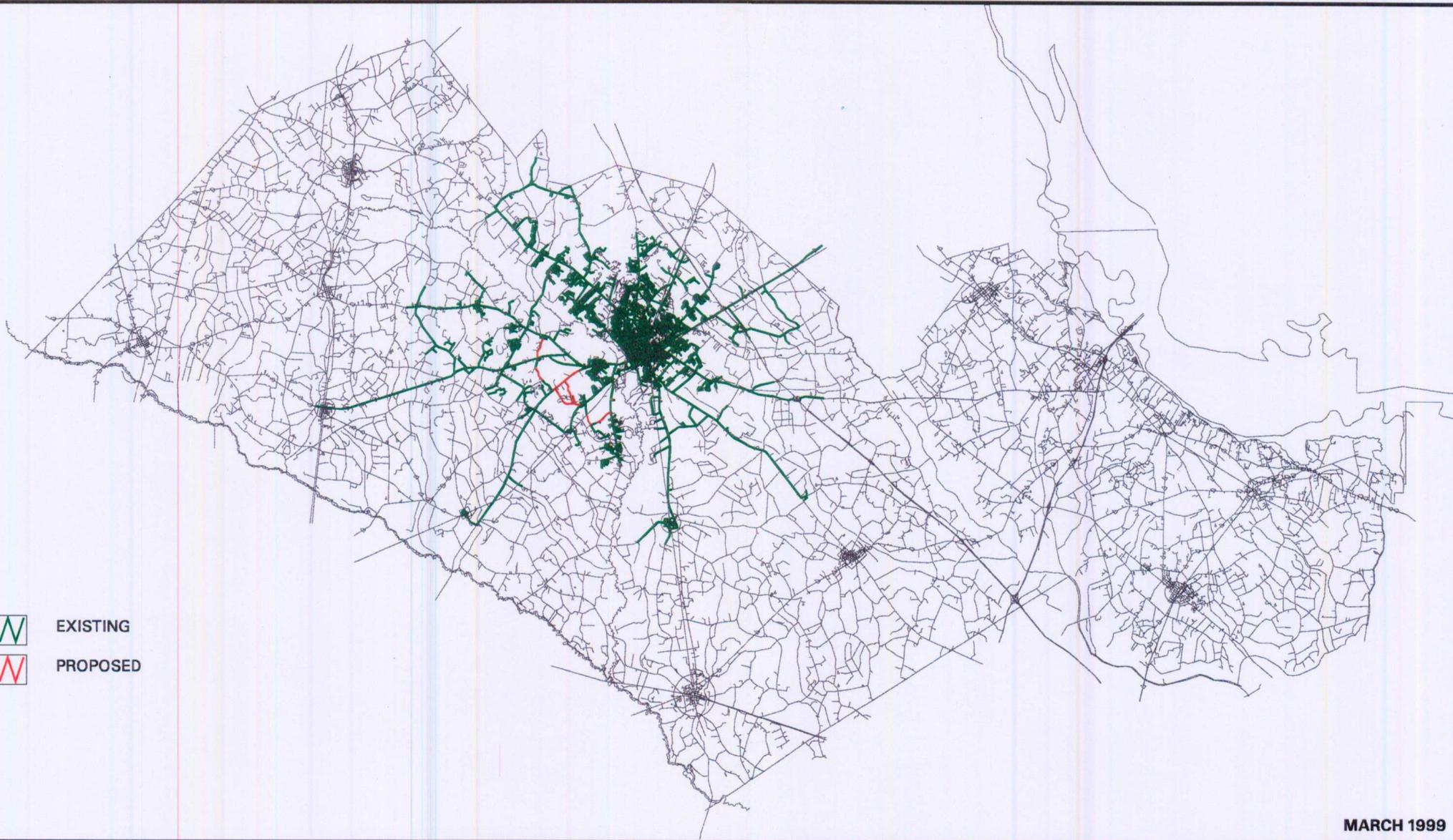
Except for some private and agriculture oriented landing areas, there are no other air strips in the County. Additional landing areas for aircraft should be considered, especially for economic development and emergency purposes. The U.S. Air Force has a large air base near the town of North which could be available for emergency use.

**Water Supply & Distribution** – The incorporated towns in Orangeburg County have their own water supply systems. The systems vary in size and distribution areas. Figure 3 shows the areas in Orangeburg County which are served by public water systems. In addition to the systems in the towns there is a regional water system near North, known as the Bull Swamp Water District. The Orangeburg Department of Public Utilities (DPU) supplies public water to areas in and around the city of Orangeburg. The Santee Water District supplies water around Santee and to some of the developing areas along Lake Marion.

There has been considerable discussion and a movement underway, to establish a regional water authority to serve the southeastern portions of Orangeburg County.

Water and sewer services have a profound effect on urban and suburban development. The timing and growth of new development areas are often dictated by the availability of these services. In most areas of the County, residential development can and does occur without public water and sewer systems. But because of the need for wells and septic systems, this development must be low in density and it requires larger areas of land. When water service only is provided residential development is encouraged but lot sizes are often dictated by septic tank requirements.

FIGURE 3  
(WATER SERVICE AREAS)

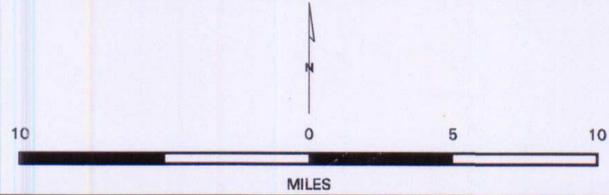


-  EXISTING
-  PROPOSED

MARCH 1999



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN**

**WATER**

FIG.3

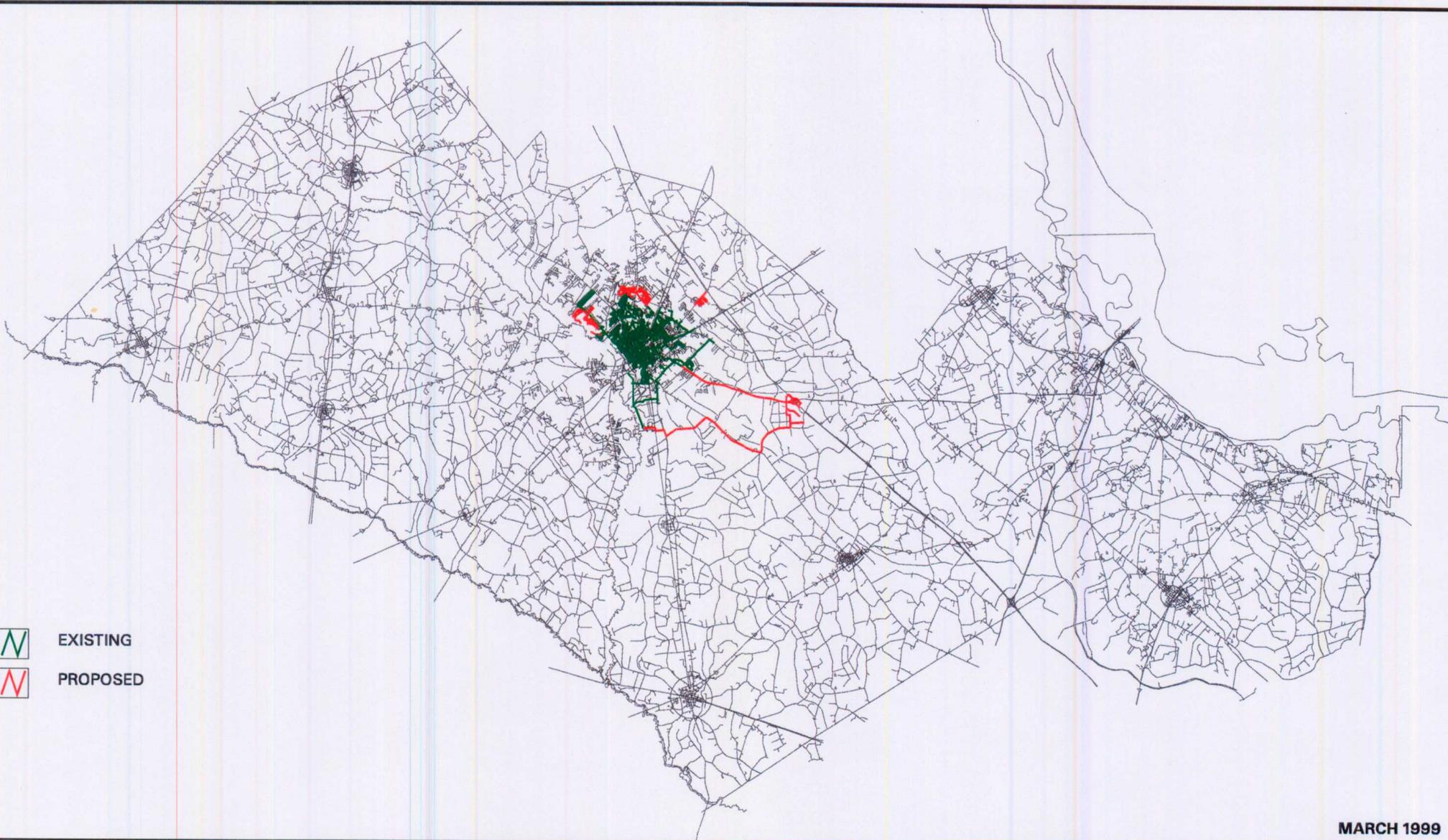
When water and sewer services are provided, then higher density development can occur including most commercial, industrial and other high intensity uses.

Government action to provide, or not provide, water and/or sewer service does certainly affect the direction and timing of growth and encourage or discourage development in specific areas. Water and sewer services are a determinate in projecting future land uses, and the impact of these services should be carefully considered when they are being planned.

**Sewer Systems and Waste Water Treatment** – The largest sewage collection and treatment system in the County is provided by DPU, and it serves the area in and around the city of Orangeburg. The sewage is treated and effluent is discharged into the North Fork of the Edisto River below the city. Another sewer system serves the Santee area and all of that treated effluent is disposed of on local golf courses. Figure 4 illustrates the sewer service areas around Orangeburg and other areas in the County. The city of Orangeburg and Orangeburg County recently agreed to develop a new industrial park near the intersection of I-26 and U.S. 301. As a part of that agreement, city (DPU) water and sewer service to that park is being provided along U.S. 301 from the city to the I-26 interchange. Access to these water and sewer lines will most likely encourage other development along the U.S. 301 corridor.

**Solid Waste Collection and Disposal** – Orangeburg County provides solid waste collection at a number of manned recycling and solid waste convenience centers throughout the County. Figure 5 shows the location of those convenience centers currently in operation. The County does plan to add more collection and disposal centers in the future.

FIGURE 4  
SEWER SERVICE AREAS

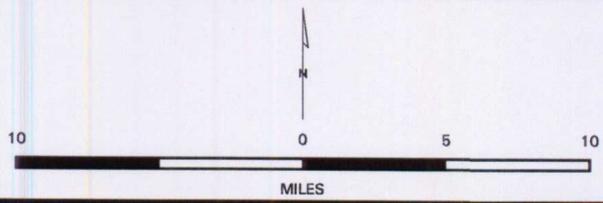


-  EXISTING
-  PROPOSED

MARCH 1999



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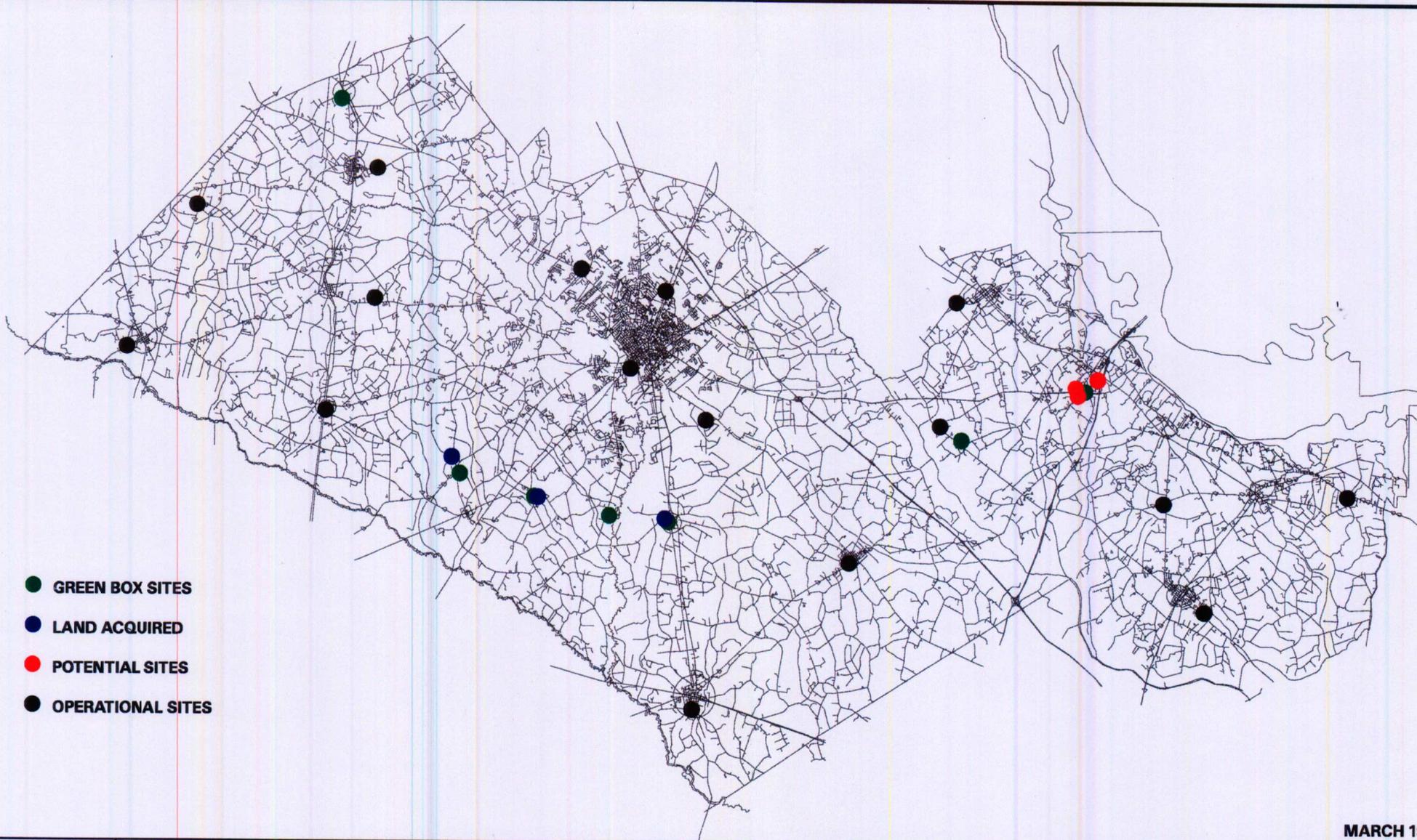


