

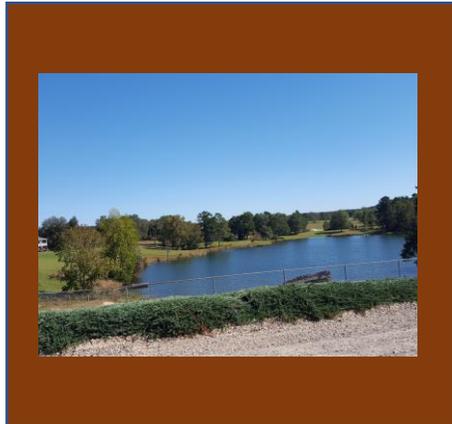


EDGEFIELD COUNTY 2019 COMPREHENSIVE PLAN

Adopted: June 4, 2019



**Edgefield County
South Carolina
2019 - 2040**



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Adopted: June 4, 2019
Edgefield, South Carolina

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Edgefield County Comprehensive Plan

TABLE OF CONTENTS

<u>COMPREHENSIVE PLAN CHAPTER/ELEMENT</u>	<u>Page #</u>
INTRODUCTION	1
Planning Law In South Carolina	1
Plan Organization and Process	4
Community Goals and Policies	5
CHAPTER 1 – POPULATION AND DEMOGRAPHICS	1.1
History	1.1
Trends and Projections	1.3
Demographic Characteristics	1.5
Income and Poverty	1.8
Education	1.9
Summary	1.10
CHAPTER 2 – ECONOMIC DEVELOPMENT	2.1
Labor Force	2.1
Income	2.3
Low and Moderate Income	2.4
Local Leadership	2.5
U.S. Cyber Command Opportunities	2.6
Broadband Issues	2.8
Creating a Competitive Advantage	2.9
CHAPTER 3 – NATURAL RESOURCES	3.1
Natural Setting and Resources	3.1
Soils and Mineral Resources	3.3
Waterways, Floodplains and Wetlands	3.3
Animal Habitat	3.5
Forest Lands	3.6
Farmland	3.6
Land Management and Conservation	3.7
Summary	3.11
CHAPTER 4 – CULTURAL RESOURCES	4.1
Historic Resources	4.1
Scenic and Heritage Resources	4.8
Summary	4.11

	<u>Page</u>
CHAPTER 5 – COMMUNITY FACILITIES	5.1
Water Services	5.1
Waste Water Collection and Treatment	5.5
Solid Waste Management	5.7
Power and Communications	5.8
Energy Management	5.11
Public Safety and Government Facilities	5.13
Edgefield Hospital and Public Health	5.20
Education and Literacy	5.21
CHAPTER 6 – HOUSING	6.1
Housing Development Patterns	6.2
Housing Costs	6.3
Housing Conditions	6.4
Housing Vacancy Rates	6.4
Substandard Housing Units	6.5
Housing Trends and Supply	6.6
General Housing Strategies	6.9
CHAPTER 7 – LAND USE	7.1
Historic and Current Development Patterns	7.1
EXISTING LAND USES	7.2
Current Land Uses by Category	7.2
FUTURE LAND USE	7.3
Industrial Growth	7.3
Residential Land Uses	7.4
Utilities	7.5
Agricultural Areas	7.5
Undeveloped Land	7.5
Historic Areas	7.5
Future Land Use Map	7.6
Rural and Residential Land Use Categories	7.9
Commercial and Mixed Use Land Use Categories	7.9
Industrial Land Use Categories	7.9
Public Land Use Categories	7.10
Land Use and Zoning	7.11
Zoning and Development Strategies	7.12
Zoning and Development Categories	7.13
Special Development Districts	7.14
New Zoning Overlay Districts	7.14
Land Development Regulations	7.16

	<u>Page</u>
CHAPTER 8 – TRANSPORTATION	8.1
Transportation Network	8.1
Transit Services	8.8
Bicycle/Pedestrian Network	8.8
Freight Network, Trucking and Railroads	8.8
Ports and Airports	8.11
Project Recommendations and Strategies	8.11
CHAPTER 9 – PRIORITY INVESTMENT STRATEGIES	9.1
Overview	9.1
Short Term Plan	9.1
Long Term Plan	9.8
APPENDICES	A.1

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Edgefield County Comprehensive Plan

INTRODUCTION

The County of Edgefield requested a proposal to update the Edgefield County Comprehensive Land Use and Transportation Plan in January 2018 to comply with Title 6, Chapter 29, Section 510 of the South Carolina Code of Laws [also known as the South Carolina Local Government Comprehensive Planning Enabling Act of 1994]. The Act consolidated prior legislative acts regarding local authority to prepare plans and to adopt zoning and land development regulations and has since been updated to include additional provisions for education of local planning officials, vested rights, reuse of Federal Defense facilities, and the South Carolina Priority Investment Act.

The following document presents the 2019 Comprehensive Land Use and Transportation Plan for Edgefield County and becomes effective with adoption by the Edgefield County Council.

The actual process to adopt this Comprehensive Plan for Edgefield County began with a discussion by the Edgefield County Planning Commission in May 1997 with a discussion of the requirements of the state Planning Enabling Act of 1994. Although development plans had been created for Edgefield County prior to the enactment of the new planning legislation in 1994, an updated plan was required to be in place by 1999 to keep the county in compliance with State law. With this background, the Planning Commission and interested public officials created the first Comprehensive Plan during the public portion of the monthly meetings. That plan was updated on a five-year cycle with the most recent prior plan being completed in 2014.

Protection and enhancement of the social, economic and natural systems of the County quickly emerged as an overall theme in this process as the planning process brought divergent interests of the county together to form a cohesive program for the future and established the plan as the main tool used to present past trends, existing conditions and future needs in one document.

PLANNING LAW IN SOUTH CAROLINA

The 1994 Planning Enabling Act (SC Code Sections 6-29-310 and 6-29-1200) required all counties and municipalities with planning programs (zoning ordinances, land development ordinances, mobile home regulations, etc.) to prepare Comprehensive Plans by May 3, 1999. Plan preparation was the first step in the planning process.

Updates to the 1994 Planning Enabling Act were approved by the South Carolina legislature in 2007. These updates took the transportation planning elements out of community facilities and created a separate transportation element. Updates also identified the priority investment strategies out as a separate element. Detailed requirements for each element are quoted from 1994 Planning Enabling Act with some added descriptions from the *Comprehensive Planning Guide for Local Governments*, published by the Municipal Association of South Carolina and the South Carolina Association of Counties.

- 1) **Population Element** which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics - This element contains historic trends and projections, household information, education levels and trends, income characteristics and trends, race, sex, age and other information. This information should

give decision-makers a clear understanding of how the population affects the existing situation and the future potential of an area.

- 2) **Economic Development Element** which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base - This element includes information related to historic trends and projections on the numbers and characteristics of the labor force, where they live in the community work where people who work in the community reside, available employment characteristics and trends, and any other matters affecting the local economy.
- 3) **Natural Resources Element** which considers coastal resources, slope characteristics, prime agricultural and forest lands, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types - This element consists of many areas of the natural environment which deserve protection or mitigation of negative impacts, including steep slopes, protected prime agricultural and forest lands and animal and plant and animal habitats, unique park and recreation areas, and scenic views and sites, and wetlands. This element could also include information on flood plain and floodway areas, mineral deposits, air quality and other matters related to the natural environment.
- 4) **Cultural Resources Element** which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. - This element relates to plans for protecting historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious, or entertainment institutions and other features or facilities relating to the cultural aspects of the community.
- 5) **Community Facilities Element** which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities - This element includes many activities essential to the community's growth, development, and/or redevelopment, including the following:
 - Water supply, treatment and distribution plan
 - Sewage system and waste water treatment
 - Solid waste collection and disposal
 - Fire protection plan
 - Emergency medical services plan
 - General governmental facilities plan
 - Plan for educational facilities
 - Plan for libraries or other cultural facilities

The State's planning law also requires that the community facilities element be adopted before subdivisions or land development regulations can be adopted.

- 6) **Housing Element** which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing - This element includes an analysis of existing housing by location, type, age, condition, ownership/renter occupancy, and affordability. It also contains projections about housing needs to accommodate the existing and future

populations and to identify housing regulatory requirements, including non-essential regulations that may add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare. The element also may include an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses or design flexibility, and regulations that may be streamline the` permitting processes;

- 7) **Land Use Element** which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped - This element considers the characteristics of the land, carrying capacities, and compatibility between different land uses and defines existing and future land use categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped land. All of the above described elements influence the land use element and influence the amount of land needed for various uses based on the findings, projections and conclusions from each of the other elements.

The planning Enabling Law also requires that the land use element must be adopted before the adoption of a zoning ordinance. To In this sense, development regulations are able to implement the community's vision.

- 8) **Transportation Element** which considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network - This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development and in coordination with other local, regional, state and federal planning agencies responsible for the various network systems of roads, rails, trails, bridges, ports, and aviation facilities affecting the county.
- 6) **Priority Investments Element** which analyze the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and recommend the expenditure of funds for those projects during the planning period for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies, including those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project - For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

Element Content

For each of the Comprehensive Plan elements described above, it is required that each of the following items be included:

- 1) Inventory of existing conditions
- 2) Statement of needs and goals, and
- 3) Implementation strategies with time frames

Review of the Comprehensive Plan

South Carolina law requires that the Planning Commission review the Comprehensive Plan and/or particular elements within it as it deems necessary based on changes in local conditions. As elements of the plan are changed, ordinances based on the plan should be amended. State law requires that the Comprehensive Plan elements be reviewed at least every five years. The law also requires that the entire Comprehensive Plan, including all elements, be updated at least every ten years. A new plan must be prepared, recommended and approved by the governing authorities (e.g. the Edgefield County Council).

Procedure for Adopting the Comprehensive Plan or Amendments

When the plan, any element, amendment, extension or addition is completed and ready for adoption the following steps must be taken:

- 1) Resolution - by majority vote of the entire membership, the Planning Commission must adopt a resolution recommending the plan or element to the governing body for adoption. The resolution must refer explicitly to maps and other descriptive material intended by the commission to form the recommended plan.
- 2) Minutes - the resolution must be recorded in the official minutes of the Planning Commission.
- 3) Recommendation - the Commission must send a copy of the recommended Comprehensive Plan or element to the local governing body being requested to adopt the plan. The Commission must also send a copy to all other legislative or administrative agencies affected by the plan.
- 4) Hearing - before adopting the recommended plan, the governing body must hold a public hearing. It must give at least 30 days notice of the hearing time and place in a general circulation newspaper in the community.
- 5) Ordinance - the local governing body must adopt the Comprehensive Plan or any element by ordinance.

PLAN ORGANIZATION AND PROCESS

This plan is organized based on the requirements of the state Planning Enabling Act of 1994 as amended, including the seven original elements (chapters) of the plan with additional chapters identifying transportation and priority investment recommendations. Each element begins with an inventory of existing conditions, includes a statement of needs and goals, and identifies

implementation strategies and time frames for completion. An analysis of strengths, weaknesses, opportunities and threats was carried forward starting with the primary goals and objectives completed in the County's Strategic Plan: ***Vision 2023 [Looking to the Horizon]*** prepared in 2017 which examined the county and its prospects for economic and community development. Other sources for the Comprehensive Plan included past development plans and the 2014 Edgefield County Comprehensive Plan.

Each goal of the plan will include a brief explanation identifying agencies involved in the implementation and a time frame for completion of the tasks listed. The Planning Commission and additional representatives served as a Steering Committee to provide a forum for debate and an agent for completion of the elements of the plan. Changes to the scope or direction of this plan will require approval by the Planning Commission before being sent to County Council for final approval.

COMMUNITY GOALS AND POLICIES

The Goals and Policies are taken from the Edgefield County Strategic Plan: Vision 2023, adopted in 2017 and re-stated below:





Proud of Its Past but Focused on the Future

In the fall of 2016, Edgefield County Council began a plan to develop a Strategic Plan to go to 2023 and beyond. This plan started with a strategic planning session by County Council in September 2016 to identify issues facing County government. There were also joint meetings between County Council and the Edgefield County School Board, the County Planning Commission, the County Transportation Committee, Edgefield County Hospital Board and the Edgefield County Water & Sewer Authority. These meetings allowed Council to learn the future challenges these groups will face, their vision for the future and how these should be integrated into a Strategic Plan for Edgefield County.