**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN**

**SEWER**

FIG. 4

FIGURE 5  
SOLID WASTE COLLECTION SITES



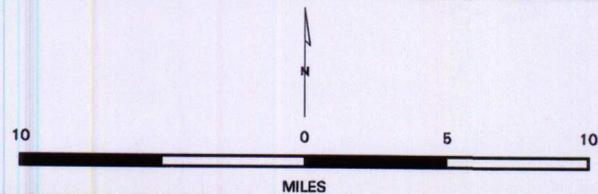
- GREEN BOX SITES
- LAND ACQUIRED
- POTENTIAL SITES
- OPERATIONAL SITES

MARCH 1999



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GIS/MAPPING DEPT.

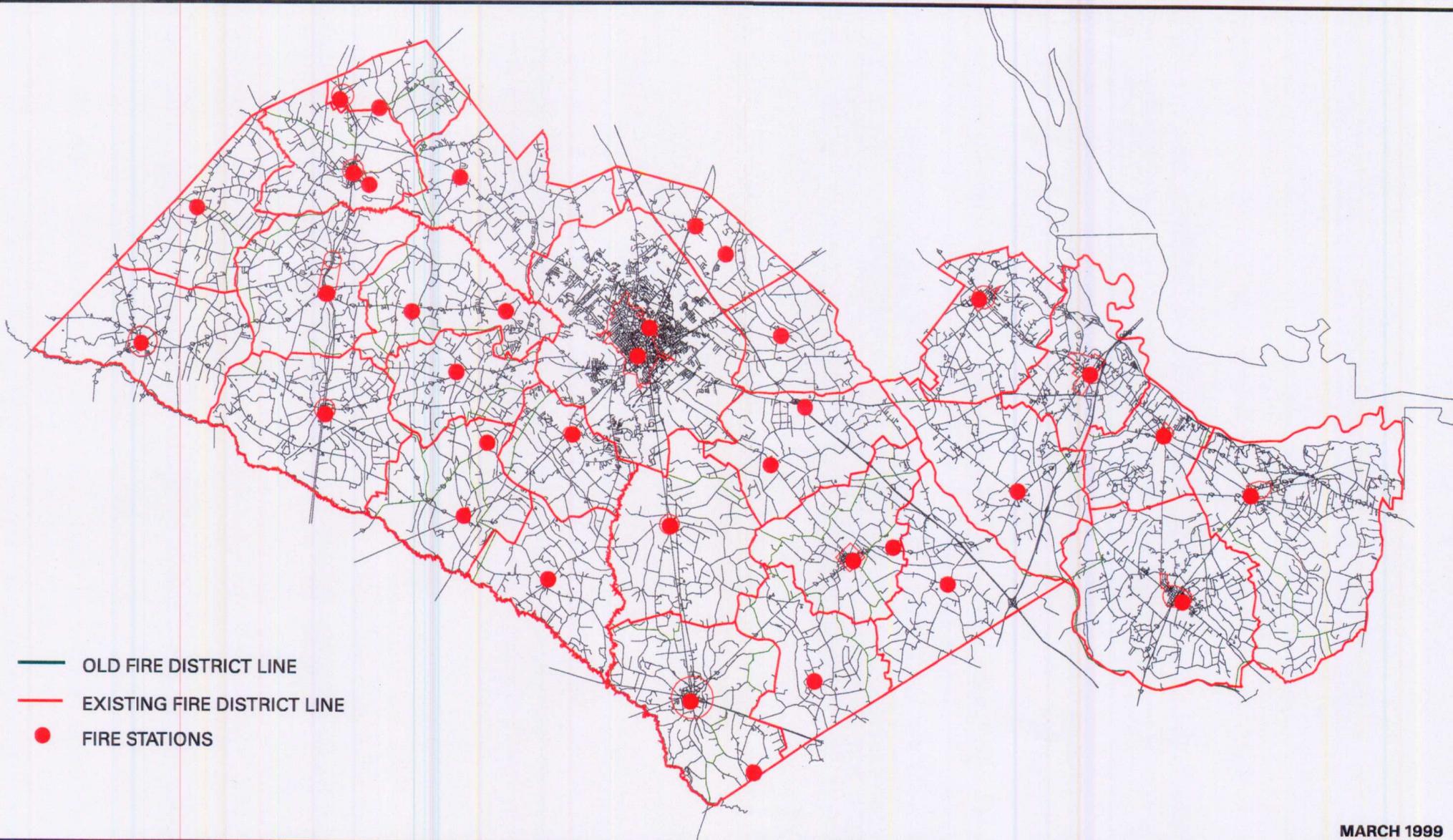


**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
SOLID WASTE COLLECTION SITES**

FIG.5

FIGURE 6

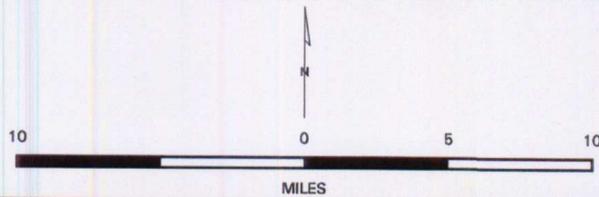
FIRE



MARCH 1999



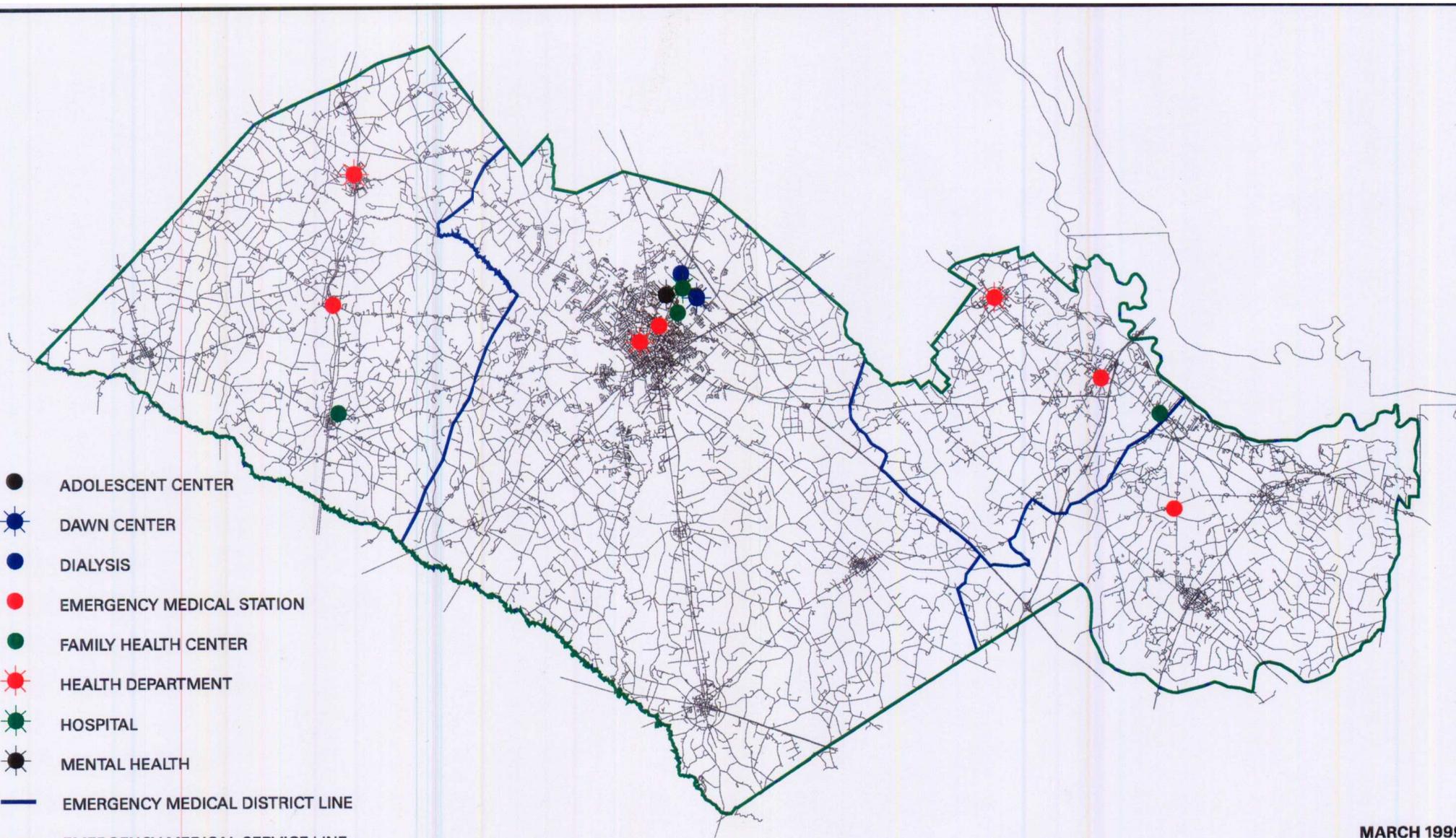
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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
FIRE STATIONS**

FIG.6

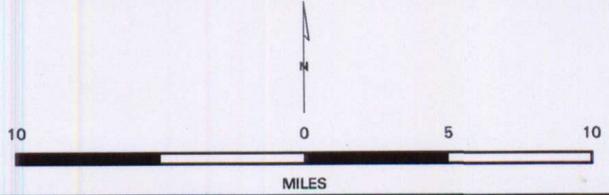
FIGURE 7  
MEDICAL FACILITIES



MARCH 1999



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
MEDICAL FACILITIES**

FIG.7

**Fire Protection** – Fire protection services are provided throughout the County through a variety of means, including a mixture of both paid and volunteer fire departments. Four municipalities provide fire services within their designated service areas. The municipalities include a paid Department of Public Safety with the City of Orangeburg and volunteer fire departments in the towns of Elloree, North, and Santee.

Fire protection services are provided in the remainder of the County by the Orangeburg County Fire District which is composed of twenty-two volunteer fire departments. The Orangeburg County Fire District was created by ordinance by the Orangeburg County Council on July 28, 1997. The volunteer fire departments within the Orangeburg County Fire District are funded by a special tax millage. The revenues generated by the special tax provide for the operational and capital needs of the volunteer fire departments. The dedicated service of the volunteer firemen and the stability of the source of funding through the special tax district are producing enhanced fire fighting capability and reduced fire insurance premiums. The location of Fire Stations and Fire Districts are shown in Figure 6.

**EMS** – Emergency medical service is provided by the Orangeburg County EMS. Vehicles and staff are based at the main headquarters in Orangeburg. Five ALS (Advanced Life Support) certified ambulances operate twenty-four hours a day in Orangeburg County. Two units are located in the Orangeburg area with additional units located at substations near the towns of Holly Hill, Neeses, and Santee. EMS service lines and other medical facilities are shown in Figure 7.

### **Law Enforcement**

The Orangeburg County Sheriff provides uniformed patrol throughout the County on a daily basis. The Sheriff's Office is headquartered in the City-County Law Enforcement Complex on Ellis Avenue in the County Seat of Orangeburg County. Sheriff's Office substations are located in other areas in the County.

### **Government Facilities**

The center of County Government is located in the City of Orangeburg. Most of the County Government functions are headquartered in the County Office Building on Amelia Street and in the County Courthouse building nearby. Other Government facilities and buildings maintained by the County are shown in Table 1 which follows.

### **Schools/Education**

Public Schools in Orangeburg County consist of three school districts (Consolidated Districts 3, 4 and 5) and four colleges (South Carolina State University, Claflin University, Orangeburg-Calhoun Technical College, and Southern Methodist College), as well as several special purpose schools.

Orangeburg County Schools in 1990 had an enrollment of 17,830 students. There are also a number of private, and religious oriented, self-supported schools within the County offering a number of programs for K-12 students.

The three public school districts resulted from the recent consolidation of the County's eight (8) school districts in an effort to promote equalization of funding and expand educational opportunities for students throughout the County.

**TABLE 1**

**BUILDINGS MAINTAINED BY ORANGEBURG COUNTY**

Orangeburg Health Services Center	Vehicle Maintenance Shop
Elloree Health Services Center	Radio Towers
Holly Hill Health Services Center	Nurses Dorm
North Health Services Center	Neeses EMS Substation
Administration Building	Santee EMS Substation
Courthouse	Holly Hill EMS Substation
Old Administration Building	Indian Bluff
Development Commission	Ruf Road Convenience Site
Agricultural Building	Glover Street Convenience Site
Library	Neeses Street Convenience Site
Holly Hill Library	Holly Hill Convenience Site
Elloree Library	Norway Convenience Site
North Library	Branchville Convenience Site
Law Enforcement Complex	Springfield Convenience Site
Detention Center	North Convenience Site
Central Traffic Court Trailer	Bowman Convenience Site
Animal Shelter	North Road Convenience Site
Orangeburg Road Maintenance Shop	Elloree Convenience Site
Neeses Road Maintenance Shop	Holly Hill Convenience Site
Vance Road Maintenance Shop	Eutawville Convenience Site
Bowman Road Maintenance Ship	Sawyerdale Convenience Site
Orangeburg Area Development Center	Bozard Road Convenience Site
Landfill Scalehouse	Providence Convenience Site
DSS	

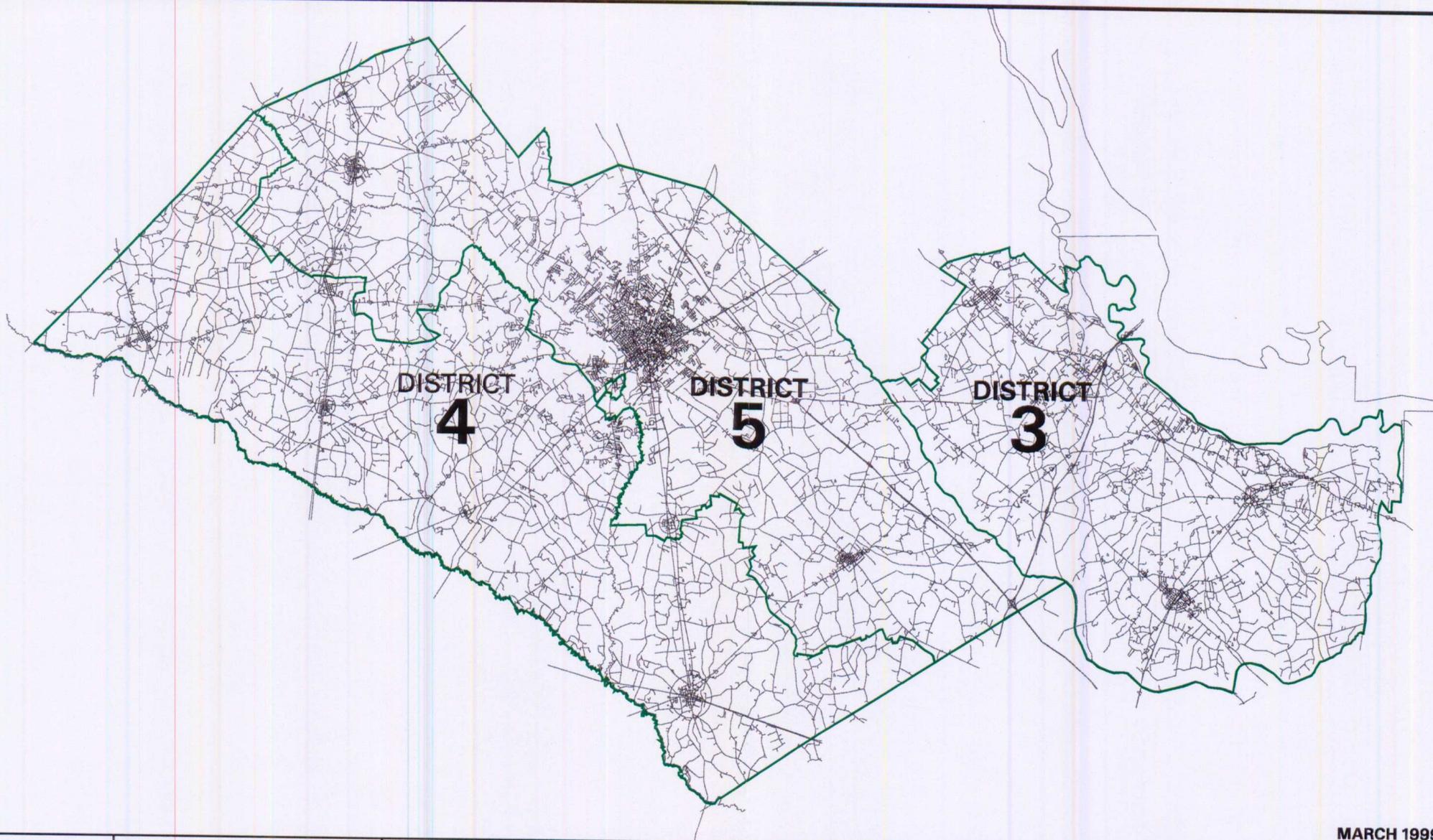
School District Three has administrative offices in Holly Hill and has four elementary schools, one middle school and two high schools. District Four is located in Cordova and contains four elementary/primary schools, one middle school, three high schools and one vocational school.

District Five, which is located in Orangeburg, has eight elementary schools, three middle schools, three high schools, and one consolidated technology center. Each school district has plans and programs for additional educational facilities. Those desiring more detailed information should contact each district.

The consolidation, which took place in 1997, created the three new school districts and an elected County Board. The concept is that the County Board will levy taxes across the County and distribute them back to the three school districts. All of the debt by the districts would be consolidated and paid throughout the one County Board. The intent was also to establish uniform salary schedules for certified teachers and provide a broader distribution of County funds and provide more equal opportunities for students. This consolidation embraced the idea that all of the school districts could benefit equally from economic development which might occur in all parts of the County. Figure 8 shows the areas covered by the three public school districts.

The Orangeburg County Board of Education was established according to Act No. 526 of 1996. That Act provided specific powers, duties and functions to the Board. Some, taken from the Act are as follows: "The primary role of the Board is to equalize funding among the three consolidated districts; the Board shall serve as a fiscal agent to distribute the County

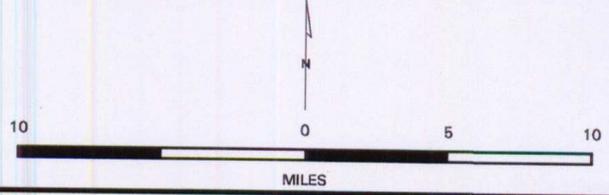
FIGURE 8  
CONSOLIDATED SCHOOL DISTRICTS



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**COUNTY OF ORANGEBURG, SOUTH CAROLINA  
COMPREHENSIVE PLAN  
SCHOOL DISTRICTS**

FIG.8

wide school millage levy for operating and debt services to the three consolidated school districts; serve as arbitrator in disputes concerning school district lines; and, prescribe a uniform salary schedule for all certified teachers.”

### **South Carolina State University**

The largest college in the County is South Carolina State University (SCSU) with a student population of over 5,000. This campus consists of 160 acres located in the city of Orangeburg. The University offers majors in Engineering Technology, Agribusiness, Health Sciences, and the Arts & Sciences. Masters Degrees are offered in Teaching and Agriculture and Doctoral Degrees are offered in Educational Administration.

SCSU provides excellence in over 60-degree programs, from the bachelor to the doctorate level. Other major fields of study include programs in speech/audiology, nutritional sciences, rehabilitation counseling, criminal justice, social work, educational administration, engineering, agribusiness and others.

### **Clafin College**

Located adjacent to South Carolina State University is Clafin College, a private, four-year, co-educational, career-oriented liberal arts college. The college is accredited by the Commission of Colleges of the Southern Association of Colleges and Schools. Clafin is the oldest, historically Black college in South Carolina and is affiliated with the United Methodist Church. The college campus consists of 32 acres and has several buildings listed on the National Historic Register. Clafin offers a variety of bachelor degrees and its faculty includes 59 full-time instructors with a student-faculty ratio of 15:1.

### **Southern Methodist College**

Southern Methodist College is a church affiliated institution. This college, also located in the city of Orangeburg, is currently embarking upon an expansion program to increase its student population and expand the physical facilities on its fifty-acre campus. Southern Methodist offers students quality post-secondary education in a Christian setting.

### **Orangeburg-Calhoun Technical College (OCTC)**

OCTC operates closely with the Economic Development Division of the State Board for Technical and Comprehensive Education in administering Special Schools Training for a wide variety of Orangeburg County industries. OCTC trains area students for future employers. OCTC is a public two-year college that offers 18 associate degrees, 4 diplomas and 23 certificates. Major field offerings include business and computer technology, health science and nursing, industry technology, university transfer and public service as well as specialty courses to meet the needs of local industry.

### **Technology Center**

The mission of the Orangeburg Consolidated District 5 Technology Center, a safe and nurturing environment, is to equip a diverse student population with marketable occupational skills through challenging and comprehensive instruction.

**Library Services** – The Orangeburg County Library main branch is located in the city of Orangeburg. The library has a bookmobile service and also maintains library branches in Branchville, Holly Hill, North, Ellore and at the Methodist Oaks Retirement Community. Other libraries include the Miller F. Whittaker Library at S.C. State College, Orangeburg-Calhoun Technical College Library, and the Hubert H. Manning Library at Claflin College.

**Medical Facilities** – The Regional Medical Center of Orangeburg and Calhoun Counties, a non-profit hospital owned by Orangeburg and Calhoun Counties, has over 280 beds in all private rooms and is equipped with state-of-the-art technology. Services offered include Intensive and Coronary Care, Same-Day Surgery, Emergency Room, and an Acute Care Psychiatric Department. A full range of therapeutic and diagnostic services are available.

The Regional Medical Center (TRMC) is governed by a seventeen member Board of Trustees representing the two Counties. More than ninety Physicians representing most specialties are members of the active medical staff. TRMC includes a free standing comprehensive cancer treatment center. The H. Filmore Mabry Center for Cancer Care offers chemotherapy, radiation oncology, psychological counseling and patient support services. Other health facilities include Orangeburg Health Department, Orangeburg Area Mental Health Clinic, Tri-County Alcohol and Drug Abuse Center, a number of assisted living facilities, and the medical center at the Methodist Oaks Retirement Community.

### **On-Going County Projects**

Orangeburg County is continuously making improvements to county facilities and infrastructures. Included in the Appendix to this report is the list of projects recently approved by the County as a result of Capital Projects Sales Tax which was recently implemented.

## COMMUNITY FACILITIES SUMMARY

### Needs, Goals, Implementation and Time Frames

The needs for community facilities in Orangeburg County are continually changing and vary considerably from one part of the County to another. As long as growth and development continue to expand there will be the ever increasing need for community facilities to provide services required to meet the needs of the County.

The County Government is responsible for providing certain services to its citizens, but not all of the needed community services and facilities fall under the jurisdiction of the County. Transportation improvements are often the responsibility of the State. Water supply and sewer service are provided by other agencies. Schools and medical facilities are often governed by their own boards or commissions. A role the County can play is one of coordination.

In terms of managing growth and development in the future, a goal for the County should be continuous cooperation and coordination between the County and all of the various agencies providing community services. An objective should be to coordinate and promote the provision of efficient and cost effective systems of transportation, water supply and sewage treatment, solid waste collection, fire protection, medical services, public safety, education, library facilities and the implementation of other capital improvements.

More specifically, there should be close coordination between the County planning activities, future infrastructure and transportation improvements, and future land development activities.

The impact of providing transportation improvements as well as water and sewer services should be carefully considered in terms of potential future growth and development.

Those areas where growth and development is desired and mostly likely to occur should be targeted for the provision of those services. The provision of these services, or lack thereof, will be a prime determinate in the location and extent of future growth and land development activity. The Future Land Use Plan Map should serve as the guide in decisions regarding future infrastructure improvements.

The provision of adequate fire protection, emergency services, public safety and medical services will be an ongoing and continuing priority for County government officials. The programs and systems established for the implementation of all of these community facilities and services are already in place and should continue with additional emphasis placed on the need for coordination and cooperation among all agencies.

The same applies to the time frame for providing community facilities and services. The process is ongoing and should continue to be refined and coordinated. Priorities for providing certain services in specific areas of the County should be established and implementation should proceed as soon as possible.

## HOUSING

# HOUSING

Providing adequate housing for all of the citizens in Orangeburg County is a primary concern of the Planning Commission and the Orangeburg County Council. Orangeburg County, like all of the counties in the State, has its share of substandard housing. One of the goals of the County is to reduce the number of county households living in substandard, overcrowded, and/or unaffordable housing conditions. The housing needs of the county should be addressed through aggressive programs which should emphasize code enforcement and rehabilitation for owners of rental property which may be substandard. Efforts should be explored to stimulate the production of new housing with an emphasis on adequate housing for low income families and persons.