County Council also held five "Listening Tour" meetings at various locations in the county to get citizen input during the spring of 2017

and two public meetings for input on the Strategic Plan in the fall of 2017.

While much progress has been achieved, additional, continuing, work remains to be done. In addition to ongoing work to be done, these action items also include new directions in our Plan's path.

Short term action items listed in this Plan are those that were seen as most immediately important by our citizens. Long term goals continue our past approach of phasing in larger projects over multiple budget years, as funding allows, preventing unnecessarily incurring debt, accommodating anticipated future growth, and assessing how the finished product will need to appear based on information obtained from work done in initial project phases.



ECONOMIC DEVELOPMENT

GOAL #1 SUPPORT BUSINESS & INDUSTRIAL RETENTION & GROWTH

Short Term

- » Establish meetings with Edgefield County industries to determine ways to support and expand their industries and businesses
- » Survey existing businesses to determine ways the county can assist them
- » Implementation of recommendations received from the Palmetto Assessment Competitiveness Evaluation
- » Development of a "brand" for Edgefield County, including logo

Long Term

- » Based on information gathered by industrial visits review and revise development standards and regulations
- » From the results of the business survey develop strategies to become more "business friendly"
- » Development and enhancement of Heritage Tourism and Agritourism
- » Find ways to include Towns in Economic Development

**GOAL #2
INCREASE NUMBER OF JOBS THROUGH NEW
& EXISTING BUSINESSES & INDUSTRIES**

Short Term

- » Determine if purchasing additional property in the Industrial Park will benefit Edgefield County
- » Ensure all due diligence is up to date on the Industrial Park
- » Increase funding for county industrial development
- » Partner with other regulating entities to increase communication with applicants and reduce permitting time
- » Enhance the appearance of the Industrial Park
- » Develop plan to recruit business and industry associated with cyber industry
- » Meet with Cyber Security representatives to determine best path forward for Edgefield County involvement in jobs, business, education, housing, etc.

Long Term

- » Develop plans for necessary infrastructure at various industrial sites
- » Review Comprehensive Plan to consider additional locations for industrial and business development
- » Create development policies for infrastructure

improvements and incentives for new locations and expansions

- » Implement plan to recruit business and industry associated with cyber industry

**GOAL #3
ENCOURAGE QUALITY RESIDENTIAL GROWTH**

Short Term

- » Review Comprehensive Plan and Zoning Regulations and revise as necessary to encourage private investment and reduce barriers
- » Market Edgefield County for residential development
- » Work with local municipalities within the County to ensure quality development
- » Develop a policy with Edgefield County Water and Sewer Authority for infrastructure improvements for residential growth
- » Provide protection to residential districts from commercial activities

Long Term

- » Develop inventory of potential residential areas
- » Consideration of additional zoning districts that will promote quality growth

PUBLIC SAFETY

Enhance Law Enforcement, EMS, Fire & Medical Services



**GOAL #1
IMPROVE SERVICES AND FACILITIES**

Short Term

- » Determine ways to reduce response times for all public safety
- » Replacement of ambulances exceeding 200,000 miles
- » Investigate ways to improve radio communication for EMS and Fire
- » Provide grant writing assistance to help prepare grants
- » Study ways to retain public safety employees

Long Term

- » Develop plans for construction for Law Enforcement Center containing Sheriff's Office, Detention Center, and Magistrate's Office
- » Based on need, response time, etc., determine location for new EMS station
- » Develop funding sources for capital improvements
- » Based on study, implement changes to retain public safety employees

**GOAL #2
MAINTAIN A VIABLE HOSPITAL ALONG WITH LOCAL MEDICAL SERVICES**

Short Term

- » Work with Edgefield County Hospital Board to recruit and retain new medical providers with exposure to community and lifestyle of area
- » Continued financial assistance to Edgefield County Hospital
- » County Council participation with joint meetings with local Hospital Board and Operating Board at least annually
- » Provide input to ECII Board concerning community perception
- » Expand partnership with Self Regional Healthcare if beneficial to Edgefield County



RECREATION

Strengthen and Improve Recreation Program

GOAL #1 UPGRADE AND EXPAND RECREATION PROGRAMS AND SERVICE

Short Term

- » Strengthen youth sports partnership with municipalities
- » Promote public awareness of recreation activities offered by the National Forest Service
- » Determine ways to better communicate to the community concerning recreational programs and registration
- » Provide training to all coaches concerning the Code of Conduct and expectations
- » Determine site for development of recreational facilities in the Merriweather area
- » Increase funding for recreation
- » Investigate creation of a 501(c)3 to enhance recreational activities
- » Support of the arts, Senior Citizen Programs, and enhancement of Quality of Life projects using indirect support.

Long Term

- » Develop plans for a recreational park in the Merriweather area
- » Consider expanding staff for the Recreation Department
- » Review possibilities for construction of a recreational activities building

INFRASTRUCTURE

Upgrade and Expand

GOAL #1 PARTNER WITH PUBLIC & PRIVATE SECTOR TO IMPROVE & EXPAND EXISTING INFRASTRUCTURE

Short Term

- » Continue developing MOUs with the ECWSA and developers to extend water and/or sewer to new developments and recover costs by impact fees
- » Continue partnership with ECWSA to place additional fire hydrants in County
- » Identify areas where expansion of water and sewer is feasible
- » Support applications for grant funding to expand additional water, sewer, broadband, cell service, and other infrastructure.

Long Term

- » Develop plans to develop infrastructure in areas identified as being feasible
- » Increase residential density to support additional broadband and cell phone service

GOAL #2 IMPROVE COUNTY ROAD SYSTEM

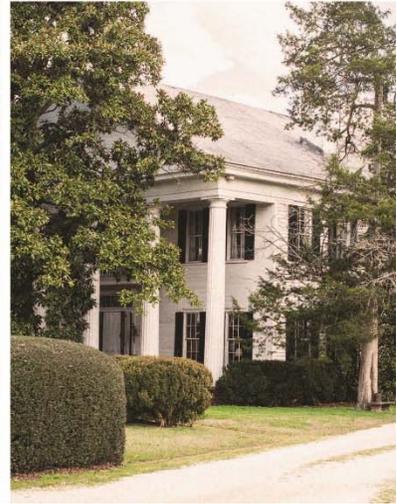
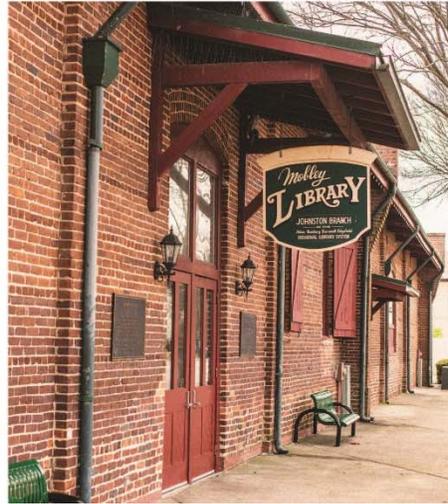
Short Term

- » Continued partnership with the County Transportation Committee with maintenance of County owned roads
- » Support the County Transportation Committee's Roadway Improvements Prioritization Program of 2016
- » Work with the SC Department of Transportation, the Upper Savannah Council of Governments, the Area Regional Transportation Study (ARTS), to improve the state-owned roads
- » Study ways to recruit and retain employees for Road Maintenance Department
- » Increased funding for Road Maintenance Department
- » Pursue installation of a traffic signal at Hwy 25 and Bettis Academy

Long Term

- » Work with SCDOT to develop plans to widen Bettis Academy road to 4-lanes from Hwy 25 to I-20.
- » Increase staffing of Road Maintenance Department





Comprehensive Plan Element 1 – Population and Demographics

The population element assesses demographic trends of Edgefield County. Information is taken from the United States Bureau of Census data for 1790 to 2010 and the Census Bureau’s American Communities Survey (ACS) for the years between 2010 and 2018. The demographic statistics indicate population trends for the County as a whole and a comparison of different geographic areas of the County in 2010.

HISTORY

Over more than 200 years, the population of Edgefield County has grown, contracted, temporarily stabilized, and grown again in response to changes in the boundaries of the County and variations in local economic conditions and development trends. The first census identified 13,289 persons in the Edgefield District in 1790. Historically, Edgefield County reached its largest population total in 1890 when the US Census counted 49,259 persons residing in the County prior to the reallocation of a portion of the County’s land area to the creation of Saluda County in 1895 and Greenwood County in 1897. The 1900 census reflects the change in area with a 48% decline in Edgefield County’s population.

The creation of McCormick County in 1916 also reduced the land area of Edgefield County and is a factor in the corresponding numerical decline of the County’s population in 1920. However, local population numbers continued to decline as key crops were devastated by agricultural pests, and local jobs and land values were lost during and after the Great Depression. Major cities in the northern US and rising southern cities like Augusta, Columbia, Greenville, and Atlanta attracted young persons who had the mobility to relocate. The declines continued until the late 1960’s when a recovery in Edgefield County began with the construction of the Clark Hill Dam, improved roads, and better access to jobs in adjacent counties and Augusta.

Following 50 years of slow and steady decline in the mid-20th Century, population grew by 11.7% in the 1970’s in the decade between 1980 and 1990 and accelerated to more than 33% between 1990 and 2000. From 2000 to 2010 the County's population grew by 9.7 percent (an increase of 2,390 people) making Edgefield County the 35th largest in population of the 46 counties in South Carolina.

The US Census Bureau publishes annual estimates for places in the US including Edgefield County and the local municipalities in the Census Bureau’s American Community Survey (ACS). The ACS population estimates for 2017 shown in the table on the next page indicate a decline in the County population that extends back to the nationwide economic recession between 2011 and 2013.

Edgefield County Historical population		
Census	Pop.	%±
1790	13,289	—
1800	18,130	36.4%
1810	23,160	27.7%
1820	25,119	8.5%
1830	30,509	21.5%
1840	32,852	7.7%
1850	39,262	19.5%
1860	39,887	1.6%
1870	42,486	6.5%
1880	45,844	7.9%
1890	49,259	7.4%
1900	25,478	-48.3%
1910	28,281	11.0%
1920	23,928	-15.4%
1930	19,326	-19.2%
1940	17,894	-7.4%
1950	16,591	-7.3%
1960	15,735	-5.2%
1970	15,692	-0.3%
1980	17,528	11.7%
1990	18,375	4.8%
2000	24,595	33.9%
2010	26,985	9.7%

Source: Wikipedia 2018

Population Changes in Edgefield County 1980-2017						
Year/ Geography	1980	1990	2000	2010	Change 2000- 2010	2017*
Edgefield County	17,528	18,375	24,595	26,985	9.7%	26,693
Edgefield	2,713	2,527	4,449	4,750	6.8%	4,755
Johnston	2,624	2,688	2,336	2,362	1.1%	2,331
Trenton	404	293	226	196	- 15.3%	193
North Augusta	0	0	0	?	N/A	100

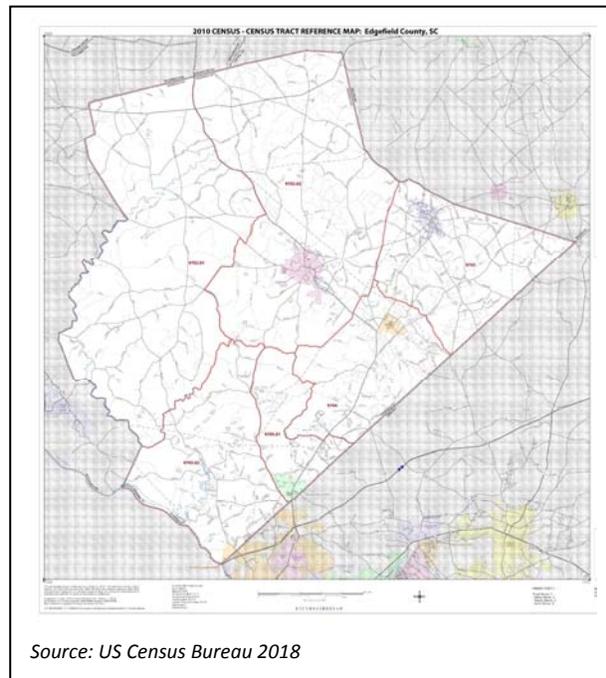
Source: US Census Bureau 2010 Census and 2017* American Community Survey (ACS)

Planning also needs to identify which areas are growing in order to better target and address needs in the community. The US Census Bureau divides Edgefield County into six Census Subdivisions (see map). The 2014 Comprehensive Plan compared the 1990, 2000, and 2010 census data by including the two southeastern tracts (9705.01 and 9705.02) as a single unit (9705).

The comparison shows a decline in the northwestern tract (identified as Pleasant Lane). The small population size of the tract makes it difficult to make assumptions regarding the decline between 2000 and 2010. However, it is noted that national trends show reductions in family size including in rural areas and the US Forest Service has been active in expanding the federally owned forest lands through land swaps with properties outside the census tract.

The census tracts including Edgefield and Johnston showed growth in the first decade of the 21st Century exceeding 5.5%, and the area around Trenton grew at a faster clip from a smaller base. A greater rate of change occurred in the Southeast area in the 1990s, but residential development continued to expand the population in the last decade.

Research into past trends and present population and past trends help public officials, utility providers, and other stakeholders identify areas in need of the allocation of future resources.



Source: US Census Bureau 2018

Edgefield County Census Tracts					
Year/ Census Tract	1990	% Change 1990-2000	2000	% Change 2000-2010	2010
9702.01 (Pleasant Lane)	974	+4.4%	1017	-14.3%	872
9702.02 (Edgefield)	5,910	+36.9%	8,088	+5.5%	8,529
9703 (Johnston)	4,643	-5.0%	4,413	+5.6%	4,660
9704 (Trenton)	2,269	+32.9%	3,015	+21.0%	3,648
9705 (Southeast)	4,579	+76.1%	8,062	+15.1%	9,276
Countywide	18,375	+33.9%	24,595	+9.7%	26,985

Source: US Census Bureau 2010 and American Community Survey (ACS) 2018

TRENDS AND PROJECTIONS

Like many other counties in South Carolina, Edgefield is predominantly a rural county that is facing growth pressure from larger neighbors that surround it. The Aiken/Augusta area (defined as the Augusta-Richmond Metropolitan Statistical Area) is growing at such a rate that sprawl is considered inevitable. The seven counties (two in South Carolina and five in Georgia) that comprise the MSA grew by 35,218 according to US Census Bureau statistics. However, the estimates prepared by the Census Bureau as part of the American Community Survey showed most of the growth was concentrated in the three core area counties and assumed a small decline in the four urban fringe counties.

Regional Population Growth 1980-2017							
County/State	1980	1990	2000	2010	Change 2000-2010	2017 (estimate)	Change 2010-2017
Edgefield County, SC*	17,528	18,375	24,595	26,985	9.7%	26,693	-292
Aiken County, SC*	105,625	120,940	142,552	160,099	12.3%	168,179	+8080
Saluda County, SC**	16,150	16,441	19,181	19,875	3.6%	20,452	+577
Greenwood County, SC	57,847	59,567	66,271	69,661	5.1%	70,355	+694
McCormick County, SC	7,797	8,688	9,958	10,233	2.8%	9,545	-413
Richmond County, GA*	181,629	189,719	199,775	200,549	0.4%	201,800	+1,251
Columbia County, GA*	40,118	66,031	89,288	124,053	38.9%	151,579	+27,526
McDuffie County, GA*	18,546	20,119	21,231	21,875	3.0%	21,490	-385
Burke County, GA*	19,349	20,579	22,243	23,316	4.8%	22,522	-794
Lincoln County, GA*	6,716	7,442	8,348	7,996	-2.1%	7,828	-168

Notes: * Seven Counties are within the Augusta-Richmond County Metropolitan Statistical Area (MSA); Saluda County is part of the Columbia MSA; Greenwood County is part of the Greenwood Micropolitan Statistical Area, and McCormick County is not in an MSA.

Source: US Census Bureau 2010 and American Community Survey (ACS) estimates 2018.

Review of the annual estimates for Edgefield County identify declines in 2011, 2012, and 2013, and again in 2016. It may be assumed that the decline between 2011 and 2013 was associated with impacts on local homebuilding due to the national recession and the assumed reduced number of persons per household. Another factor may have been changes in the prison populations for the Federal and State facilities in the County.

A review of the *2018 Data Pamphlet* produced by Wood and Poole Economics, Inc. shows a similar fall in population between 2011 and 2013 and again in 2016, with a recovery beginning in 2017. Recent reports for similar communities across the country indicate that residential development in metropolitan fringe counties has begun to recover to pre-recession levels.

The Census data for Edgefield County population shows continuation of the County's growth in the southern-most area of the County, south of the Towns of Edgefield and Trenton. This growth is driven mainly from development that expands over the Aiken County line and the continued growth of the Augusta and North Augusta economic region. The Southeast Edgefield County census tracts and the Trenton Subdivision show steady growth along the US Highway 25 South corridor for the past twenty years.

Possibly more important to growth of residential development in the County is US Interstate Highway Twenty (I-20) which runs through Aiken County parallel to the county line. I-20 may be

considered the most important ground transportation corridor for Augusta and North Augusta providing connectivity to Columbia to the east and Atlanta to the west. Edgefield County has close access to I-20 via interchanges at West Martintown Road (SC-230), Edgefield Road (US25), and Bettis Academy Road (SC-144), all within two miles of the county line.

New residential developments in the Southeast and Trenton areas must also compete with non-residential development along US25 and residential development should be sited so that the housing uses do not come in conflict with existing industry or occupy valuable industrial land for the development of jobs in the county.

The Town of Edgefield and surrounding unincorporated areas saw some appreciable levels of growth between 1990 and 2000, while areas to the east around the Town of Johnston saw a decline. More recently, population growth in both areas showed some expansion. Following significant levels of decline in the previous decade, the population stabilized in the Pleasant Lane Subdivision between 1990 and 2000 but declined again by 2010. Available land in the County's northwestern geographical area is limited by the presence of National Forest land. In addition, very limited commercial and industrial activity has taken place in this area over the past decade.

In Edgefield County, 27 percent of the population lived in urban areas and 73 percent of the population lived in rural areas in 2010. By comparison, 56.7 percent of the population lived in urban areas and 43.3 percent lived in rural areas of South Carolina.

Edgefield County Settlement Patterns 2010				
Settlement Patterns	Edgefield County 2010 Population	Edgefield County Percent	South Carolina 2010 Population	South Carolina Percent
Urban	7,286	27.0%	2,622,581	56.7%
Rural	19,699	73.0%	2,002,783	43.3%
County	26,985	100%	4,625,364	100%

Source: US Census Bureau 2010

Growth trends are commonly projected forward based on past performance. Variables can include the historical length of time used to determine the trend and modifiers such as absorption rates for development, economic assumptions, and conditions affecting costs, timing, and availability of developable land, and willingness of the buyer to locate within the County instead of alternative choices in other counties or states. The table below identifies current populations for the Census Bureau's 2010 count and 2017 estimates. Projections were examined from several sources, including the 2016 projections prepared by the State of South Carolina Revenue and Financial Affairs Office for 2020 and 2030, projections from the South Carolina Department of Employment and Workforce in the *2018 Edgefield County Community Profile*, and projections created by Woods & Poole Economics, Inc. in their *2018 Data Pamphlet for Edgefield County*.

The projections prepared by Wood & Poole provide a very low projection of population growth for Edgefield County as well as most of the Southeastern US with the exception of major MSA's such as Atlanta, Charlotte, Greenville, Columbia, and the Carolina Low Country. Wood & Poole uses a top-down allocation process that emphasizes trade and commerce and assumes that manufacturing jobs will continue to decline. The projections include minimal growth throughout the planning period. The SC

Revenue and Financial Affairs projections show a similar albeit brighter long term population projection for the County

The SC Dept. of Employment and Workforce projects stronger growth on page 10 in the 2018 Community Profile, slightly exceeding the rate of growth for the State as a whole. The DEW report identifies a growth of 3,577 persons in the 2010 to 2020 decade and 3,250 persons in the decade of the 2020's. The planning assumes a similar growth rate in the decade from 2030 to 2040.

Population Projections					
Geography	2010	2017	2020*	2030*	2040*
Edgefield County	26,680	26,693	30,270 High 26,486 Low	33,520 High 26,681 Low	36,820 High 26,341 Low
Edgefield City	4,750	4,755	4,670	6,036	6,631
Johnston	2,362	2,331	2,305	2,980	3,273
Trenton	196	193	189	244	268
North Augusta**	N/A	100	265	525	500

*Source: 2010 based on US Census, 2017 based on ACS estimate s for Cities & County; *2020-2040 High Projections based on 2007 SC Revenue & Fiscal Affairs Office allocated projections with extension to 2040 assumed by Robert and Company; *2020-2040 Low Projections based on 2018 Woods & Poole Economics Data Report. ** North Augusta estimated by Robert and Company*

For planning purposes, the high projections are assumed to be a more likely indicator of the future Edgefield County population. Recent trends in building permit applications indicate interest by residential developers (new single family home permits increased to more than 100 per year from 2016 through June 2018). In addition, large land areas remain available for residential subdivisions. The projections represent an increase of approximately 10,127 persons throughout the 20-22 year planning period with approximately 80% locating in the Southeastern and Trenton census tracts and 20% located in and around the towns of Edgefield and Johnston.

DEMOGRAPHIC CHARACTERISTICS

Edgefield County's population may be characterized as aging given the significant increase in the number of persons aged 18 to 64 and the steady decline in numbers of persons younger than age 18. In 2000, about 24 percent of the population was under age 18. In 2012, that percentage was down to just over 20 percent.

Edgefield County Age Composition 2000-2012				
Age Group	1990	% in 1990	2012	% in 2012
Under 5	1,434	5.83%	1,349	5.0%
5 to 17	4,480	18.22%	4,083	15.1%
18 to 64	16,015	65.11%	17,782	65.9%
65 and over	2,666	10.84%	3,771	14.0%
Total	24,595	100.00%	26,985	100.0%

Source: US Census Bureau 2010

Age groups were broken down into 5 and 10 year cohorts in the details for the 2016 American Community Survey. The newer estimates appear to show that the decline in individuals from the younger age categories continued with a decline in the number of children under the age of five years to 4.8% in Edgefield County compared to 6.4% in South Carolina as a whole.

A corresponding comparison shows the proportion of persons over 65 years as 14.3% in 2016 compared to 10.8% in 2000. Edgefield County shows a rising number of older persons but the numbers appear to be similar to the Statewide proportions.

The census information indicates that there are fewer pre-school and school-age children than two decades ago, even as population has increased by nearly 10%. This assessment is supported by the larger numbers of persons in the 2016 age cohorts between 35 and 64 years old. It is recognized that individuals are living longer, and the review of statistics indicates that the population households in the County are more mature than in previous decades. However, these assumptions may also be affected by the unknown age distributions in the federal and state prisons.

Edgefield County Age Cohorts 2016				
Age Range Cohort	Edgefield County		South Carolina	
0-4	1,293	4.8%	298,242	6.4%
5-14	3,156	11.8%	599,554	12.9%
15-24	3,283	12.3%	633,777	13.6%
25-34	3,523	13.2%	598,611	12.9%
35-44	3,749	14.0%	599,341	12.9%
45-54	4,207	15.8%	655,091	14.1%
55-64	3,801	14.2%	598,751	12.9%
65-74	2,283	8.6%	395,048	8.5%
75 and older	1,403	5.3%	271,167	5.8%

Source: US Census Bureau American Community Survey 2016

The population distribution by age groups illustrate some variations between Edgefield County and the State of South Carolina. However, as Edgefield County begins to move from a rural county to a more urban county with proximity to urban jobs and developing areas along the interstate system, the age distribution may be expected to change and avoid a net population decline in the future.

A review of Census data for gender also shows a variation unique to Edgefield County. The proportion of males is significantly higher.