## Inventory of Existing Conditions

This information does provide some insight to housing trends and comparisons of housing characteristics with other counties in the State. Much of the information contained in this element of the report has been supplemented by the results of the year 2000 census .

From a national perspective, the decade since 1990 has experienced a homeownership boom. Some national reports indicate that the number of homeowners in the last three years has increased by 3.4 million (5.5%), increasing the national homeownership rate to a near-peak level of 65.4%. Solid employment gains in the last several years, modest home price inflation, and low interest rates have allowed many moderate and low income renters to buy their first homes. A growing share of these new homeowners have been minority households as a large part of the first-time buyer market. The aging population has also created a stronger tradeup demand and expanded the market for good quality housing units. However, these favorable home-buying trends tend to undermine rental markets. As more households manage to buy homes, rental housing is increasingly left to low income households. As housing assistance programs are restructured this segment of the population is most at risk.

In this regard, there should be an awareness of the need for adequate housing for low income segments of the population while increasing efforts to reduce the number of persons needing assisted housing by promoting self-sufficiency.

### Housing Characteristics

The term "housing unit" refers to a single dwelling that is occupied by one or more persons. A housing unit can be a single-family house, an apartment, a condominium, or a manufactured mobile home (mobile home). A housing unit can be rented or owned by the occupant and housing units can be occupied or vacant. The following text and table attempt to explain some of the characteristics of housing units within Orangeburg County.

### Number of Housing Units

The total number of housing units in Orangeburg County in 1970 was 20,857. This number increased to 32,340 by 1990 or 35.5%. From 1990 to 1999 this number increased to, 37,639 or 16.4%. This reflects the housing boom of the 1970's which took place throughout most of the country. It is expected that the decade from 2000 to 2010 may be an even larger percentage increase.

Table 1 demonstrates the number of housing units in the counties in the State during these periods. The number of housing units are roughly equivalent to the numbers related to population. For example, population increases during the 1990's were greater in Calhoun County than in Orangeburg County. The same is true for the increase in housing units during this period. From the opposite side of the county, Bamberg increased at a much less percentage during this period than did Orangeburg County, which was also the case with population figures.

The total housing units of 37,639 in 1999 consisted of 34,118 households (or occupied units) 5,186 vacant units. As stated, households can contain one or more persons. For example, a single person living in an apartment would constitute one household. Three students living in a house or other dwelling would also constitute one household. A family of two or more persons living in one unit would also be a household.

The average number of persons per household in 2000 was 2.5. Families consist of at least two people and usually contain a number of children or other family members, so the persons per family is generally higher. The average persons per family in 2000 was 3.11. These numbers of persons per household and persons per family are fairly comparable for all counties as indicated in Table 2.

#### Owner and Renter Occupancy

Table 3 illustrates the number of occupied housing units for counties in the State and breaks those down into owner-occupied units, renter-occupied units and the median values of homes owned and monthly rent for rental units. The Table also shows the vacancy rate for owner and renter units, according to 2000 census. In comparing counties, Orangeburg fits into the general pattern in that the more urban and developing counties have

TABLE 1

NUMBER OF HOUSING UNITS AND HOUSEHOLDS: 1990 AND 1999

COUNTY	1990		1999		Percent	
	Housing Units	Households	Housing Units	Households*	Housing Units	1990- 1999
Bamberg	6,408	5,587	7,279	5,500	13.6	-1.6
Barnwell	7,845	7,100	9,025	8,000	15	12.7
Beaufort	45,981	30,712	62,682	40,900	36.3	33.2
Berkeley	45,697	42,386	54,895	50,200	20.1	18.4
Calhoun	5,225	4,487	6,776	5,000	29.7	11.4
Charleston	123,569	107,070	144,176	119,500	16.7	11.6
Lexington	67,556	61,633	85,554	76,700	26.6	24.4
<b>Orangeburg</b>	<b>32,340</b>	<b>28,909</b>	<b>37,639</b>	<b>31,800</b>	<b>16.4</b>	<b>10</b>
Richland	109,555	101,583	129,804	111,400	18.5	9.7
Saluda	6,792	5,824	7,789	6,300	14.7	8.2
<b>SOUTH CAROLINA</b>	<b>1,423,771</b>	<b>1,257,642</b>	<b>1,714,327</b>	<b>1,447,600</b>	<b>20.4</b>	<b>15.1</b>

\*: Projections

Source: U.S.  
Bureau of the  
Census

Table 2

Average Household Size, Family Size, and Average Household Size for Owner and Renter Occupied Housing Units For Selected Counties

Area Name	Fips Code	Average Household Size		Average Family Size		Ave Household Size Owner-Occupied		Ave Household Size Renter-Occupied Housing	
		2000	1990	2000	1990	2000	1990	2000	1990
South Carolina		2.53	2.68	3.02	3.16	2.59	2.75	2.37	2.52
Aiken County	3	2.53	2.66	3.03	3.13	2.59	2.72	2.34	2.47
Allendale County	5	2.56	2.81	3.21	3.43	2.59	2.85	2.50	2.72
Bamberg County	9	2.55	2.84	3.10	3.41	2.61	2.85	2.36	2.84
Barnwell County	11	2.57	2.82	3.08	3.31	2.61	2.85	2.45	2.73
Berkeley County	15	2.75	3.01	3.15	3.38	2.77	3.04	2.69	2.95
Calhoun County	17	2.54	2.82	3.03	3.34	2.57	2.81	2.37	2.83
Lexington County	63	2.56	2.70	3.01	3.10	2.63	2.77	2.33	2.46
Orangeburg County	75	2.58	2.81	3.11	3.33	2.63	2.83	2.43	2.74
Pickens County	77	2.50	2.58	2.95	3.02	2.57	2.66	2.32	2.38
Richland County	79	2.44	2.56	3.05	3.15	2.57	2.73	2.23	2.31
Saluda County	81	2.65	2.76	3.07	3.20	2.58	2.78	2.97	2.64

Source: U.S. Bureau of the Census

**Table 3**  
**Owner and Renter Occupied Housing Units in 2000**  
**For selected Counties**

Area Name	Fips Code	2000		1990		1990-2000		2000		1990		1990-2000		2000		1990		1990-2000	
		Total Housing Units	Percent Change	Occupied Housing Units	Percent Change	Owner Occupied Housing Units	Percent Change	Renter Occupied Housing Units	Percent Change	Total Housing Units	Percent Change	Occupied Housing Units	Percent Change	Renter Occupied Housing Units	Percent Change				
<b>South Carolina</b>		<b>1,753,670</b>	<b>23.1%</b>	<b>1,533,854</b>	<b>21.9%</b>	<b>1,107,617</b>	<b>26.1%</b>	<b>426,237</b>	<b>379,340</b>	<b>12.4%</b>									
Abbeville County	1	11,656	18.4%	10,131	15.4%	8,156	15.9%	1,975	1,745	13.2%									
Aiken County	3	61,987	25.8%	55,587	23.8%	42,036	25.5%	13,551	11,392	19.0%									
Allendale County	5	4,568	7.7%	3,915	3.3%	2,846	10.1%	1,069	1,207	-11.4%									
Anderson County	7	73,213	20.5%	65,649	18.3%	50,068	20.1%	15,581	13,784	13.0%									
Bamberg County	9	7,130	11.3%	6,123	9.6%	4,571	12.8%	1,552	1,535	1.1%									
Barnwell County	11	10,191	29.8%	9,021	27.1%	6,810	31.1%	2,211	1,906	16.0%									
Beaufort County	13	60,509	31.6%	45,532	48.3%	33,338	67.2%	12,194	10,771	13.2%									
Berkeley County	15	54,717	19.7%	49,922	17.8%	37,052	25.5%	12,870	12,853	0.1%									
Clarendon County	27	15,303	26.5%	11,812	23.8%	9,348	26.6%	2,464	2,158	14.2%									
Lexington County	63	90,978	34.7%	83,240	35.1%	64,265	37.0%	18,975	14,733	28.8%									
Orangeburg County	75	39,304	21.5%	34,118	18.0%	25,801	21.9%	8,317	7,744	7.4%									
Pickens County	77	46,000	28.3%	41,306	23.6%	30,350	24.1%	10,956	8,961	22.3%									
Richland County	79	129,793	18.5%	120,101	18.2%	73,757	22.6%	46,344	41,433	11.9%									
Saluda County	81	8,543	25.8%	7,127	22.4%	5,745	20.9%	1,382	1,072	28.9%									

**Source: U.S. Bureau of the Census**

higher home values and rental prices while the more rural and less developing counties have generally lower home values and rental rates.

A more detailed analysis of housing types and vacancy rates for owner and renter-occupied units is illustrated by table 4. This table indicated the number of "units in structure by occupancy status." This means the number of housing units in a building. For example "1, Detached" means a one unit, or single-family, house which stands alone and is not attached to any other housing unit. This is commonly known as the single-family house on a single lot. The other numbers in the table indicated the number of housing units in a particular building. This table also provides the number of mobile homes counted in the 1990 census. Again, these numbers have probably changed significantly since the 1990 census because of the relatively high increases in housing starts and mobile home purchases during the last ten years.

Of some significance is the fact that approximately 10% of the total number of housing units (housing stock) are vacant. The reasons for these vacancies is not readily apparent. It is obvious that the single-family detached unit has a vacancy rate of less than 10% while the attached units (commonly called multi-family units) have a vacancy rate greater than 10%. Mobile homes also have a higher vacancy rate. Conceptually, it is conceivable that the number of vacant units might somehow present an opportunity for increasing the availability of housing since they already exist.

All of this discussion regarding characteristics of housing in the county and the various statistics related to housing available from the census data offer very little true insights into the real life status of housing in Orangeburg County. Even when some insight can be gleaned from these figures, it too becomes irrelevant because the figures are nearly ten years old. It should also be noted that there was no mention of the need for, or problems with, the housing supply during any of the public meetings held during the preparation of this document.

**TABLE 4**

**UNITS IN STRUCTURE BY OCCUPANCY STATUS**

	Total Housing Units	Vacant Housing Units	Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units
Total	32,340	3,431	28,909	21,165	7,744
	100.0%	100.0%	100.0%	100.0%	100.0%
1, Detached	21,405	1,923	19,482	15,391	4,091
1, Attached	368	41	327	187	140
2	817	101	716	50	666
3 or 4	794	90	704	13	691
5 to 9	510	64	446	55	391
10 to 19	205	23	182	2	180
20 to 49	80	0	80	0	80
Mobile Home	7,803	1,134	6,669	5,281	1,388
Other	358	55	303	186	117
	1.1	1.6	1.0	0.9	1.5

Source: SC Division of Research & Statistical Services. (1990 Census)

In this regard, it is suggested that consideration be given to the need for preparing a more detailed study of housing in Orangeburg County. The purpose of this study could be to identify any new housing initiatives, support services and specific housing concerns. This separate housing study could address all levels of the housing spectrum from the homeless and those in substandard housing to market rate homes for sale. This could include the possibilities for rehabilitation of rental and owner-occupied units, transitional housing, affordable homeownership opportunities, the construction of new units, and the essential service components required. Improvements in the areas of housing could also result in other improvements in the community as well, because the overall quality of housing dramatically impacts crime and other social ills.

#### Housing Density

Some of the housing characteristics which might be considered in the study recommended above would include housing density in substandard housing. Table 5 provides some insight into the changes in housing density from 1990 to 2000 in Orangeburg County.

**TABLE 6**

**PLUMBING FACILITIES BY OCCUPANCY STATUS, RACE AND AGE**

**Plumbing Facilities by Occupancy Status for Housing Units:**

	Total Housing Units	Vacant Housing Units	Occupied Housing Units
Total	32,340	3,431	28,909
Complete Plumbing	31,359	3,298	28,061
Incomplete Plumbing	981	133	848
	100.0%	100.0%	100.0%
	97.0	96.1	97.1
	3.0	3.9	2.9

**Plumbing Facilities by Age of Householder for Occupied Housing Units:**

	Householder 15-64 Yrs	Householder 65 Yrs & Over
Total	21,595	7,314
Complete Plumbing	20,957	7,104
Incomplete Plumbing	638	210
	100.0%	100.0%
	97.0	97.1
	3.0	2.9

**Plumbing Facilities by Race of Householder for Occupied Housing Units:**

	White	Black	American Indian Eskimo, Aleut	Asian or Pacific Isl.	Other Races
Total	13,786	14,903	94	113	13
Complete Plumbing	13,677	14,164	94	113	13
Incomplete Plumbing	109	739	0	0	0
	100.0%	100.0%	100.0%	100.0%	100.0%
	99.2	95.0	100.0	100.0	100.0
	0.8	5.0	0.0	0.0	0.0

Source: SC Division of Research & Statistical Services. (1990 Census)

### Substandard Housing Conditions

Table 6 gives some indication of possible substandard housing. A lack of plumbing is often an indicator of substandard housing, even though housing can be substandard even with adequate plumbing. Table 6 indicates plumbing facilities by occupancy status, race and age of occupants.

Table 6 indicates that almost 3% of all occupied housing units in 1990 contained less than complete plumbing. Here again, a more detailed study of these statistics would provide more information on specifically where the substandard housing exists and provide more information on improvements or other changes which occurred during the last ten (10) years that are not reflected in these 1990 tables.