Edgefield County Gender Composition 2016				
Gender	Male	% Male	Female	% Female
Edgefield County	14,350	53.7%	12,348	43.6%
South Carolina	2,276,305	48.4%	2,403,297	51.6%
United States	153,247,412	49.2%	158,289,182	50.8%

Source: US Census Bureau American Community Survey 2016

The large variation in gender numbers is assumed to include the large number of male prisoner populations in the FCI Edgefield facility and the Trenton Correctional Institution which have a total capacity of 2,756 prisoners albeit population numbers for 2016-17 are 2,450, about 90% of capacities.

Assuming the male prison populations are excluded, the proportion of males is about 49.1%, and close to the state and national averages.

Between 1980 and 1990, Edgefield County changed from a community that was equally composed of white and African American citizens to one characterized by a significant white population majority. That change continued between 1990 and 2000 as each group's percentage of the population grew or declined accordingly. Although the history of the County prior to 1980 may be raised as an issue regarding this continued decline, change to the questions asked in the Census and

revised definitions regarding race have resulted in the need for caution when interpreting the changes over time and their future impacts.

Edgefield County, SC Racial Composition 2000-2010				
Race	2000	% of Total in 2000	2010	% of Total in 2010
White	13,907	56.54%	15,921	59.0%
Black	10,189	41.43%	10,162	37.7%
Native	120	0.49%	64	0.2%
Asian	248	1.00%	46	2.9%
Other	131	0.53%	792	0.2%
TOTAL	24,595	100.00%	26,985	100.00%

Source: US Census Bureau 2010

There were 1,397 people of Hispanic descent in Edgefield County in 2010. The percentage was about 8.8%. For Census purposes, Hispanic is considered an ethnic group rather than a race. Hispanic persons are counted in one of the racial groups in the chart above. The Census Bureau's ACA estimates identify the County Hispanic population as 1,414 in 2017.

The racial composition of the towns is also included here:

Town of Edgefield Racial Composition 2000-2010				
Race	2000	% Total	2010	% Total
White	1,814	40.45%	1,814	38.2%
African American	2,610	58.20%	2,615	55.1%
Native American	60	1.34%	16	0.3%
Asian	0	0.00%	16	0.3%
Other	0	0.00%	289	6.1%
TOTAL	4,484	100.00%	4,750	100.0%

Source: US Census Bureau 2010

The Hispanic population in the Town of Edgefield was 380 (about 8%).

Town of Johnston, SC Racial Composition 2000-2010				
Race	2000	% Total	2010	% Total
White	703	30.59%	985	40.0%
African American	1,519	65.97%	1,486	60.0%
Native American	20	0.87%	0	0
Asian	12	0.52%	0	0
Other	44	1.91%	0	0
TOTAL	2,298	100.00%	2,471	100.0%

Source: US Census Bureau 2010

The Hispanic population in the Town of Johnston was 83 (about 3.4%).

Town of Trenton, SC Racial Composition 2000-2010				
Race	2000	% Total	2010	% Total
White	175	68.63%	139	71.0%
African American	71	27.84%	57	29.0%

Native American	0	0.00%	0	0
Asian	9	3.53%	0	0
Other	0	0.00%	0	0
TOTAL	255	100.00%	196	100.0%,

Source: US Census Bureau 2010

The Hispanic population in the Town of Trenton was 13 (about 9%).

INCOME AND POVERTY

The per capita personal income in Edgefield County was \$22,695 in 2016, about a 10% rise over the 2012 statistic (\$20,906) as the County emerged from the recession. South Carolina per capita income in 2016 was \$39,465 (a 65% increase over the same time period due to the strong economic recovery in parts of the state). National per capita income was \$49,571.

Edgefield County and Municipalities Per Capita Income 1990-2016					
	1990	2000	2012	2016	% Change 1990-2016
Edgefield County	\$10,651	\$15,415	\$20,567	\$22,695	112.7%
Edgefield	\$9,343	\$8,125	\$11,114		19.0%
Johnston	\$9,619	\$16,606	\$16,606		72.6%
Trenton	\$9,674	\$17,352	\$31,490	\$17,352	70.4%

Source: US Census Bureau 2010 and ACA 2016

According to Census data, median household income in South Carolina in 2016 was \$54,336. The median household income in Edgefield County was \$48,114, which was 11% lower than the state median. The US median household income was \$59,039. The median family income in Edgefield County was \$61,970.

In 2012, approximately 6.1 percent of families in South Carolina reported an annual household income of less than \$10,000, compared with 4.6 percent of families in the United States and 5.9 percent of families in Edgefield County. The updated ACA estimates show an improvement in Edgefield County income as approximately 5.2% of families in Edgefield County earned less than \$10,000 in 2016, down nearly a full one percent.

2012 Family and Household Income by Income Ranges				
Income Ranges	Families	% Total	Households	% Total
Less than \$10,000	376	5.9%	875	9.7%
\$10,000 to \$14,999	415	6.5%	816	9.1%
\$15,000 to \$24,999	635	9.9%	1136	12.6%
\$25,000 to \$34,999	623	9.7%	1049	11.6%
\$35,000 to \$49,999	681	10.6%	920	10.2%
\$50,000 to \$74,999	1,478	23.1%	1695	18.8%
\$75,000 IO \$99,999	829	13.0%	1048	11.6%
\$100,000 to \$149,999	1,088	17.0%	1165	12.9%
\$150,000 to \$199,999	203	3.2%	241	2.7%
\$200,000 or more	71	1.1%	71	0.8%

Source: US Census Bureau 2012

Edgefield County ranked 23rd of the 46 counties in the state for percentage of individuals below poverty (the county with the lowest percent of individuals below poverty ranked as number 1).

Persons Living Below Poverty Level by Geography 1990-2016					
	1990	2000	2012	2016	% in 2016
Edgefield County	3,026	3,407	5,206	4,002	16.9%
Edgefield	660	644	927	690	26.7%
Johnston	649	548	610	728	32.0%
Trenton	42	69	10	67	5.1%

Source: US Census Bureau 2010

The poverty rate in Edgefield County was slightly higher than that for the state, with 19.8% of families below the poverty level in 2012 and 14.4% below poverty level in 2016. The state proportions were 17.6% in 2012 and 17.2% in 2016

Approximately 23 percent of South Carolina's children (ages 0 to 17) were reported to be living below poverty in 2016, and in Edgefield County, approximately 24.6 percent of 0 to 17 year-olds were living below the poverty line.

Poverty Status by Age 1990-2012					
Age	1990	2000	2012	2016	% Change 1990-2012
Under 5	395	308	578	285	46.3%
5 to 18	769	851	1,115	966	45.0%
18-64	1,388	1,759	2,827	2,320	103.7%
65 and Over	474	489	686	431	44.7%
All	3,026	3,407	5,206	4,002	72.0%

Source: US Census Bureau 2010

EDUCATION

In 2016, approximately 86.1 percent of South Carolina's adult population (age 25 and over) had a high school diploma or equivalent, an increase from 68.3 percent in 1990. Approximately 8.6% had a bachelor's degree from college or higher education. Edgefield County also showed an increase in its percentage of high school graduates, from 62.6 percent in 1990 to 80.3 percent in 2016.

In 2016, approximately 26.5% of South Carolina's adult population held a bachelor's degree, an increase from 16.6% in 1990. The percentage of the population holding a bachelor's degree or higher education in Edgefield County increased from 12.2 percent in 1990 to 18.6 percent in 2016.

Educational Attainment for Persons 25 and Older 1990-2016, Edgefield County, SC				
Educational Attainment	1990	2000	2012	2016
Less than 9 th Grade	14.7%	11.7%	9.0%	7.6%
No Diploma	22.7%	18.6%	9.7%	12.1%
High School Graduate	32.3%	35.0%	36.6%	35.5%
1 to 3 Years College	18.9%	23.4%	27.8%	26.2%
4+ Years College or higher	12.0%	11.4%	16.9%	18.6%

Source: US Census Bureau 2010

SUMMARY

Constant updates of population data are necessary to determine service needs and issues of the public. The demographic data above reflect many changes since the completion of the 2010 Census and the 2014 Comprehensive Plan. A review of population growth in Edgefield County identifies factors closely tied to other elements of the Comprehensive Plan, and the projections illustrate basic assumptions regarding the population to be served by the County's proposed infrastructure and services.

Future growth within the County will continue to be impacted by the development of jobs and commercial activities in nearby metropolitan cities and counties, including development in North Augusta, Aiken, Augusta, and Fort Gordon. As growth occurs, planning efforts in Edgefield County should anticipate public needs to be accomplished and the timeliness for delivery of Facilities and services. The County also should strive to preserve the quality of life enjoyed by Edgefield County citizens, workers, and visitors as growth and development occurs.

Comprehensive Plan Element 2 – Economic Development

The purpose of this element is to document current economic conditions and to predict future economic trends. To accomplish this, the Comprehensive Planning Guide for Local Governments calls for the discussion of characteristics such as employment trends, location of industries, tourism, revitalization efforts, and an inventory of existing industry.

One resource of information used in this element will be the Edgefield County Strategic Plan. This plan, which was updated recently, brought together community leaders to discuss the economic future of the County. A committee of this group continues to meet to determine appropriate strategies for development in the County. Findings from these meetings will be used to supplement information throughout this element.

Economic Goals

- *Ensure that the provision of infrastructure is responsive to economic development needs.*
- *Encourage retail development around existing urban areas in a manner that limits sprawl along major corridors.*
- *Encourage an atmosphere for a broad range of high quality commercial development and through the enforcement of land use regulations.*

LABOR FORCE

The following table portrays how employment changed between 2000 and 2010:

Employees by Industry 2000-2016						
Edgefield County By Industry	2000 Workforce		2010 Workforce		2016 Workforce*	
	No.	%	No.	%	No.	%
Agriculture/Farming/Fishing	256	2.7%	374	3.6%	405	3.9%
Construction	706	7.4%	607	5.9%	637	6.1%
Manufacturing	2,166	22.6%	2,027	19.6%	1,814	17.4%
Wholesale Trade	259	2.7%	243	2.3%	1,081	10.4%
Retail Trade	1,035	10.8%	1,243	12.0%	1,045	10.0%
Transportation/Utilities	946	9.9%	652	6.3%	672	6.5%
Information	70	0.7%	122	1.2%	112	1.1%
Financial/ Insurance / Real Estate	269	2.8%	311	3.0%	355	3.4%
Professional / Scientific Management	512	5.3%	1,207	11.5%	1,353	12.7%
Education / Health / Social Services	1,644	17.1%	2,071	20.0%	1,729	16.6%
Arts/Entertainment/Recreation	639	6.7%	477	4.6%	122	1.2%
Other Services	578	6.0%	526	5.1%	547	5.3%
Public Administration	516	5.4%	508	4.9%	438	4.2%
TOTALS	9,596		10,368		10,410	

Source: US Census Bureau 2010 and 2018 (*interpreted from ACS).

As shown in the chart above, manufacturing employment declined across the County, while other areas of employment such as Education, Health Services, Retail and Information showed an increase. These features point to a nationwide trend to more service-related jobs and fewer manufacturing jobs. Edgefield County is still dominated by manufacturing, but recent trends show that a more diversified economy is slowly developing.

Major Industrial Employers

A listing of companies with more than 100 employees in Edgefield County (information was taken from the South Carolina Department of Commerce) is provided below:

Firms with More than 100 Employees		
Firms	Location	Type of Firm
Menardi Filtex	Trenton	Air & liquid filters
Milliken & Co	Johnston	Broadweave Fabric Mills
Mount Vernon Mills Inc	Johnston	Other Household Textile Product Mills
Rest Master	North Augusta	Mattresses
Lydall	North Augusta	Broadweave Fabric Mills
Trantech Radiator Products	Edgefield	Radiator products

Recent industrial development activities include the leasing of the former 241,200 square foot Urban Outfitters warehouse by Samsung for use as a fulfillment center.

Other major non-industrial employers include the County and municipal governments, the Edgefield County School District, the National Wild Turkey Federation, and the state and federal prisons.

Labor Force Characteristics

Labor force characteristics allow prospective employers a look at the available work force. From these resources, existing companies may decide whether they should expand within the county, and new companies could decide whether to locate in or near the county’s available resources.