### Single Family and Mobile Home Permits

During the last several years there has been a noticeable increase in the number of manufactured homes, or mobile homes, being placed in the county. Orangeburg County is not alone in this trend. Increases have been noticed more in the rural counties and those counties with lower income levels. Table 7 provides some insight into single-family and mobile home trends from 1992 through 2000. This Table indicates the number of permits provided in Orangeburg County for these housing types.

It should be noted that the permits for single-family homes are primarily for the construction of on-site constructed, or stick-built, houses. The permits for mobile homes include permits for new, or recently purchased, mobile homes to be located on specific sites. The figure for mobile homes also includes permits for those mobile homes which are relocated from one site within the county to another. In this regard this is not a true

**Table 7**

**BUILDING PERMITS**

**Single Family Homes and Mobile Homes**

<b>Year</b>	<b><u>Number of Permits Issued</u></b>	
	<b>Single Family Homes</b>	<b>Mobile Homes</b>
1992	244	798
1993	222	906
1994	204	987
1995	135	1,098
1996	147	1,317
1997	173	1,305
1998	174	1,264
1999	150	1,104
2000	154	892

- Notes -
- Single Family Homes include “stick-built” houses and “modular” houses
  - Mobile Homes include “single wides” with, or without, wheels, “Double-wides and “manufactured” homes.
  - Mobile homes include new units and relocation of existing units.

number of new mobile home residencies as compared to new single-family homes, but by and large, the permits related to mobile home residencies are much greater in number than those issued for single-family homes.

The tremendous growth in the number of mobile homes in recent years can be attributed to several factors. Land prices and home building prices have increased to levels higher than many people can afford. Also, in some counties there is a certain amount of "heirs" property which lacks clear title. For instance, an older member of a family dies and leaves a tract of land to be divided equally among a number of children. These children take possession of their particular tract, and in some cases also pass it on to their children in a similar manner, resulting in this lack of clear title. Mobile homes offer a solution to these problems because they are often less expensive per square foot than stick-built homes. They often come furnished, which can be included in financing arrangements, which becomes more attractive to young families, and by their very nature they are "mobile" and are not permanently attached to the property so they can be moved easily as title problems arise.

Orangeburg County has just recently established a new computerized system for tracking the types of building permits issued by the county. This new system breaks down building permits more specifically related to the type of building being constructed or placed on a property. Under the previous system, buildings such as retail outlets, office buildings, churches and other uses were all grouped as commercial permits. Likewise, mobile home permits included new homes as well as relocations. Under the new system

these will be broken down to identify new stick-built, single-family homes, new mobile home placements, mobile home relocations, retail stores, churches, schools and other specific uses. This new system will allow for a much better analysis in identifying trends in housing developments in the county.

# HOUSING SUMMARY

## NEEDS AND GOALS

### IMPLEMENTATION AND TIME FRAMES

A *goal* of the County is to reduce the number of county households living in substandard, over-crowded and/or unaffordable housing conditions.

It is difficult to document the real current *needs* concerning housing at this time because of the lack of current information. Many individuals are living in sub-standard housing that are unknown to county officials. In this regard it is suggested that this issue be revisited constantly. This could be done as part of ongoing updating of this Comprehensive Plan, or as suggested, as part of a separate study of housing needs in the County.

**LAND USE**

# **Comprehensive Plan Land use Element Update**

## **Table Contents**

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## **LAND USE ELEMENT**

### **Preface**

This element of the Comprehensive Plan is an amendment to, and replaces in its entirety, the Land Use Section contained in the Comprehensive Plan Revision, dated April, 2002.

### **Section 1 Introduction**

Land use and development patterns in Orangeburg County are the result of a complex interaction of demographic trends, economic circumstances, and social attitudes. Technological changes in areas such as transportation and construction, and the availability and cost of natural resources, including land, water, and energy, also have helped shape existing development patterns.

The forces that influence land development are constantly evolving. Consequently, factors impacting land use form are dramatically different today from those which acted to shape land use patterns in the past. Lifestyle preferences, size and configuration of households, levels of personal income, available transportation modes and the composition of the economy are a few of the variables responsible for the current geographic distribution of land use and activities.

### **Section 2 Existing Land Use**

In order to plan for the future, it is essential to have an understanding of the past and the existing use of land produced by it. This will help determine future expectations and dimension the degree of departure, if any, from established patterns of growth and intensity which may be applied in presently undeveloped areas.

Land in Orangeburg County is used for a multitude of activities, and includes everything from farms to golf courses, houses to fast food establishments, and hospitals to graveyards, all of which are interconnected. The location of any given use impacts in some way the larger environ of which it is a part.

The vast majority of the county is in agricultural and woodland. Farmland comprises 41 percent of the land area, including 97,315 acres in woodland. Woodland not in farmland comprises 43 percent of the land area.

**Table I  
General Land Use Inventory  
Orangeburg County**

Use	Acres	Percent County
<b>Urban / Built Up Land (1)</b>		
Incorporated	16,000	2.3
Unincorporated	65,000	9.2
<b>Rural</b>		
<b>Farmland</b>	<b>292,997</b>	<b>41.4</b>
Cropland	156,637	22.1
Woodland	97,315	13.7
Pastureland	27,048	03.8
Other	11,997	01.8
<b>Woodland (non-farm)</b>	<b>306,425</b>	<b>43.2</b>
<b>Other</b>	<b>27,418</b>	<b>3.9</b>
<b>Total</b>	<b>707,840</b>	<b>100.0</b>

(1) Includes idle and vacant land within municipal and built up unincorporated areas.

Source: U.S. Department of Commerce, *Census of Agriculture*, 2002; Census of Population and Housing Statistics, 2000; SC Forestry commission, 2006.

Urban and built-up areas account for approximately 11.5 percent of the total land area, of which 2.3 percent is incorporated into 17 municipalities and towns. Most built-up areas are located in proximity to, but outside the borders of these corporate places. Others are located in isolated rural areas, forming rural communities.

That the existing use of land within the county will change over time is undeniable. Projections by the South Carolina Budget and Control Board for the year 2015 show an increase of approximately 5,700 people over the 2000 Census. The impact from this increase will alter existing land uses and patterns. How prepared the county is to accommodate and influence

these changes may well depend on its commitment to the comprehensive planning process, not just this Plan.

Comprehensive planning is more than a plan, it is a process, according to the **Local Government Comprehensive Planning Enabling Act of 1994** (6-29-510), which will result in the systematic preparation and continual reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of Orangeburg County.

Urban/built-up areas are found principally in and around the 17 municipalities, most notably Orangeburg. That development outside of these municipalities generally is of lower density accounts in part for the disparity in the amount of urban/built-up land in unincorporated areas compared to incorporated areas, as shown on Table I. South Carolina annexation laws also play a major role in limiting the expansion of corporate boundaries to include all contiguous urban / built-up areas.

While the incorporated areas (cities and towns) contain most of the concentrated development, the unincorporated areas contain most of the development. Most roads support and access some type of development, generally low intensity and rural in nature. Also, there are numerous unincorporated communities throughout the county, with relatively low intensity development concentrations.

From a composite of the county, the most prominent use outside the Orangeburg (City) urban area appears to be mobile or manufactured homes, which is not surprising in view of the expanding rate of such housing state wide, especially in the rural areas. Their presence is not as significant in municipalities with zoning restrictions.

Additionally, the rural landscape is characterized by low-density residential development along most roads, and churches and commercial uses at key intersections. While industrial uses are more concentrated in the Orangeburg (City) urban area, and in planned industrial parks.

For the most part this development pattern may be characterized as low density and sparse; not so in the Orangeburg urban area however, Here, most streets radiating from the city are stripped by high intensity commercial and mixed use development, including US-601, St. Matthews

Road, U.S 178, east and west, U.S. 301, north and south, and U.S. 21 to a lesser extent.

The largest residential concentrations in the unincorporated areas are located north and west of the City of Orangeburg.

<b>TABLE II</b>			
<b>Land Area, Population By Political Jurisdiction</b>			
	<b>Square Miles</b>	<b>Acres</b>	<b>Population (2004)</b>
<b>Incorporated Areas</b>	<b>25.2</b>	<b>16,108</b>	<b>21,492</b>
Bowman	1.0	640	1,172
Branchville	3.3	2,112	1,057
Cope	.2	128	104
Ellore	.9	576	712
Eutawville	.9	576	335
Holly Hill	1.3	832	1,373
Livingston	.8	512	145
Neeses	1.7	1,088	404
North	.9	576	792
Woodford	.8	512	191
Norway	.8	512	379
Orangeburg	7.4	4,736	12,895
Rowesville	.8	512	368
Cordova	.5	310	148
Springfield	1.6	1,024	490
Santee	1.8	1,152	724
Vance	.5	310	203
<b>Unincorporated Area</b>	<b>1,080.8</b>	<b>691,732</b>	<b>70,578</b>
<b>Total County</b>	<b>1,106</b>	<b>707,840</b>	<b>92,070</b>

Source: U.S. Department of Commerce, Bureau of Census, 2000, and 2004.

### **Section 3 Existing Physical Form**

The physical form of the county is a reflection of previous development decisions, land use constraints and capabilities. The extent to which the existing form is altered in the future will depend in large measure on decisions and policies made in 2006, particularly those relating to land use and infrastructure. Withholding infrastructure from agricultural and woodlands, for example, will effectively control and contain the urban form, which will result in rural resource conservation. The urban form also may be shaped by zoning and development regulations.

Containment in this context does not equate to *zero* movement of infrastructure and development into agricultural areas and woodlands, however. It means planned, orderly expansion of urban/built-up areas, cognizant of:

- ✓ the impact on natural and historic resources,
- ✓ the cost of extending or upgrading infrastructure to serve new areas, as opposed to optimizing the utility of existing infrastructure and urban land resources, and
- ✓ the role of agricultural and woodlands in a balanced environment.

Clearly, the county's physical form will change over time, but the extent of change should relate to land needs for urban development within an enlarged urban environment, as opposed to *hop-scotch* intrusion into rural, agricultural and wooded areas.

### **Section 4 Land Use Trends**

As the county grows and continues to develop, more and more land is changing from farmland and woodland to residential, commercial, and industrial use, supported by more roads, schools, churches and other institutional uses.

That development is taking a toll on the historically agricultural base of the county is undeniable. Few agricultural areas remain in the Orangeburg

(City) urban area, and many of those in the more rural areas have given way to development.

From 1982 to 2002, the county lost nearly 20 percent of its farmland and 34 percent of its cropland. Total farmland dropped by nearly 10 percent, from 48 to 38.8 percent of all land during this period.

	1982	1997	2002	Change (1987-2002)	
				Acreage	Percent
<b>Cropland</b>	235,373	173,442	156,237	-79,136	-33.6%
<b>Woodland</b>	82,523	100,979	97,316	14,793	17.9%
<b>Other</b>	22,194	18,576	20,779	-1,415	-06.4
<b>Total Farmland</b>	340,090	292,997	274,332	-65,758	-19.3
<b>% County in Farmland</b>	48.1%	41.4%	38.8%		

Source: U.S. Census of Agriculture, Selected Years

In all likelihood, much of the “lost” farmland in Orangeburg County has been developed in one way or another, as farmland soils are conducive to urban development, generally posing fewer constraints than other idle or undeveloped land. As a consequence, urban or more intense development generally occurs at the expense of farmland, which accounts in some measure for the loss of farmland in Orangeburg County.

The county’s population increased from 1980 to 2005 by approximately 10,000, while farmland decreased during this same general period by 65,750 acres. If we carry this ratio forward, the projected population increase of approximately 5,200 by the year 2015 would remove from the county another 33,000 acres of farmland. But such a scenario is likely a stretch, as the amount of lost farmland would be far more than needed to accommodate development if development proceeds in an orderly, planned manner without *leapfrogging* from farm to farm.

## Section 5 Urban / Built-up Land Needs

The addition of 5,200 people by the year 2015 will create a need for approximately 1,800 acres of development, based on land use-to-population ratios common to South Carolina.

Development patterns in South Carolina show average land consumption for development in unincorporated areas to be approximately .34 acres per person, allocated among the four basic land use classifications: residential, commercial, industrial, public, and institutional, as follows.

<b>TABLE IV</b>		
<b>Population to Acreage</b>		
<b>Land Use Classification</b>	<b>Land Use Requirements (acres per person)</b>	<b>Percent of Development</b>
Residential	.21	62.0%
Commercial	.01	3.0%
Industrial	.08	24.0%
Institutional	.04	11.0%
<b>TOTAL</b>	<b>.34</b>	<b>100.0</b>

Source: Vismor & Associates, Inc.

Using these allocations for Orangeburg County, we are able to estimate not only the amount of land required to meet future development demands, but general acreage requirements by land use classifications as well, Table V.

Not all future development will come from the rural register, of course. There will be infilling of existing subdivisions and new development in built-up areas, effectively reducing the need for raw underdeveloped land. Still, the impact on currently undeveloped areas, including farmland, will be measurable.

Residential use will comprise the bulk of all new development, occupying approximately 1,116 additional acres by the year 2015.

**TABLE V**  
**Orangeburg County**  
**Land Use Projections**  
**By Type (additional developed acreage)**

<b>Land Use Classification</b>	<b>Average Annual Consumption</b>	<b>2015 Total Consumption</b>
Residential	112	1,116
Commercial	5	54
Industrial-Business	43	432
Public & Semi-public	20	198
<b>Total (acres)</b>	<b>180</b>	<b>1,800</b>

Source: Vismor & Associates, Inc.

Future industrial land use is perhaps the most difficult to estimate with any degree of accuracy, due to a multitude of factors, not the least of which is the county's ability to secure and accommodate new industry. The county's existing industrial record notwithstanding, who is to say how successful it will be in its quest for new industry and business development?

Suffice to say, most future industrial development will occur in the unincorporated areas, as in the past, due to added overhead (taxes) of municipal locations and the preference of industries to avoid such taxes. Commercial expectations in the unincorporated areas are relatively low because of the traditional role of cities as commerce centers. But stagnant municipal boundaries, and the outward movement of residential development have created an enlarging commercial market in unincorporated areas. It could exceed the three percent share allocated by Table V to future development.

**Section 6 Land Use Issues**

Land use issues are defined as problems or concerns, both real and perceived. From a review and assessment of previously identified issues in the 2002 Comprehensive Plan, existing land use conditions in the county, and input from various public and special interest groups including agricultural, military, wildlife, natural resource, telecommunications, manufactured housing, etc., the following list of issues has been identified.

- 1 **Future development** of Orangeburg County.
- 2 **Farmland protection** and preservation.
- 3 **Location, appearance and safety** of manufactured homes.
- 4 **Conservation** of quality of life, historic resources, natural resources, residential areas, and a balanced physical environment.
- 5 **Location** of potentially incompatible land uses – NIMBY's (not in my backyard) uses.
- 6 **Economic development** and protection of potential industrial sites and existing industrial plants.
- 7 **Appearance** of land use and development.
- 8 **Strip development** along major transportation corridors.
- 9 **Urban sprawl** and the consequences thereof.

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**Issue 1 : Future Development of the County**

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Future development and the impact on resources, infrastructure and life styles are perhaps the most critical land use issues facing the county.

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

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**Issue 2: Farmland Protection and Preservation**

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The continued loss of farmland, highlighted by the loss of cropland, is and will continue to be a major concern in the county. This concern was

expressed during public meetings preceding the development of the 2002 Comprehensive Plan. Associated concerns include the increasing cost of farming caused by escalating property values and taxes, and complaints about farm operations from intruding non-farming neighbors. These conditions combine to exacerbate the loss of farmland.

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**Issue 3 : Location, Appearance and Safety of Manufactured Homes**

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As a lower cost alternative to conventional site-built housing, mobile and manufactured homes are increasingly impacting the landscape and tax base of Orangeburg County. Unfortunately, much of this housing has scarred the landscape and lowered the tax base, because of the physical condition of such units and the manner in which they have been established. This is not to conclude that mobile and manufactured housing should be prevented from locating in the county or relegated to obscure locations, but clearly the situation is such that stronger more meaningful development guidelines and standards are needed to address the issues of:

- ✓ location,
- ✓ compatibility and setup, and
- ✓ safety and habitability.

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**Issue 4 : Conservation of quality of life, historic resources, natural resources, residential areas, and a balanced physical environment.**

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The conservation issue is broad in scope covering most physical resources responsible for quality of life, including historic and natural resources, quality residential areas, and a balanced physical environment.

As development inevitably impacts and changes the physical appearance of Orangeburg County, these are the things that need to be monitored and protected to ensure their longevity.

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

Outside federal wetlands regulations and flood plain restrictions, little is being done at this time to conserve natural resources in Orangeburg County.

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**Issue 5 : Location of potentially incompatible land uses.**

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Public support for planning generally is based on the premise that not all land uses are compatible and that separation or buffering between incompatible uses is essential to the protection of property values, environments, and resources.

Home owners and land owners, environmentalists and the general public alike are concerned when new development creates an incompatible situation, i.e. lowers property values, heightens traffic congestion, emits pollutants, alters accepted environmental conditions, scars the landscape, or is just plain ugly.

How this Plan responds to the juxtaposition of incompatible land uses may well mirror the future landscape of the county.

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

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

To address this issue, the county should draft and include appropriate compatibility regulations in its proposed zoning ordinance.

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**Issue 6 : Economic Development**

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With farming on the decline, the County is pressed as never before to provide alternative job and economic opportunities. The land use issues associated with economic development include:

1. providing and facilitating sites suitable to industrial development,
2. protecting from encroachment by incompatible uses such sites for future industrial use, and
3. protecting from encroachment existing industrial plants from potentially incompatible uses and associated complaints arising from industrial operations.

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**Issue 7 : Appearance of land use and development.**

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There is a saying “you don’t get a second chance to make a first impression.” This is true for counties as well. How Orangeburg County is perceived to prospective residents, industry, business, and visitors is critical to its future well being. Existing land use projects a visual image of the county and plays a major role in future development by attracting like uses. Quality development generally attracts quality development and blight begets blight. This is not always true, of course, but rarely does quality development take place in a blighted area, unless major resources have been committed to renewal.

The physical image of Orangeburg County is tempered by a number of features, both negative and positive. Based on survey observations they include:

**Negative Features**

Signs & Billboards  
 Strip Development  
 Substandard mobile home parks  
 Deteriorated dwellings

**Positive Features**

Cultural & Historical Resources  
 Attractive, high profile industries  
 Woodlands and farmlands  
 Edisto River and other Natural resource areas

These and other features combine to form a mosaic of the county. The key to improving the image is to eliminate or reduce negative features and expand and accentuate positive features.

Appearance is identified here as a county issue, but in reality it is an issue confined principally to those areas burdened by negative physical features. Quality developers and responsible land owners routinely address the

issue of appearance. It is a matter of individual and community pride. For others, the issue of appearance may need to be regulated or mandated.

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**Issue 8: Strip Development**

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Strip development is one of the principal contributors to traffic accidents and congestion. It is characterized by numerous curb cuts and turning maneuvers, impeding the flow of traffic and creating the potential for accidents. It is also a contributor to urban blight and clutter, with the proliferation of signs and billboards.

Most major urban arterial streets and roads in Orangeburg County, particularly those radiating from the City of Orangeburg, have been stripped by development, with little evidence of commercial and business concentrations in nodes or centers separated by open space and low density use.

The infusion of open space, landscaping, curb cut controls, signage controls, project design, and aesthetic measures should be applied to existing and future development along all major traffic corridors to help retain the carrying capacity and improve the appearance and safety of such roads.

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**Issue 9: Urban sprawl and the consequences thereof**

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The Orangeburg urban area is a prime example of urban sprawl.

The term *urban sprawl* refers to several distinct urban development patterns. In its broadest definition, it refers to a pattern of low-density suburban development that spread out around most cities in this county during the postwar era. More narrowly applied, it refers to premature leapfrogging or “highway ribbon” development or low-density scattered development that occurs beyond the current perimeter of contiguous development. A synthesized definition of urban sprawl drawn from planning literature is:

***unplanned, uncontrolled, and uncoordinated single-use development that does not provide for an attractive and functional mix of uses and/or is not functionally related to***

***surrounding land uses and which variously appears as low density, ribbon or strip, scattered, leapfrog, or isolated development.***

Urban sprawl is viewed by most as wasteful of land and resources, costly to serve, damaging to the environment, and unsightly, among other things.

To better manage and address the issue of sprawl, encourage in-filling and optimize infrastructure investments, the establishment of multi-purpose, high density zone districts is recommended for the Orangeburg urban area and other urban enclaves, surrounded by low density, rural use districts.

## **Section 7 Land Use Goals, Strategies**

As the county continues its move into the 21<sup>st</sup> century, there needs to be a clear vision of the kind of future county residents want — a growth plan supported by goals and strategies. The essence of such a plan is embodied in the County's "Mission Statement", as follows:

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

Toward these ends the County is dedicated to providing a sustainable quality of life in a physical environment characterized by:

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

In furtherance of this vision and in response to issues raised in Section 6 of this document, the following goals and strategies are set forth:

<b>Goals</b>	<b>Description</b>
1	Conserve and effectively use natural resources threatened by development.
2	Enhance the quality and appearance of development and physical settings.
3	Articulate an arrangement of land uses which will promote land use compatibility, protect property values and environmental resources, and accommodate future development in an orderly manner.
4	Optimize investments in existing infrastructure; prevent premature development of farmlands and woodlands, and maintain a balanced environment, urban and rural.
5	Protect and sustain the character of existing residential areas.

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**Goal 1 : Conserve and effectively use natural resources threatened by development.**

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Conservation of natural resources, including historical resources, is essential to the retention of quality of life characteristics.

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

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

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

In addition to appealing to ones sense of appreciation of his surroundings, there are regulatory means of accomplishing preservation, including federal wetlands and flood plain regulations, currently in effect.

Other recommended conservation strategies include:

- ✓ Promote cluster subdivisions with design features such as open space, greenways, wildlife corridors, wetland preserves, farmlands, etc. as a means of enhancing development, conserving resources, and maintaining a balanced environment.
- ✓ Amending subdivision (development) regulations to require open space and resource conservation as a requisite to site development.
- ✓ Enacting development regulations to require the use of Best Management Practices (BMP's) in dealing with the development of resource areas.

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**Goal 2 : Enhance the quality and appearance of development and physical settings.**

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A positive, pleasing physical appearance contributes not only to a healthy, natural, and culturally rich environment, but is likely to attract economic development as well.

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

- ✓ Enact “overlay zone districts” along selected major streets and gateways into municipalities establishing design and appearance standards.
- ✓ Enact zoning regulations to address signage and its impact on visual sensibilities throughout the county.
- ✓ Promote responsible development along all major streets and highways, sensitive to surrounding uses and scenic resources.
- ✓ Enact zoning regulations to require landscaping as part of non-residential and multi-family projects. Also encourage landscaping, beautification, paint-up, and fix-up of properties through volunteer pride programs.
- ✓ Enact amortization (zoning) regulations to rid the county of eye sores, such as junk yards and vacant mobile homes.
- ✓ Enact mobile home regulations to address the siting, appearance, and habitability of such units.

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**Goal 3 : Articulate an arrangement of land uses which will promote land use compatibility, protect property values and environmental resources, and accommodate future development in an orderly manner.**

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This goal is directed at the heart of planning -- deciding what land will be developed and the intensity of that development. It is a matter of directing growth and development in such a manner as to preserve and perpetuate both rural and urban environs, neighborhoods, and natural resources, and creating a land use pattern characterized by:

- ✓ Stable, attractive, and diverse neighborhoods,
- ✓ Quality employment parks and centers, properly integrated and disbursed within urban, built-up areas,

- ✓ Convenient, accessible, diverse, and attractive retail and business nodes and complexes,
- ✓ Points of identity and places where people want to visit or live,
- ✓ Quality public services and facilities which provide an infrastructure support system for new development, and
- ✓ An arrangement of land uses which optimizes investments in existing infrastructure, and minimizes investments in new and expanded infrastructure.

Such an arrangement is proposed by the accompanying Plan Map, which is an integral part of this document. Strategy for implementation calls for:

- ✓ Enlisting plan input and support by property owners, developers, and the general public.
- ✓ Adopting the Plan and the Plan Map by ordinance.
- ✓ Enacting land use and development regulations and policies as necessary to accomplish Plan Map compliance.

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**Goal 4: Optimize investments in existing infrastructure, prevent premature development of farmlands and woodlands, and maintain a balanced environment, urban and rural.**

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This is perhaps the broadest of the several goals established by this Plan. It speaks to the issues of:

1. Urban sprawl,
2. Land use efficiency,
3. Cost containment of infrastructure in support of development, and
4. Conservation of natural and rural resources.

Recommended strategies for implementing this goal include the following:

**A. Establish urban growth areas; discourage urban sprawl.**

This goal embodies the ingredients of an urban growth doctrine, including the establishment of urban growth boundaries, providing for distinct lifestyles, urban and rural.

An urban growth area (UGA) is a planning tool that provides guidance for future growth by establishing a dividing line between areas appropriate for urban-and-suburban-level development and areas appropriate for agriculture, rural, and resource uses. It is a means of preventing sprawl development and directing growth. It provides a legal basis or justification for local decision-making at the urban edge. Lands appropriate for future urban and suburban uses are included within the boundary, while lands that should remain rural fall outside the boundary.

The UGA is typically set for a ten to twenty year period and should allow for adequate development opportunities within the boundary for this time period. While it is necessary to reexamine the boundary during this period and possibly make revisions, it should remain fairly consistent in order to maintain the market's confidence in the UGA's effectiveness. Consistency in the parameters of the area will provide the County and other service providers with the knowledge needed to budget for capital improvements and infrastructure investment within the UGA.

An urban growth area, sometimes called a development service district, defines areas already provided with or planned for public services — sewer, water, roads, police, fire, and schools — where growth should occur. It recognizes and establishes both rural and urban environments.

People residing in rural areas are there generally for one of two reasons. They appreciate rural life styles, or they are engaged in agriculture. Change, though often inevitable, usually is accompanied by resistance. The question, therefore, is how to accommodate more people and more development without compromising rural values. It is not easy.