Population by Age 2010 and 2017				
Age Group	2010 Persons	2010 % of Pop.	2017 Persons	2017 % of Pop.
Under 5	1,349	5.0%	1,070	4.0%
5 to 17	4,083	15.1%	3,947	14.8%
18 to 64	17,782	65.9%	17,014	63.9%
65 and over	3,771	14.0%	4,589	17.2%
Total	26,985	100.0%	26,620	100.0%

Source: U.S. Census Bureau, 2010 and 2018

Years of School Completed in 2010 and 2017 for Population Aged 25 and Over				
Grade Completion Level	2010 Persons	2010 Pop. over 25	2017 Persons	2017 Pop. over 25
Less than high school Diploma	3,535	18.7%	3,579	18.5%
High school graduate (equivalency)	6,919	36.6%	6,963	36.0%
Some College or Assoc. Degree	5,255	27.8%	5,030	26.0%
Bachelor’s Degree or Higher	3,194	16.9%	3,768	19.5%
Total	18,903	100.0%	19,340	100.0%

Source: US Census Bureau, 2010 and 2018

Edgefield County Labor Force Characteristics			
Edgefield County	April 2009	April 2014	April 2017
Labor Force	11,508	10,261	11,247
Employed	10,221	9,656	10,410
Unemployed	1,287	605	816
Unemployment Rate	11.2%	5.9%	7.3%

Source: South Carolina Security Commission

INCOME

The most common method of studying the impact of income on an area is to watch the increases in the yearly per capita income levels. Historically, South Carolina has lagged behind the rest of the nation in average per capita income. Despite the fact that the per capita income in Edgefield County increased by nearly 34 percent between 2000 and 2012, the County still falls well below the state and national averages.

Per Capita Income Trends 1990 - 2018				
Geography	1990 Income	2000 Income	2012 Income	2017 Income
Edgefield	\$9,343	\$8,125	\$11,114	\$14,259
Johnston	\$9,619	\$12,671	\$16,606	\$19,596
Trenton	\$9,674	\$17,352	\$31,490	\$20,677
Edgefield County	\$10,651	\$15,415	\$20,567	\$22,695
South Carolina	\$11,897	\$18,795	\$23,906	\$26,645
United States	\$14,420	\$21,587	\$27,385	\$31,177

Source: US Census

Per capita income trends indicate the average level of wealth and the level of available spending for a region. This information could be useful to prospective retail companies as they search for areas for new business ventures. Areas with higher per capita incomes would generally be attractive to higher-end retail establishments.

Although impressive gains have been made in the County as a whole, the Town of Edgefield shows slow growth. However, the numbers appear to be skewed by the location of the Federal Correction Institution in the town limits which houses more than 1900 inmates. Some of these inmates are employed in textile manufacturing but at below market rates of pay. The South Carolina Correctional Institution housing 660 inmates just outside Trenton may also affect per capita income at the county level. Edgefield County's per capita income growth is expected to continue to be fragmented and will not likely be enough to attract higher-end retail in the near future until income levels in all areas of the County rise to at least to the state average.

Median household income and median family income trends reveal how incomes of Edgefield County residents have changed over the last three decades. Countywide median household incomes have risen to be close to the South Carolina median and family income now exceeds the State's median. However median incomes in the towns trail the county levels and are about half the county levels in Edgefield and Johnston. The contrasts in the median family and household incomes are best explained by the development of new housing in the unincorporated areas around Merriwether and along US 25 (perceived to be related to jobs in North Augusta and Augusta) compared to the slow growth in the traditional center of the county Between Edgefield, Johnston, and Trenton. These figures present data

that can be helpful to the County and potential industries as they consider Edgefield County and possible locations within that may fit their requirements.

Median Household Income Trends 1990-2012				
Geography	1990 Income	2000 Income	2012 Income	2017 Income
Edgefield	\$15,292	\$26,250	\$24,301	\$23,487
Johnston	\$20,774	\$25,570	\$32,363	\$25,432
Trenton	\$19,375	\$24,977	\$56,667	\$35,432
Edgefield County	\$23,021	\$35,146	\$44,651	\$48,114
South Carolina	\$26,256	\$37,082	\$43,490	\$48,781
United States	\$30,056	\$41,944	\$51,771	\$57,652

Source: US Census

Edgefield County shows a median household income in 2017 that is comparable with the state's income levels and significantly higher than 2000 levels. This illustrates a continued rise over the past three decades. However, the continuation of this trend depends on maintaining Edgefield County as a desirable location for residents and employees with incomes at a match or above the South Carolina average.

Median Family Income 1990 - 2018				
Geography	1990 Income	2000 Income	2012 Income	2017 Income
Edgefield	\$19,615	\$30,721	\$37,557	\$40,944
Johnston	\$24,755	\$29,531	\$42,941	\$38,833
Trenton	\$25,833	\$41,667	\$62,344	\$53,125
Edgefield County	\$28,613	\$41,810	\$57,634	\$61,970
South Carolina	\$30,797	\$44,227	\$53,399	\$60,643
United States	\$35,255	\$50,046	\$63,105	\$70,850

Source: US Census

Edgefield County has shown a substantial increase in median family income and has exceeded the state average. The expansion of the Augusta metropolitan area economy into southern Edgefield County appears to be the major factor in boosting this factor. This Merriwether area and the southwestern quarter of the County is increasing the number of residences of above average income homeowners who are looking to purchase larger parcels of land with their homes. The comparisons of income growth indicates that substantial increases are almost always in the unincorporated County rather than in the municipalities. Therefore, it is noted that some of the higher incomes should be assumed to come from people moving into the County, rather than increases in County residents securing higher paying jobs.

LOW AND MODERATE INCOME

A group who would directly benefit from higher wages and more jobs would be the people who live below the poverty level. Between 1990 and 2017, this segment of the population of Edgefield County increased by over 50%. However, it is noted here that the number of inmates at the two correctional institutions came to the county in that time period and may sway the proportionate figures.

Persons Below Poverty Level 1990-2018					
Geography/Year	1990	2000	2012	2016	
Edgefield	660	624	927	1,436	30.3%
Johnston	649	548	610	582	23.5%
Trenton	102	69	10	72	23.5%
Edgefield County	3,026	3,407	5,206	5,416	24.6%
South Carolina	517,793	547,869	840,372	812,312	16.6%
United States	31,742,864	33,899,812	45,293,616	46,866,643	14.6%

Source: US Census Bureau 2012 and 2018

Income, poverty, employment, and industrial recruitment are all integral parts of the Edgefield County economic development picture. When one of these sectors is impacted negatively, it can have profound impacts across the County.

LOCAL LEADERSHIP

While no one can predict what will happen economically, in the next five years, Edgefield County has taken steps to have a greater voice in future development. Economically, Edgefield County is expected to continue growing for several reasons. The County has ready access to nearby interstates, proximity to major urban areas, and an available workforce. These are among the best features of the County economy. However, questions remain as to how, where, when, and at what expense this economic growth will occur.

Quality of life is one of the major intangible features of economic development as well. If living standards drop and Edgefield County becomes a less attractive place to live, work, and shop, the entire economy could feel the effects. It is important that the County be active in reinforcing the quality of life of county residents and visitors to maintain the assets that attract productive workers and families to the County to live, work, and play.

Reliance on organizations such as the Aiken-Edgefield-Saluda Development Partnership and the Chamber of Commerce may help assure that local concerns, needs, and resources are properly matched to suitable industrial clients. County and municipal governments should take steps to regulate and prevent incompatible uses of land, such as heavy industry locating near a school. The type of industry should be a factor in deciding where it is encouraged to locate in the County.

Economic development is not the only issue that drives income levels and enhances quality of life. A local economy can be affected by unseen, outside forces as well. Future planning for job creation and development should focus on encouraging jobs with higher wages and support for existing companies in the county that have potential for expansion. The County needs to proactively identify and seek companies that will partner with the County to invest in the quality of life of workers and their families to achieve better productivity and employee retention.

The Edgefield County Leadership Group

The economic development leadership group created a strategic plan in 1997 and updated it in 2008 to discuss leadership issues and strategic planning for the county. A new strategic plan was prepared in 2017 as *“Vision 2023 // Looking to the Horizon”* and is incorporated into this comprehensive plan in the introduction section identifying the County’s community goals and policies. The economic development leadership group updated the strategic plan through review and discussion of current economic conditions and examination of the county’s assets, opportunities, needs, and competitiveness.

The updated analysis of Edgefield County and its position for economic growth between 2017 to 2023 included renewed review of retail trends, speculative buildings and resource assistance from utility companies, the development of the industrial park and updating the County’s local marketing strategies. New trends and best practices for building the County’s economic development resources were examined in the updated plan.

The Economic Development Partnership

The Economic Development Partnership is a non-profit private development corporation serving Aiken, Edgefield, Saluda, and McCormick Counties. EDP was formed in 1984 as the Economic Development Board of Aiken County by the Aiken County Council at the request of local business leaders. The community realized that growth is competitive and that the area would fall behind other regions of South Carolina without a county- wide economic development force.

The Partnership was restructured in 1988 to serve Edgefield County to increase the effectiveness of professional economic development programs for the region and was renamed the Economic Development Partnership that year. Saluda County joined the Partnership in 2014 and McCormick County joined in 2017. The Partnership receives funds from Aiken and Edgefield County governments as well as contributions from the private sector and is governed by a Board of Directors with members from the public sector (appointed by the County Councils) and from the private sector (elected by the public sector members).

The work program includes marketing Aiken, Edgefield, Saluda, and McCormick County industrial buildings and sites for capital investment and job creation. The Partnership also collects and distributes demographic and economic data, maintains an inventory of available sites and buildings, and supports community development assistance for infrastructure projects, in addition to providing positive economic existing industry relations. Reports from the Partnership and local government show residential permits for new construction and alterations increased between 2004 and 2007 and between 2012 and 2017, and commercial permits had a similar expansion to 2010 and again in 2014.

Edgefield County Residential and Commercial / Industrial Permits				
Permit Type By Year	Residential Construction		Commercial & Industrial Construction	
	# Permits	Invested Value	# Permits	Invested Value
2004	94	\$11,639,437	21	\$4,024,593
2005	129	\$18,875,310	17	\$1,372,735
2006	141	\$22,143,430	33	\$4,435,613
2007	115	\$24,800,581	31	\$7,832,029
2008	66	\$18,239,698	29	\$3,945,113
2009	54	\$10,806,308	32	\$2,541,511
2010	40	\$7,636,335	61	\$6,604,470
2011	47	\$8,269,251	43	\$4,410,326
2012	59	\$12,245,952	48	\$6,578,342
2013	63	\$12,687,867	44	\$2,982,608
2014	71	\$14,008,366	112	\$9,746,761
2015	77	\$15,979,110	93	\$9,781,537
2016	106	\$23,043,108	87	\$6,313,245
2017	103	\$19,818,774	90	\$10,517,003
2018 (6 months)	51	\$11,643,607	36	\$2,149,710

Source: Edgefield County

U.S. CYBER COMMAND OPPORTUNITIES

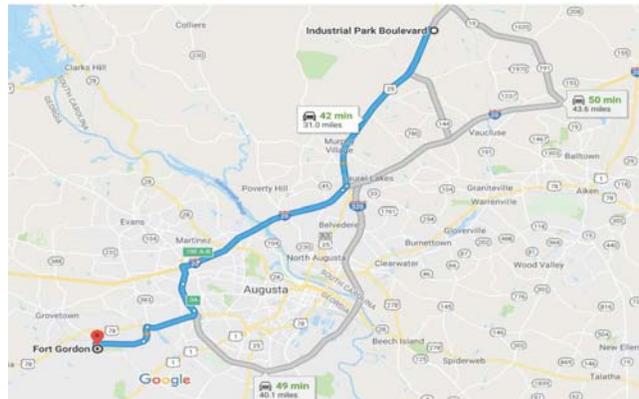
The entire Augusta metropolitan area, including Edgefield and its industrial marketing partners in Aiken and McCormick Counties have closely followed the creation and development of the US Cyber Command Joint Force Headquarters and the Army's Cyber Center of Excellence at Fort Gordon, Georgia on the western side of Augusta. The U.S. Cyber Command was initiated in 2009 to create a separate military wing for cyberspace operations and security. It is part of the U.S military and has tasks to provide monitoring and managing the cyberspace operations and cybersecurity of military and government Information Technology (IT) and Internet operations.