It will require changes in development principles and practices. Land is not an infinite resource. More people will have to share the same amount of land. Continuation of past development practices will perpetuate urban sprawl and compromise rural resources, gradually changing the rural character of the landscape. Aside from conserving rural lifestyles and resources, UGA's:

- ✓ **Encourage urban area revitalization and infill,**
- ✓ **Improve the tax base** through redevelopment of underutilized sites and lots occupied by obsolete uses,

- ✓ **Save money on infrastructure** by targeting growth to areas already served by public sewer, water, schools, recreation facilities, etc. and defining the limits of new and expanded infrastructure,
- ✓ **Reduce traffic congestion** by limiting the number and length of trips. Longer travel distances to places of employment accounted for approximately one-third of the increase in vehicle miles of travel in the 1980-90's, even without taking population growth into consideration.
- ✓ **Conserve rural resource land** by setting limits on urban expansion. This gives landowners a sense of permanence for their agricultural lands which may encourage them to continue to invest in their farming operations. Conserving agricultural lands will help maintain and protect the county's agricultural base and support rural lifestyles.

The difficulty in adapting to a growth doctrine is that land use projections notwithstanding, we are unable to determine precisely how much land should be open to new development. As a result, growth boundary areas should include an element of flexibility, and observe, where possible, physical features such as wetlands, swamps, stream corridors, and other natural impediments.

The concept of an urban growth area, however flexible, must be embraced and supported by all applicable service providers to be effective. It is, after all, both a regulatory and a policy issue, often transcending political and service area jurisdictions. As such, several initiatives working in tandem are recommended, including:

1. Regulating the use and intensity of development based on a boundary divide — rural and urban. In this instance rural is synonymous with the Forest-Agricultural District in the proposed Orangeburg Zoning Ordinance, and urban is inclusive of all other proposed zone districts contained therein.
2. Establishing mutually agreed to policies for all affected urban service providers to withhold urban services from areas beyond the established growth area, and/or,

3. Placing with the initial developer the financial responsibility for all public improvements, and/or,
4. Developing for proposed projects outside the growth boundary area a performance evaluation criteria.

Under the third initiative, development would be allowed to leapfrog the growth boundary if the developer feels that a location outside the boundary is not premature, and he can make a go of the project. If he is wrong, he bears the brunt of the loss of infrastructure expenses, not the taxpayer or general public.

This approach relies on the market to set efficiency limits to urban growth by compelling new development to pay its own way. In this context, the market is instrumental in the formulation of land policy regarding growth boundaries.

Still, project locations outside established urban growth areas should be reviewed for appropriateness with the goals of the Comprehensive Plan and mitigated for compatibility with its proposed surroundings. In this regard, mitigation should take the form of a performance evaluation.

Rural development proposals, outside urban growth areas, should be evaluated based on a system of soil suitability and quality, and consideration of such factors as (1) impact on agriculture, natural resources, historic, recreation, scenic, and other resources; (2) site economic viability such as farm size, land ownership, and investments, and; (3) access to public infrastructure, and necessary public, social, personal, and business services.

**B. Create an organizational/administrative structure capable of implementing containment policies relative to utility extension.**

**C. Expand membership on the Orangeburg County Planning Commission to include ex-officio positions for the school districts and the major utility providers.**

Unilateral decisions to relocate or build new schools and to extend or limit the extension of sewer lines directly impacts the movement of

development. The current structure of the Planning Commission does not provide for a voice or a seat for these agencies. It should. Their input and cooperation are essential to a growth policy in support of this goal.

**D. Enact “common” growth area containment policies and/or regulations to include schools, utilities, density and use zoning, transportation, and recreation facilities.**

**E. Amend the County’s Subdivision (development) Regulations to require rural conservation and design alternatives beyond the urban growth area, and open space networking interconnecting rural development nodes (communities).**

**F. Facilitate, in a timely manner, potential development sites within the defined growth area.**

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**Goal 5 : Protect and sustain the character of existing residential areas.**

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1. Identify, and protect through zoning, unzoned residential areas in the County from potential incompatible uses.
2. Enact policies which would restrict rezoning activity that would disrupt the stability of existing quality residential neighborhoods.
3. Complement and or add transitional use belts (zones) around existing subdivisions where needed to better address commercial encroachment and ameliorate potential land use conflicts. Also provide for transitioning in lot sizes, densities, and other characteristics from residential area to residential area.
4. Monitor neighborhood conditions for signs of deterioration or change that would jeopardize land values and/or the sustainability of such areas.
5. Enact buffer yard and setback requirements to better protect residential areas.

## **Section 8 Land Use And Development Policies**

In addition to the previous Land Use Goals and Strategies, the following development policies are hereby established. They form the basis of the planning process by providing criteria for evaluating land use proposals. These policies represent legislative intent on the part of elected officials to meet plan goals and objectives.

### **General Policies:**

Encourage planned and orderly growth consistent with:

1. the Land Use Plan Map for the county,
2. the county's ability to extend or provide public services and facilities in support of development, and
3. Land Use and Development Goals and Strategies contained herein.

### **Residential Policies:**

1. Provide opportunities for an appropriate mix of dwelling types, sites and prices in order to meet current and projected housing needs of county residents in keeping with their financial capabilities and preferences.
2. Encourage new housing development to strive toward the best principles of site planning and residential design.
3. Promote new and innovative approaches to residential development which will expand housing opportunities and/or minimize public and private costs.
4. Encourage and promote residential development in subdivisions or parks, as opposed to strip locations fronting on major highways.

5. Ensure that the level and type of proposed residential development will be compatible with the physical limitations of the land and established land uses.
6. Ensure compatibility in transitioning between different types of housing, size of housing, lot sizes, and other characteristics from residential area to residential area.
7. Coordinate the expansion of residential development with information regarding potential impacts on schools, water and sewer systems, drainage, transportation systems, and other elements of the Comprehensive Plan.
8. Maintain and/or revitalize existing neighborhoods, and rural communities exhibiting signs of decay and transition.

### **Industrial Policies**

1. Continue the development of planned industrial parks and discourage the location of industry other than agro-industry in rural or natural resource areas.
2. Encourage the development and/or expansion of "clean" high-tech industrial uses.
3. Coordinate the location of industrial development with the provision of appropriate road, rail and pipeline facilities and information regarding potential impacts on community facilities, utilities, adjacent and nearby land uses and environmental features.
4. Continue to identify and reserve lands for future industrial development and protect these lands as well as existing industry from encroachment by interim land uses which would detract from, would be incompatible with, or would preclude their future industrial utility.
5. Encourage the location and development of industrial uses in areas which will maximize the potential for safe, efficient and compatible operations while minimizing excessive

infrastructure improvements and service costs to both industry and government.

6. Guard against the location of uses such as hog farms and processing plants which could substantially damage environmental resources and amenities.
7. Regulate and mitigate the impact of industrial operations that produce excessive noise, smoke, dust or other particulate matter, vibration, toxic or noxious waste materials, odors, fire and explosive hazards or other detrimental emissions.

### **Institutional and Community Facility Policies**

1. Prioritize and extend public services and facilities into developments with existing needs and developing areas designated on the Land Use Plan Map.
2. Curb extension of community facilities in support of higher density development in rural (forest-agriculture) designated and/or zoned areas.
3. Coordinate all capital improvement plans of the various utility providers in the unincorporated areas of the county to assure they are mutually supportive and comply with overall growth and development concepts.
4. Assess the availability of public services and facilities prior to making decisions which impact undeveloped and rural areas of the county.
5. Promote development in those undeveloped areas of the county presently served or planned for water, sewer and other services.
6. Discourage the use of septic tanks and settling ponds for all but low-density residential development in the rural areas of the county.

## **Transportation Policies**

1. Promote the development of a comprehensive and inclusive transportation system to better meet the needs of county residents.
2. Ensure adequate rights-of-way for future road improvements and expansions through dedication and building setback requirements based on a hierarchical system of roads.
3. Protect the safety and traffic-carrying capacity of major interchanges and thoroughfares with a combination of design, land use, setback, and curb cut controls.
4. Ensure safe and efficient pedestrian and vehicular circulation systems in new subdivisions.
5. Protect airfields and airport facilities against potential hazards to flight operations created by adjacent land uses.

## **Open Space and Recreation Policies and Distribution**

1. Optimize the location of new park and recreation facilities to meet the diverse needs of county residents.
2. Secure future sites for recreation activities by identifying land and water areas having the best combination of natural features, size and location suited for the type of experiences to be provided.
3. Preserve the positive qualities of areas which have important recreational, scenic, historic, archaeological, educational and aesthetic values.
4. Encourage land development practices that reserve open space and conserve on-site resources.

## **Natural Resource Utilization and Conservation Policies**

1. Protect, maintain and enhance the county's natural resources

for future generations to share and enjoy.

2. Ensure that the development of land and water resources proceeds in a manner consistent with resource capabilities.
3. Protect water quality and water sheds.
4. Protect agricultural areas from premature and indiscriminate encroachment of development which would usurp their utility or be incompatible with agricultural operations.

### **Commercial Policies**

1. Insure that commercial establishments are designed to minimize their impact on traffic circulation and adjacent land uses.
2. Encourage the clustering of commercial establishments in nodes convenient to population concentrations.
3. Discourage strip commercial development, except on designated corridors.
4. Prohibit the encroachment of commercial development into established residential areas.
5. Coordinate commercial development with information regarding the potential impact on the Comprehensive Plan, community facilities, utilities, transportation system, adjacent and nearby land uses and the environment.

### **Section 9      Land Use Plan (Map)**

The Land Use Plan is an expression of geographic objectives, presented in map form. It establishes development objectives for various areas of the county.

Land use and development objectives are identified on the Plan Map by the use of colors and symbols. They are based in part on factors influencing

development, i.e. growth projections, existing land use, land use potential, land use constraints, land use issues, and land use goals.

The various categories illustrated on the Plan Map include:

- Economic Activity Areas**
  - Mixed Use Commercial Areas**
  - Convenience Service and Transitional Areas**
  - Industrial - Business Areas**
- Residential Areas**
  - Existing Residential**
  - Developing Residential**
- Rural Communities**
- Natural Resource Areas**
- Farming and Forest Areas**
- Airport Areas**

Following are **objectives** and **strategies** for guiding development within each of the above map categories.

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## **ECONOMIC ACTIVITY AREAS**

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Economic activity areas or EAA's designated on the Plan Map contain uses providing employment and commercial opportunities and/or land generally suited to the development of such uses, i.e. business, commerce, wholesale, industry, government, services, and high density residential uses. These areas are further classified into sub-categories based on their primary function, including Mixed Use Commercial Areas, Convenience Service and Transitional Areas, and Industrial-Business Areas.

A further refinement of types of uses included in or planned for this area is contained in the companion Zoning Ordinance.

Where economic activity circles or nodes appear on the Plan Map, the intent is to promote cluster development, in keeping with the planned intensity and use of such areas.

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## **Mixed Use Commercial Areas**

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### **Objective**

This is an inclusive economic or business designation. The objective is to concentrate general commercial development and economic activity in areas so designated, and to minimize the impact of such development on neighboring properties, the transportation network, and environmental resources. Further, the objective is to encourage and promote the economic vitality and ability of the county to compete in a regional market by concentrating economic activities, thereby strengthening the draw of such areas through “cumulative attraction.”

### **Strategy**

- ✓ Provide investment incentives for concentrating development in such areas.
- ✓ Channel higher intensity development to such areas, by prohibiting it elsewhere.
- ✓ Provide urban infrastructure in support of such areas.

Where these areas parallel existing commercial corridors such as U.S. 601 and U.S. 178, the strategy is expanded to include the adoption of development regulations to:

- ✓ minimizes the impact of development on traffic movement and the carrying capacity of such corridors,
- ✓ promote safety,
- ✓ address appearance and alignment of buildings,
- ✓ make landscaping an integral part of all future development,
- ✓ promote street tree plantings and the greening of such corridors, and
- ✓ address signage and the proliferation thereof.

For the purpose of this study, high intensive use corridors are defined by two or more of the following conditions,

1. High traffic volumes,

2. Continuous line of development, with relatively few unbroken stretches,
3. Frequent curb cuts often accessing small lots,
4. Public sewer availability, existing or planned.

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## **Industrial and Business Areas**

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### **Objective**

The objective of the Industrial-Business designation is twofold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interests from incompatible development.

Areas so designated have been determined to be suitable to such development based on soil conditions, access, and infrastructure (existing or planned).

### **Strategy**

- ✓ Identify and map areas with industrial and business potential, and take appropriate action to reserve such areas for future development.
- ✓ Promote the development of industrial and office parks within such areas.
- ✓ Facilitate such areas for industrial and business development.
- ✓ Reduce through zoning, site design, and/or buffer requirements potential conflicts between business/industrial uses (existing and future) and residential uses.

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## **Convenience Service and Transitional Areas**

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### **Objective**

The objective of this designation is three-fold: (1) to concentrate convenience commercial and service establishments in proximity to

residential areas, (2) to adequately buffer such areas from neighboring residential uses and (3) to provide for controlled transition from residential to limited commercial over time.

### **Strategy**

- ✓ Restrict through zoning the use of such areas to convenience and service establishments, and transitioning residential and related uses.
- ✓ Regulate the transitional process of such areas so as to enhance environmental conditions and maintain or improve property values.
- ✓ Evaluate all proposed use changes in such areas to determine the impact on the transitional process, and accommodate change only where substantial improvement or strengthening of the area would result — guide the transitional process in the best interest of the county.

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## **Rural Community Areas**

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### **Objective**

The objective of this classification is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural support needs of the community as well as nearby rural residents in farming and forest areas.

### **Strategy**

- ✓ Promote the clustering of development in rural communities or nodes, as opposed to striping rural routes.
- ✓ Promote mixed use development (i.e. commercial, institutional and residential) of these areas, thereby strengthening the community concept.