The primary objective of the U.S. Cyber Command is to ensure the security, integrity, privacy and governance of government and military IT assets and infrastructures through analyzing, building and implementing stringent government-wide information security policies, and continuous monitoring and maintenance. The Joint Force HQ Cyber Command has key responsibilities to plan, coordinate, synchronize and conduct computing network operations and maintain capabilities to perform a full scale cyberspace operation against incoming cyberattacks.



The Army Cyber Command (2nd Army) serves as the host entity at Fort Gordon, but the Command also includes components of the U.S. Navy Fleet Cyber Command (Tenth Fleet), the US Air Force Cyber Command (24th Air Force), and the Marine Corps Forces Cyberspace Command. Fort Gordon is also home to the US Army's Cyber Protection Brigade. Multiple Cyber Protection Teams, Cyber Combat Mission Teams, and Combat Support Teams supplement the National Cyber Support Team. Facilities at Fort Gordon provide training, command, and organizational management and support for the Cyber Command missions. In 2017, approximately 6,200 personnel were identified as required to make up these various mission teams. Although they are not all to be permanently located at Fort Gordon, the Joint Force HQ provides training and coordination for the mission and personnel.

The Edgefield County industrial park is approximately 19 miles from the Georgia Cyber Training and Innovation Center and 31 miles from Fort Gordon. The distance from the Merriwether community is about 25 miles to Fort Gordon.



Source: Google Maps

The growth of information technology is likely to increase personnel requirements long term, and the base is expected to grow from 21,000 to 27,000 personnel with the addition of the Cyber Command and other responsibilities. The addition of one soldier or civilian employee is expected to create a multiplier effect that increases the population in the region by 5 to 10 additional persons to include families, and the indirect employees that provide goods and services to the soldier and his family. Indirect employees also bring their families as well. Thus, the assignment of an additional 6,000 soldiers and

civilian employees at Fort Gordon should create an increase of the Augusta region population from about 590,000 to approximately 650,000 (about 10%) over the next five years.

In addition to the new cyber-security facilities at Fort Gordon, the State of Georgia established the Hull McKnight Georgia Cyber Training and Innovation Center on Reynolds Street in Augusta to promote cyber innovation through collaboration with the military, government, private enterprise, and Augusta University. The location of the innovation center in Augusta seeks to integrate cybersecurity, new information technologies, and tech-driven economic development around Augusta and represents an opportunity for Edgefield County to cater to the educated and very well paid workers likely to be drawn to these employment opportunities. The coalescence of information cyber-security technology in the Central Savannah River valley also presents the opportunity to attract innovative entrepreneurs and new technology equipment manufacturers to the region.

BROADBAND ISSUES

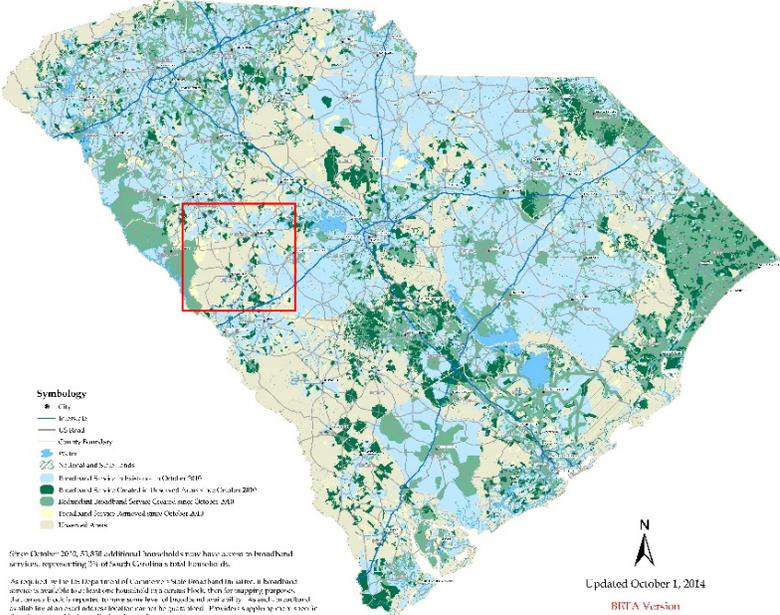
The rural nature of Edgefield County and the costs of extending broadband services throughout the county has been a factor in delaying broadband coverage throughout the County. The adjacent map of broadband growth in South Carolina demonstrates very little growth in Edgefield County (see red box). The County was identified as a recipient of Federal Communications Commission funding in the Connect America Fund (CAF) Phase II program to assist local providers in constructing broadband connections. Although a delay in federal funding put the program off by three years, the funding is now available for AT&T to expand the infrastructure into eastern, western and northern areas of the County. The Community Facilities section below provides additional information regarding the CAF Phase II program.

Broadband Growth in the State of South Carolina

Changes in Fixed, Terrestrial Broadband Service since October 2010



Submit questions or recommended changes to: mapinfoconnect.org



Since October 2010, 57,418 additional households now have access to broadband services, representing 2% of South Carolina's total households.

As required by the Department of Commerce's State Broadband Initiative, a broadband service is considered established in a county block, then for mapping purposes, an orange block is reported to some level of broadband availability. An orange block is defined as a block that has at least one household with a fixed terrestrial broadband service available.

Improvement in broadband service is reported as a green block. Improvement in broadband service is defined as a block that has at least one household with a fixed terrestrial broadband service available that previously did not have such service.

This map is for informational purposes only. It does not constitute a guarantee of service. The data is based on a survey of providers and is not a comprehensive list of all serviceable areas.

Map users are encouraged to participate in improving broadband data granularity through data collaboration with local providers. Learn more about this and other broadband mapping tools at mapinfoconnect.org.

Updated October 1, 2014
BRTA Version
0 10 20 30 40 Miles

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CREATING A COMPETITIVE ADVANTAGE

Access to internet services and acceptable costs for that access are significant issues to be addressed in attracting businesses and residents to Edgefield County. These assets are particularly important to persons that rely on immediately available and secure telecommunications systems and reliable (possibly including uninterruptable) power at home as well as work to effectively perform at optimum levels. Reliable water resources and management of wastewater and solid waste also remain important factors to location decision-makers. These factors when added to an educated work force and a continued supply of young trainees provides investors with the landscape for the successful attraction of new businesses, industries, workers and support facilities and staff.

Edgefield County will approach these issues as important investments to add to the quality of life already existing in the County. The County will focus on roads, water, waste management, support the existing education and training support systems, and work with public and private utilities to ensure telecommunications systems and sites for new development are available for new residents. The County also will work to ensure that current property owners and residents receive appropriate facilities and services to enhance their resource to prosper as the county continues to grow.

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Comprehensive Plan Element 3 – Natural Resources

The natural resources element considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. The Edgefield County Council is the responsible governing body for this element of the Comprehensive Plan.

Natural Resources Goals

- *Ensure that the impacts of new development on sensitive natural resources of the county are recognized and that measures are implemented to mitigate negative effects.*
- *Limit development in sensitive areas where negative secondary effects to the public's health and safety may result.*
- *Protect natural habitats and open spaces from the encroachment of incompatible land uses and development.*

NATURAL SETTING AND RESOURCES

Much of the following information was provided through a collaboration of the Natural Resources Conservation Service with the US Department of Agriculture and the Edgefield Soil and Water Conservation District. The Planning Commission appreciates the time and effort of the individuals who worked to assemble this information.

Edgefield County is located in the Central Savannah River Area in the western portion of South Carolina. The County encompasses a total area of 507 square miles (1,310 km²) with approximately 500 square miles covered by land and 6.3 square miles (1.2%) covered by water.

The County's western boundary is formed partially by the Savannah River and by McCormick County. The northern portion of the county is bounded by McCormick, Greenwood, and Saluda Counties. The southeast portion of the boundary is adjacent to Aiken County as the line extends back to the Savannah River.

The county lies largely within the Southern Piedmont Land Resource Area (also referred to as the Piedmont Uplands), with the remaining portion of the county lying in the Southern Coastal Plain. Elevations range from a low of 147 feet above mean sea level (MSL) along the southernmost boundary at the Savannah River to a high of 678 feet along a ridge northeast of the Town of Johnston. The Town of Edgefield, the County Seat lies approximately in the geographic center of the county.

Most lands throughout the county have gentle to moderate slopes, although areas nearest to streams and particularly in the Savannah River boundary area may have moderately steep to steep slopes. Soils are generally well drained except for those sandy soils which show excessive drainage. There are some areas with poor or somewhat poorly drained soils which coincide with depressions or bottomlands.

Native Americans occupied the Piedmont area of upper South Carolina for many generations prior to the establishment of Charles Town in 1670. The first permanent European settlements in the

area of Edgefield County were made in 1748 near the mouth of Stevens Creek or near the current Town of Edgefield on lands previously used by the Cherokee.

In 1755, the Cherokees entered into a formal treaty with the English in which they ceded an area including enormous amounts of lands to the Royal Colony of South Carolina - this included the present-day counties of Abbeville, Edgefield, Laurens, Union, Spartanburg, Newberry, Chester, Fairfield, Richland, and York. Immigrants settled in the area from England, Germany, Scotland, Ireland, Wales, and France.

As additional lands were acquired from the Native Americans and the area population grew, the Royal Colony of South Carolina was divided into seven judicial districts in 1769 and the "Ninety Six District" was formed with a seat in the community of Ninety Six (located approximately 32 miles north of Edgefield). After the American Revolution in 1785, the Edgefield District was formed by an act of the State legislature from the southern portion of the "Ninety Six District".

The area of the Edgefield District was 1,680 square miles in size until portions of the District were taken to form part of Aiken County (1871), Saluda County (1896), part of Greenwood County (1897), and part of McCormick County (1917). Slight boundary adjustments were made on the Aiken - Edgefield boundary in 1922 and again in 1968.

Soils are considered the most important natural resource, supporting a variety of crop and forest land uses. Water supplies are generally deemed abundant, with adequate supplies for both domestic use and for watering livestock. Industrial water use has been traditionally considered limited in the past. In addition to the County's boundary with the Savannah River, the headwaters of the Edisto River form in the eastern portion of the county near Johnston, draining directly into Aiken County over a relatively short distance.

Farming and the forest industries have traditionally held the lead in economic impacts and continue to do so at present. (see table/chart). Continued agrarian use led to considerable erosion problems by the early 20th century and efforts to stem the loss of lands to erosion and poor management practices led to the formation of Conservation Districts in the late 1930's. A current, well-established partnership of local, state, and federal agencies continue to work to oversee conservation of natural resources within the county. The Edgefield Conservation District, the SC Department of Natural Resources, and the USDA Natural Resources Conservation Service are co-located at 304 Gray Street and support the land users of the county who wish to manage their lands in an environmentally responsible manner.

Climate and weather patterns were largely responsible for the growth of the county in its earliest years and continue to affect how agricultural land is used. Generally labeled as mild overall, the weather can be hot and humid during the summer due to the influence of on-shore winds along the coast. Edgefield County is usually considered to be at the northernmost end of the influence of sea-breezes. Extreme cold is generally short-lived due to the blocking influence of mountains to the north and northwest. The average low temperature for the county ranges around 39 degrees (F) in January and the average high temperature in July is about 93 degrees (F). Daily average temperatures are approximately 48 degrees (F) in January and approximately 82 degrees (F) in July.

Annual precipitation includes about 28 inches (55%) in the months between April and September, which coincides with the majority of the growing season. Average wind direction is from the southeast with the highest average speed (9 mph) being seen during the month of April.

SOILS AND MINERAL RESOURCES

Soil resources impact many aspects of life in the county. Soil studies identify some 66 unique soil types in the county, ranging from heavy clays to uniformly graded sands. The published Soil Survey, completed and released to the public in 1981, contains detailed inventories of soil types, engineering properties, limitations for selected uses, and other information relevant to the use of these basic natural resources.

Primary industrial activities associated with the extraction of mineral resources are limited in Edgefield County. Mining and reclamation activities in South Carolina and Edgefield County are predominantly oriented towards construction industries. Shale is an integral component of the brick fabricating process and represents the most sought after mineral commodity in the county. The Edgefield Shale Pit is a DHEC permitted operation and is the largest reclamation project in the County.

Various mining and reclamation activities are located in Edgefield and surrounding counties, including the extraction of granite, sand, and gold ore. A variety of geological deposits may extend into Edgefield County and it is possible that some of the mineral resources currently processed in adjacent counties also may be found in Edgefield County. The most visible mining activity is the rock quarry located south of the Wild Turkey Federation headquarters. Continued exploration of the county's resources may encourage the development of a more diversified mining industry.

WATERWAYS, WETLANDS AND FLOODPLAINS

The County has an abundance of water resources, with watersheds in relatively stable condition with few negative impacts in terms of pollutants. The exception is the area in the headwaters of the Edisto River, which has been designated by SC DHEC as impaired (see included reference material). The diverse geologic and topographic conditions of the county create a variety of watersheds and widely varying water quality and quantities. Flooding has not been considered a major issue since the installation of the Beaverdam Creek watershed structures which protect the Town of Edgefield. However, flooding does still occur in lower portions of the county in the region surrounding Stevens Creek.

Impoundments of varied sizes are located throughout the landscape of the county. Uses range from recreation to irrigation or stock water sources. According to the US Census Bureau, there are about 6.3 square miles of water in the county.

Wetlands

Wetlands hold and purify water, create habitat for many types of animals and insects, and act as flood buffers for surrounding properties. These tremendous ecological benefits require federal, state and local government actions to ensure that valuable wetlands continue to exist. Property located along rivers, streams, creeks, and lakes is most likely to be classified as wetland. The US Army Corps of Engineers maintains wetland inventories for the state of South Carolina. These inventories require that a qualified person or agency make the determination. If there is an indication that a property includes wetlands, any development activities should stop until an official determination is completed and accepted by the Corps of Engineers.

The definition of a wetland is fairly simple. Wetlands are defined by the US Army Corps of Engineers (USACE) as areas that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (USACE Wetland Delineation Manual, 1987). Wetlands generally include swamps, marshes, bogs, and similar areas, and are state and

federally regulated. Any actions to be taken in a wetland require a permit from the US Army Corps of Engineers.

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

Hydric soils are defined as having formed under conditions of saturation lasting long enough to develop anaerobic conditions in the upper layers of the soil. Soils not naturally created as hydric can become hydric if saturation due to man-made causes artificially modifies the natural conditions.

Wetlands are critical to water quality as filters of sediments and contaminants. Edgefield County is along the upper reaches of the area impacted by Carolina Bays (isolated depression wetlands). Carolina Bays are known to be prime habitat for many species of plants and animals, including some that are threatened or endangered .

Flood Plains

A floodplain or flood plain is an area of land adjacent to a river or stream between the banks of the waterway channel to the base of the enclosing valley walls, and which experiences floods during periods of high discharge. Floodplains can support particularly rich ecosystems, both in quantity and diversity, and may contain many more species than the waterway or the surrounding land. Wetting the floodplain soil releases an immediate surge of nutrients that support microscopic organisms and larger species. This makes floodplains particularly valuable for agriculture.

However, development is dangerous to people, livestock, and structures located in the floodplain due to the potential magnitude of inundation and the power and speed of flood waters.

In the United States the Federal Emergency Management Agency (FEMA) manages the National Flood Insurance Program (NFIP). The NFIP offers insurance to properties located within a flood prone area, as defined by the Flood Insurance Rate Map (FIRM), which depicts flood risks for a community. The FIRM typically focuses on delineation of the 100-year flood inundation area.

Flood plains in Edgefield County generally conform to the larger rivers and creek boundaries, such as Turkey, Stevens, Little Stevens, Beaverdam, Horn, Cheves, and Log Creeks, and along the Savannah River. Controlling development in these potentially dangerous areas would benefit Edgefield County and its citizens. Prior to any construction activity, flood plain determinations should be made to identify areas that would constrict water flow or create hazards for persons, animals or properties. The US Army Corps of Engineers and FIRM provide maps to use as guides to locate flood plains, and before any activity takes place on a property, the maps or personnel from the Corps of Engineers should be consulted.

Recommendations also should include fencing all livestock from creeks, rivers, and ponds to prevent nutrient loading in surface water bodies.

ANIMAL HABITAT

The county is mostly rural with plentiful areas for wildlife habitat. Even the areas of the three incorporated towns, the recently expanded edges of the City of North Augusta, and development along the US 25 corridor successfully support some wildlife species. There are a number of threatened or endangered species in the county as listed below. The vast majority of these species are listed as threatened or endangered due to lost habitat created by human impacts on the natural environment:

Threatened and Endangered Species in Edgefield County

Animals

Scientific Name	Common Name	Federal Status	State Status
<i>Alasmodonta varicosa</i>	Brook Floater	ARS*: Risk, priority	--
<i>Alosa aestivalis</i>	Blueback Herring	ARS*: Risk, priority	--
<i>Danaus plexippus</i>	Monarch Butterfly	ARS*: Risk, Priority	--
Elliptio "angustata-producta" complex	Carolina Lance-Atlantic Spike complex	--	--
<i>Etheostoma hopkinsi</i>	Christmas Darter	--	--
<i>Fusconaia masoni</i>	Atlantic Pigtoe	ARS*: Risk, priority	SE: Endangered
<i>Haliaeetus leucocephalus</i>	Bald Eagle	--	ST: Threatened
<i>Lampsilis cariosa</i>	Yellow Lampmussel	--	--
<i>Lasmigona decorata</i>	Carolina Heelsplitter	LE: Endangered	SE: Endangered
<i>Moxostoma robustum</i>	Robust Redhorse	ARS*: Risk, priority	--
<i>Perimyotis subflavus</i>	Tricolored Bat	ARS*: Risk, priority	--
<i>Picoides borealis</i>	Red-cockaded Woodpecker	LE: Endangered	SE: Endangered
<i>Plethodon websteri</i>	Webster's Salamander	--	SE: Endangered
<i>Pyganodon cataracta</i>	Eastern Floater	--	--
<i>Spilogale putorius</i>	Eastern Spotted Skunk	--	--
<i>Strophitus undulatus</i>	Creeper	--	--
<i>Sylvilagus aquaticus</i>	Swamp Rabbit	--	--
<i>Villosa delumbis</i>	Eastern Creekshell	--	--
<i>Villosa vibex</i>	Southern Rainbow	--	--

Plants

Scientific Name	Common Name	Federal Status	State Status
<i>Amorpha glabra</i>	Smooth Indigobush	--	--
<i>Aristida condensata</i>	Piedmont Three-awned Grass	--	--
<i>Carex amphibola</i>	Narrowleaf Sedge	--	--
<i>Carex gracilescens</i>	Slender Sedge	--	--
<i>Circaea lutetiana</i> ssp. <i>canadensis</i>	Enchanter's Nightshade	--	--
<i>Coreopsis rosea</i>	Rose Coreopsis	--	--
<i>Cystopteris protrusa</i>	Lowland Brittle Fern	--	--
<i>Delphinium carolinianum</i>	Carolina Larkspur	--	--
<i>Eleocharis robbinsii</i>	Robbins Spikerush	--	--
<i>Forestiera ligustrina</i>	Upland Swamp Privet	--	--
<i>Hymenocallis coronaria</i>	Shoals Spider-lily	--	--
<i>Isoetes piedmontana</i>	Piedmont Quillwort	--	--
<i>Juglans cinerea</i>	Butternut	--	--

Lithospermum tuberosum	Tuberous Gromwell	--	--
Macbridea caroliniana	Carolina Bird-in-a-nest	ARS*: Risk, priority	--
Minuartia uniflora	One-flower Stitchwort	--	--
Oenothera linifolia	Thread-leaf Sundrops	--	--
Ophioglossum vulgatum	Adder's-tongue	--	--
Panax quinquefolius	American Ginseng	--	--
Paronychia americana	American Nailwort	--	--
Philadelphus hirsutus	Streambank Mock-orange	--	--
Quercus oglethorpensis	Oglethorpe's Oak	--	--
Quercus sinuata	Durand's White Oak	--	--
Ribes echinellum	Miccosukee Gooseberry	LT: Threatened	--
Schoenolirion croceum	Yellow Sunnysbell	--	--
Scutellaria parvula	Small Skullcap	--	--
Sedum pusillum	Granite Rock Stonecrop	--	--
Solidago auriculata	Eared Goldenrod	--	--
Symphyotrichum georgianum	Georgia Aster	ARS*: Risk, priority	--
Tradescantia virginiana	Virginia Spiderwort	--	--
Trillium discolor	Faded Trillium	--	--
Trillium lancifolium	Narrow-leaved Trillium	--	--
Trillium reliquum	Relict Trillium	LE: Endangered	--
Trillium rugelii	Southern Nodding Trillium	--	--
Urtica chamaedryoides	Weak Nettle	--	--

Source: SC Department of Natural Resources website (www.dnr.sc.gov).

FOREST LANDS

Forest lands comprise about 75% of the county's land cover. The forest industry remains an extremely important contributor to the local economy. For most recent years, the delivered value of timber crops for Edgefield County was over \$13 million, ahead of crops or livestock by over \$3 million each. The success of the timber industry in the county can be traced back to the soil types, most of which have a site index which is sufficient to encourage tree farming practices on all but the most marginal land or on prime farmland where commodity crops are grown. Agriculture and forest industries employ about 2.5 to 3% of the workers in the county (statistics from the 2018 Edgefield County Community Profile prepared by the SC Department of Employment & Workforce).

Recent USDA programs have led to the re-establishment of isolated stands of longleaf pine, a species harvested heavily in the earliest years of the county. Longleaf pine provides many unique habitat variations that wildlife, especially some threatened or endangered species, thrive in.

FARMLAND

The US Department of Agriculture has designated certain areas of land to be of national agricultural importance. This designation is made on the basis of quality of the soil and past production of crops. Areas of Edgefield County marked as important include farmland in the vicinity of the towns of Edgefield, Johnston, Trenton, and the northwest corner of the county.

Once farmland is lost to another use, it is rarely returned to uses for food and animal production. Therefore, farmland is a scarce resource that should be maintained and protected. Because of Edgefield County's strong agricultural history and current high rate of growth, conflicts

between land uses are inevitable. One of the purposes of the comprehensive plan is to call attention to that potential conflict and provide remedies so that Edgefield County continues to grow, farmland is protected for future generations. Fortunately for the County, the area of highest residential growth and industrial growth has not included substantial lands that are most valuable for agriculture. However, areas close to Trenton and Edgefield are expected to be affected as development continues northward along US25.

Croplands and hay lands are integral resources in the sustainability of Edgefield County's agricultural infrastructure and economic success. Agriculture and all of its components comprise the bulk of the county's local and statewide economic impact. Edgefield County has an abundance of critically important soils that support an expanding agricultural industry. The agriculture census of 2002 indicates that, while the number of farms is decreasing, the average farm size and the number of acres in agricultural products have been increasing.

Peaches are the most important agricultural commodity, utilizing more than 14,000 acres of important local and statewide prime soils. While peaches are the most abundant crop in Edgefield County, other cropland agricultural commodities include small grains, corn, cotton, vegetables, and strawberries. Deep, porous, sandy soils in the Eastern part of the county provide exceptional growing conditions for these crop species.

Pasture and hay lands are locally important land uses as well with an expanding niche. While pasture and hay land uses are still primarily with the beef cattle and dairy industry, the equine community has taken on an increased role in the utilization of these resources. Utilization of traditional cropland soils well suited for the growth of coastal Bermuda and other common pasture species has increased substantially in the last 15 years. Extended drought conditions statewide increased the demand for quality hay forage for domestic livestock, and an increase in the number of "mini-farms" associated with less intensive haying and grazing practices appears to portend a substantial impact on the nature of management and productivity of local grazing lands resources.