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## **Existing Residential Areas**

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Existing residential areas represent one of the most important resources in the county. As such, the retention and protection of these areas are paramount.

### **Objective**

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Also, this designation is designed to promote in-filling of such areas with like uses as an efficient means of meeting future housing demands, and limiting sprawl.

### **Strategy**

The following strategies are designed to implement the objective of this classification.

- ✓ Identify and map such areas.
- ✓ Structure and apply zoning and development regulations aimed at protecting the use, integrity and sustainability of such areas.
- ✓ Monitor existing subdivisions for signs of change of use and/or deteriorating conditions, and take appropriate action to stabilize and/or revitalize such areas for continued residential use.

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## **Developing Residential Areas**

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This is where most future residential development is expected to take place based on trends, availability of existing and/or planned infrastructure, and environmental conditions.

## **Objective**

The objective of this designation is to promote and accommodate in an orderly manner residential development in areas so designated.

## **Strategy**

The following strategies are recommended for implementing the above objective:

- ✓ Regulate development within such areas to ensure land use compatibility.
- ✓ Back residential subdivisions along arterial streets; discourage strip residential development and control curb cuts along such streets.
- ✓ Enact habitability, siting, and safety standards for manufactured homes, and promote compatibility with conventional dwellings.
- ✓ Amend subdivision regulations to address conservation of on-site resources and the integration of such resources into site design.
- ✓ Ensure that the level and type of proposed residential development will be compatible with the physical limitations of the land and established land uses in the surrounding area.
- ✓ Provide opportunities for an appropriate mix of dwelling types, sites, and prices in order to meet current and projected housing needs of county residents in keeping with their financial capabilities and preferences.
- ✓ Promote new and innovative approaches to residential development which will expand the variety of housing opportunities and/or minimize public and private costs.

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## **Farming and Forest Areas**

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Most farming and forest areas shown on the Plan Map generally are outside the path of projected development, characteristically rural and predominately undeveloped or in agricultural use at this time. Moreover, few changes to these areas are anticipated during the life of this Plan, provided urban sprawl is kept in check. The retention of open lands, woodlands, and wetlands which make up a large part of this area, are essential for clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations contained herein. These areas also provide a very low density rural environment preferred by many people over subdivisions and higher density urban or community settings.

### **Objective**

The objective of this classification is to conserve rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

### **Strategy**

Strategies designed to implement this objective include:

- ✓ Establishing farmland boundaries beyond which urban development would be restricted, unless and until the boundaries are altered by decision of the County Council, on recommendation of the County Planning Commission.
- ✓ Monitoring and mitigating proposed changes which would alter or compromise the rural character of such areas.
- ✓ Prohibiting through zoning high intensity development from the area.
- ✓ Purchasing development rights.

Purchasing development rights is one of the least costly means of retaining open space — agricultural lands. By purchasing the development rights, the owner of the land may continue to use it for agricultural purposes but forfeit future development options. Purchasing the right to develop is less costly than purchasing the land in fee simple.

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## **Natural and Recreational Resource Areas**

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This classification includes all major natural and recreational resources, including rivers, wetlands, parks, and woodlands.

### **Objective**

The objectives of this classification are (1) to preserve and protect such areas from misuse and development which would unduly compromise their utility and role in the natural scheme of things, (2) to maintain the ecological integrity, including the plant and animal habitats of the Four Holes Swamp, (3) provide and maintain outdoor recreational areas, and (4) to encourage the preservation of forestry, outdoor recreation, and other land-based activities that maintain open space, protect water quality, and maintain and enhance quality of life .

### **Strategy**

- ✓ Enact land development and use regulations which would ensure the retention and function of such areas.

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## **Airport Areas**

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### **Objective**

The objectives of this classification are (1) to protect the interests of the Orangeburg airport and the USAF's North Field, (2) to protect and promote the general health, safety, economy, and welfare of the airport's environs, (3) to prevent the impairment and promote the utility and safety of the airports, (4) to promote land use compatibility between the airports and surrounding development, and (5) protect the character and stability and enhance the environment of areas impacted by airport operations.

## Strategy

- ✓ Enact zoning and development regulations designed to implement the objectives of this classification.

## Section 10 Land Use Compliance Matrix

Nowhere is a Plan more essential than in decisions involving zoning or rezoning. In fact, 6-29-720 of the South Carolina Code of Laws, 1976 (Comprehensive Planning Enabling Act of 1994) states that “**regulations (zoning) must be made in accordance with the comprehensive plan...**” But unless the plan is clear regarding what constitutes compliance, it may not succeed as a guide to the development and regulatory decision making process.

To clarify the intent of this Plan and what constitutes “accordance” therewith, the use of a Compliance Matrix is recommended. The Matrix, establishes criteria and parameters for determining compliance. It summarizes land use objectives, and identifies major use groups which meet plan map objectives. And by omission, it identifies as well those uses at variance with the Plan. In short, it establishes a guide for determining when **development is in accord with plan map objectives**. It directly links the Plan with the zoning ordinance (and map), establishing clear compliance criteria.

Plan-map designations and the accompanying description on the Matrix establish the objectives of a given classification and the type of development which fulfills those objectives.

Plan map objectives may be met and plan compliance accomplished whenever land uses identified in the “accord column” are permitted by zone district regulations. Uses not listed are considered to be at variance and non-compliant with the matrix and the objectives of the Plan. As such any zoning or rezoning action by the Planning Commission and County Council should be denied accordingly, for non-compliance. Depending on the objectives of a given plan map designation, land use options range from few to many.

The boundaries of the various plan-map classifications should not be considered exact. They are general by design, permitting flexibility in the administrative determination by staff of zone district compliance with the Plan.

To help link the Comprehensive Plan to the zoning ordinance, use of the North American Industrial Classification System (NAICS) is employed by both documents. The plan employs the two digit identification system, which is broad and inclusive in terms of uses permitted within a given classification. The ordinance employs, but refines the two digit system, using a three to five digit system, which permits the crafting of zone districts specifically designed to meet individual zone district objectives.

Areas designated Existing Residential, for example, show a limited list of permitted uses. This means that any request to establish a zone district which permits more than single-family dwellings and support uses should be denied as it is not in accord with Plan map objectives. This limited zoning response makes a strong statement for stability and conservation of existing residential areas so classified on the Plan Map.

Whenever the Plan's objectives are brought into question, the matter should be reassessed by the Planning Commission to determine if they are still representative of the areas in question. If they are, any zoning change at variance should be denied on the grounds of "non-compliance." If, however, there is a deficiency in the Plan or conditions or objectives have changed over time, the Plan itself should be amended. In this way, the Commission will continually evaluate the Plan for relevance and applicability.

The entire process — evaluating development and zoning proposals on the basis of the Compliance Matrix — is designed to better infuse the Plan and the planning process into the development and zoning process.

**ORANGEBURG COUNTY  
COMPLIANCE MATRIX AND LAND USE PLAN LEGEND**

<b>MAP DESIGNATION</b>	<b>GEOGRAPHIC OBJECTIVES</b>	<b>LAND USES IN ACCORD WITH OBJECTIVES (Reference NAICS sector classification #)</b>
<b>Existing Residential Areas</b>	Protect the character and present use of existing residential subdivisions and neighborhoods.	<ul style="list-style-type: none"> <li>✓ Existing residential uses</li> <li>✓ Educational, recreational and religious uses (#61,71, 81)</li> </ul>
<b>Developing Residential Areas</b>	Build future residential environs shaped by “market driven” demands and preferences for a variety of housing, including single- and multi-family dwellings and manufactured homes.	<ul style="list-style-type: none"> <li>✓ Single-family dwellings</li> <li>✓ Multi-family dwellings, townhouses, apartments, duplexes, condominiums, assisted living facilities, etc.</li> <li>✓ Residentially designed manufactured dwellings</li> <li>✓ Educational, recreational and religious uses (#61,71, 81)</li> </ul>
<b>Mixed Use Commercial Areas</b>	Create and sustain viable commercial and mixed use areas, to include institutional and high density residential uses, capable of (1) meeting the varied needs of the local and regional populace, and the traveling public, and (2) competing successfully in the regional marketplace.	<ul style="list-style-type: none"> <li>✓ Retail and wholesale trade, (# 42,44-45)</li> <li>✓ Transportation and Warehousing (#48-49)</li> <li>✓ Information (# 51)</li> <li>✓ Finance and Insurance (#52)</li> <li>✓ Real estate (#53)</li> <li>✓ Professional, Scientific and Technical Services (# 54)</li> <li>✓ Management of Companies (# 55)</li> <li>✓ Administrative support and Waste management services (# 56)</li> </ul>

<b>Mixed Use Commercial Areas (continued)</b>		<ul style="list-style-type: none"> <li>✓ Educational services (# 61)</li> <li>✓ Health Care and social assistance (# 62)</li> <li>✓ Arts, Entertainment and Recreation (#71)</li> <li>✓ Accommodation and Food Service (#72)</li> <li>✓ Other services (#81)</li> <li>✓ Public administration (#92)</li> <li>✓ Multi-family dwellings, townhouses, apartments, duplexes, condominiums, etc.</li> <li>✓ Manufactured dwellings and parks</li> <li>✓ Single-family dwellings</li> </ul>
<b>Industrial Areas</b>	<p>Promote and accommodate industrial development as a means of improving local economic conditions and "quality of life".</p>	<ul style="list-style-type: none"> <li>✓ Agricultural, forestry (#11)</li> <li>✓ Mining (#21)</li> <li>✓ Construction (#23)</li> <li>✓ Manufacturing uses (#31-33)</li> <li>✓ Wholesale trade (#42)</li> <li>✓ Transportation and Warehousing (#48-49)</li> <li>✓ Information (# 51)</li> <li>✓ Finance and Insurance (#52)</li> <li>✓ Real estate (#53)</li> <li>✓ Professional, Scientific and Technical Services (# 54)</li> <li>✓ Management of Companies (# 55)</li> <li>✓ Administrative support and Waste management services (# 56)</li> <li>✓ Health Care and social assistance (# 62)</li> <li>✓ Accommodation and Food Service (#72)</li> </ul>

<b>Industrial Areas (continued)</b>		<ul style="list-style-type: none"> <li>✓ Other services (#81)</li> <li>✓ Public administration (#92)</li> </ul>
<b>Convenience Service and Transitional Areas</b>	Provide for the development of convenience retail stores and personal service outlets in proximity to residential areas; and facilitate the orderly conversion of residential areas in transition to other than residential use.	<ul style="list-style-type: none"> <li>✓ Retail (limited #44-45)</li> <li>✓ Information (# 51)</li> <li>✓ Finance and Insurance (#52)</li> <li>✓ Real estate (#53)</li> <li>✓ Educational services (# 61)</li> <li>✓ Health Care and social assistance (# 62)</li> <li>✓ Arts, Entertainment and Recreation (#71)</li> <li>✓ Accommodation and Food Service (#72)</li> <li>✓ Public administration (#92)</li> <li>✓ Single-family and multi-family site-built and manufactured homes</li> </ul>
<b>Farming and Forest Areas</b>	Conserve, sustain and protect farmlands and rural environs for future generations, and inhibit "urban sprawl" in the process.	<ul style="list-style-type: none"> <li>✓ Agricultural, forestry (#11)</li> <li>✓ Mining (#21)</li> <li>✓ Construction (#23)</li> <li>✓ Administrative support and Waste management services (# 56)</li> <li>✓ Single-family dwellings</li> <li>✓ Manufactured dwellings</li> </ul>
<b>Rural Communities</b>	Recognize, border, facilitate and service existing rural communities, and channel future rural residential and support uses into such areas, further limiting "urban sprawl".	<ul style="list-style-type: none"> <li>✓ Agricultural, forestry (#11)</li> <li>✓ Single-family dwellings</li> <li>✓ Manufactured dwellings</li> <li>✓ Retail (limited #44-45)</li> <li>✓ Information (# 51)</li> <li>✓ Finance and Insurance (#52)</li> </ul>

<b>Rural Communities (continued)</b>		<ul style="list-style-type: none"> <li>✓ Real estate (#53)</li> <li>✓ Educational services (# 61)</li> <li>✓ Health Care and social assistance (# 62)</li> <li>✓ Arts, Entertainment and Recreation (#71)</li> <li>✓ Accommodation and Food Service (#72)</li> <li>✓ Public administration (#92)</li> </ul>
<b>Natural and Recreational Resource Areas</b>	<p>Maintain the ecological integrity of plant and animal habitats, protect water quality and water sheds, and provide for land-based activities that maintain open space, provide jobs and products for the local and national economy and maintain and enhance quality of life.</p>	<ul style="list-style-type: none"> <li>✓ Agricultural, forestry (#11)</li> <li>✓ Single-family dwellings</li> <li>✓ Manufactured dwellings</li> <li>✓ Nature parks and recreation areas</li> </ul>
<b>Airport Areas</b>	<p>Protect and promote the dual interest of airport operations and neighboring land uses; prevent the impairment and promote the utility and safety of airport facilities; and protect the character and stability of neighboring land uses impacted by air traffic operations.</p>	<ul style="list-style-type: none"> <li>✓ Low density residential</li> <li>✓ Low intensity institutional, commercial warehousing and industrial uses</li> <li>✓ Low-rise buildings and structures</li> </ul>