Urban lands comprise about 5% of the County's total land area. There are three incorporated towns, two small areas recently annexed into the City of North Augusta, and a rapidly growing corridor along US 25 in the Merriwether section of the county and extending north towards the Town of Trenton. The Merriwether area has more housing development than other areas of the county although the density of these suburban residential areas and ancillary uses is relatively moderate and has not created habitat destruction on a massive scale. However, habitat loss, albeit at a rate that is not obvious, with continued residential and nonresidential development can be expected to continue. An example would be changes in deer behavior due to housing development, wherein native browse is replaced with shrubbery around homes.

LAND MANAGEMENT & CONSERVATION

The following general management strategies help conserve or protect valuable natural resources or mitigate negative resource impacts.

Water is subjected to two primary sources of possible degradation, point source pollution and non-point source pollution. Point sources are those that are identifiable as coming from a single source such as a pipe. From an environmental standpoint, there are only a few point sources that have been identified and treated. Non-point sources are diffuse sources of pollution that may carry dissolved or solid pollutants into the aquatic ecosystems.

For point source pollutants, the permitting processes currently in place through SC DHEC and/or EPA is essential and relies on monitoring those sites known to exist. The monitoring of these sites is imperative, and policies should maintain the process of collecting information and assessing compliance with the permits an on-going process. A simple database must record the data and be supported by site visits for spot checks. An annual spot check and status review should be part of the policy regarding point source pollutants.

In most cases, non-point source pollutants are much more difficult to isolate and identify. Non-point sources could include excess fertilizer from a cropland field, normal runoff passing through an illegal dump site, or debris from a poorly managed construction site. As for point source pollution, the most viable option for identification of pollutants other than sediment relies on existing water quality monitoring routinely done by SC DHEC. County employees or partners of the county may aid in identifying significant pollution sites. Partners may include local organizations or agencies for natural resource management, units of government, or local and regional citizen groups.

Consideration of providing a local tax credit for land units that have a comprehensive resource management plan through the Soil and Water Conservation District may provide incentive for more land users to enroll their land in the conservation planning. The rate could be very small in terms of percentage, but with proper advertisement and administration, a conservation planning tax credit could result in a major benefit over time as more land users apply conservation practices, reduced sediment loading of ditches, culverts, and streams, and reduced maintenance costs.

Excessive sedimentation created by the timber industry is generally brief in nature and highly localized. Something as simple as having notice published by the county regarding policies on application of best management practices (BMP's) and policies on trucks bringing excessive amounts of mud into the roads may reduce this problem to manageable levels.

Non-point source discharges from construction are currently regulated by SC DHEC, although the small staffing levels for the program may leave many sites unchecked on a regular basis. Local permitting requirements may aid in reducing this type of erosion and storm water management problem from occurring on a large scale. Nutrient pollution in relation to cropland, hay land, and forest land is discussed below in this section. Nutrient management considerations for homeowners, businesses, and large-scale sites such as golf courses could be addressed through the conservation planning process and through covenants in sub-divisions.

Water use rates from the Edgefield County Water and Sewer Authority (ECWSA) have increased over time as population, employment, industrial, and institutional users have grown. Groundwater use rates have increased significantly, especially in the urbanizing areas of the county. Growth in the number of homes on wells is the primary factor for these water use changes. SC DHEC monitors well drilling operations and SC DNR monitors water usage through their team of hydrologists. Both agencies maintain historical and real-time data on usage that can benefit planners.

The public sewer systems have had little directly traceable impact on the water quality changes that result from their usage. The impacts of their cumulative use are the responsibility of the ECWSA and are regularly tested and heavily regulated by SC DHEC, the EPA, and other federal agencies. Receipt of status reports from ECWSA and SC DHEC aid in monitoring the overall status of the waters of the county as impacted by the release of treated waters into the local streams. However, owners of septic systems have very little regulation after the systems are installed under the auspices of SC DHEC. Septic systems are not permanent and with failure, can contribute significantly to the degradation of water quality due to fecal coliform pollution.

The County should monitor negative or potentially negative water quality impacts by individual land owners through cooperative agreements with the local SC DHEC office to review reports of failures. If sufficient numbers of septic systems report failures and have the potential to create negative impacts on water quality, the County may enact appropriate regulations to review the causes of failure and address the problems. In cases where a system has failed and the owner elects to use environmentally sensitive methods of treatment such as created wetlands, some form of tax incentive in the first year may induce more land owners with failed systems to come forward for assistance.

Management Recommendations for Crop and Hay Lands:

On irrigated Cropland and Orchards: Employ the use of Contour Farming, No-Till Farming, Low volume drip or emitter irrigation systems, grassed orchard middle roads and haul roads, field borders, and filter strips.

- Utilize contour farming on sloping land where irrigation induced runoff is likely. In orchard situations, this should be used in conjunction with sufficiently grassed middles and haul roads.
- Utilize No-Till farming techniques where applicable to improve organic soil layer for maximum moisture retention. Soil rich in organic material, because of its ability to effectively retain water, will require reduced irrigation levels and will produce higher yields in times of drought.
- Utilize low volume drip or emitter irrigation systems to reduce consumption of surface and/or found water and reduce irrigation induced erosion. Additionally, fuel use for diesel or gasoline pumps will be minimized with a calculated irrigation schedule.
- Utilize field borders in orchards and cropland situations of at least 15 to 25 feet in width to promote breeding, sheltering, and feeding areas for early successional wildlife species. The field border should be maintained throughout the entire year with 1/3 or the border disked in late fall or early spring.
- Utilize filter strips near surface water bodies susceptible to sediment or nutrient loading from adjacent agricultural uses. The filter strip should be maintained throughout the year by mowing at a height not less than 6 inches.

To prevent over-fertilization and nutrient loading on crop and hay lands: Employ nutrients management plans when applying animal waste, routine soil sampling, filter strips, and precision farming techniques. Fence Livestock from creeks and ponds.

- When applying animal waste from confined feeding animal operations, a nutrient management plan should be developed and executed to prevent over fertilization and nutrient loading. The animal waste should be analyzed for nutrients and compared with soil samples from the area to be applied to ensure proper application rates. Further, cropping sequence and crop selection should be appropriate for the uptake of available nutrients.
- Soil samples should be taken on an annual to semi-annual basis depending upon site utilization. Rising fertilizer costs should be made this practice a necessity in the very near future.
- Filter strips should be utilized to ensure that over applied nutrients do not run offsite or leach into surface water bodies.

- Precision farming, while a relatively new technology, is fast becoming a serious money saving endeavor. GPS technology along with tedious soil sampling reduces the amount of fertilizer applied in crop situations, thus saving money and improving environmental stewardship.
- Fence all livestock from creeks, rivers, and ponds to prevent nutrient loading in surface water bodies.

To prevent overgrazing on pasture and hay lands: Employ prescribed grazing rotations of 7 to 10 days or less and utilize cross fencing for multiple pasture grazing.

- Grazing rotations should be limited to 10 days per field and grass height maintained at 3 to 4 inches.
- Cross fencing should be utilized to break up large pastures and facilitate a prescribed grazing rotation.

Land Use Defined by Land Cover

Vegetative Cover	Acreage
Evergreen Forest	54,750
Deciduous Forest	2,730
Mixed Forest	157,975
Scrub/Shrub	54,815
Saturated Bottom-land	1,155
Agriculture/Grassland	44,643
Barren disturbed land	433
Urban built-up land	4,947
Total Land Area	321,448
Water	3,630
County Total	325,078

Source:

Conservation

Edgefield County is home to the National Wild Turkey Federation (NWTf), an important non-profit single species conservation organization. The NWTf has more than 150,000 members including many local residents. The NWTf was founded in Virginia in 1973 but moved to Edgefield that same year after encouragement from local wild turkey enthusiasts. The mission statement for the group encourages "conservation of the turkey hunting tradition." The national headquarters office in Edgefield has 65 staff members while the nationwide field staff currently stands at 36.

The Federation has completed the NWTf visitor's center on Augusta Road and is continuing to develop a 93 acre outdoor education center with a lake, accompanying amphitheater, natural habitat trails, habitat management test plots, covered meeting and picnic pavilion, and other associated outdoor activity areas. NWTf literature sums up the group's mission with the following statement: *"Focusing on the wild turkey but benefiting many natural resources, the NWTf accomplishes its conservation mission by working on many fronts, forging relationships, and uniting diverse groups toward common goals. Educational programs aimed at diverse populations are also important aspects of the organization's purpose. Land managers, researchers, conservationists, and outdoor enthusiasts, both present and future, benefit from the Federation's activities."*

SUMMARY

Edgefield County has an abundance of natural resources. The variety and diversity of the plants, animals, and soil types and the availability of high quality water ensures an environment conducive to a “high quality of life” that should be monitored for conservation needs. The Edgefield Conservation District is charged with the responsibility for conserving the natural resources within the County by state law. The County must work with individual and corporate land owners, and units of government to maintain appropriate conservation practices on the ground.

The Conservation District has had a long history of cooperation with County Government in working toward the mutually beneficial goal of conserving the County’s natural resources and has placed technical resources to support the County on natural resource management issues. The Conservation District and the County Government will continue to provide an atmosphere in which all land users can manage their respective properties in harmony with the natural order.

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Comprehensive Plan Element 4 – Cultural Resources

The 1994 Planning Enabling Act calls for the Cultural Resources element of the Comprehensive Plan to include a listing of "historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious, or entertainment areas or institutions and any other feature or facility relating to the cultural aspects of the community. The planning commission can incorporate the work of a separate board into the comprehensive plan by reference."

From historic sites to education to entertainment, Edgefield County has varied and rich cultural resources. For the purposes of this element of the plan, these resources will be listed and a brief will be given of each. Historic resources will be drawn from a listing done by the Upper Savannah Council of Governments.

Cultural Resources Goals

- *Promote the preservation of all valuable historic and cultural resources from the impact of new and current uses.*
- *Create a comprehensive tourism strategy that incorporates development of cultural amenities and recreation for both residents and visitors to the county.*
- *Ensure that land use planning efforts anticipate both needs and opportunities related to cultural resources.*

HISTORIC RESOURCES

The first permanent settlement in Edgefield County was made in 1748, with settlers coming from Virginia, North Carolina, the South Carolina Low Country, and England. By 1782, the town was a commercial center for one of the first districts organized in the state, the Ninety Six District. The Ninety Six District was divided by an act of the South Carolina Legislature on March 12, 1785, into the Districts of Edgefield, Abbeville, Newberry, Laurens, Union, and Spartanburg. Later, the counties of Saluda, Greenwood, Aiken, and McCormick were separated from the Edgefield District.

The first settlement was established near an Indian battlefield and from this fact the name "Edgefield" most probably derived. However, the first settlement was on the extreme edge of the state and the name perhaps suggested its geographic position.

Edgefield contributions to the leadership of the State of South Carolina and to the nation has produced ten governors, five lieutenant governors, and several United States Congressmen and Senators, including Benjamin Ryan Tillman, Preston Brooks, Butler Derrick, and Strom Thurmond.

The Town of Edgefield developed around the Courthouse Square, with the village green deeded to the community in 1787. Several significant buildings, or squares, have remained unaltered, and the initial layout of the town has not changed. More than forty 19th Century buildings and sites in the historic area are listed on the National Register.

During the Revolutionary War, Edgefield was a stronghold of notable patriots including the Butlers, Middletons, Pickens, and Hammonds. Edgefield was also strategically located on the vital road

between British-held Augusta and British-held Ninety Six. The community's leadership in the US military and in public life continued in the Mexican War with such outstanding leaders as Colonels William B Travis, James Bonham, and Pierce M Butler. During the Civil War and the Spanish-American War, Edgefield furnished many distinguished generals. Oakley Park, a plantation owned by General Martin W Gary, was the site for the organization of the Red Shirt Movement during Reconstruction.

Historically, farming has been the major industry in Edgefield County. Edgefield agricultural production continues today as the county continues to be a major producer of peaches in addition to gaining significant jobs through industrialization.

Sites

The following list of historic sites is based on the Upper Savannah Historical Program. The list represents sites identified through past research and interviews. Additional sites may be added as historical research is updated.

Edgefield County Courthouse

The courthouse was built in 1839 by Charles Becker. Close similarity is observed in the design of the Edgefield County Courthouse and historic Ainsley Hall in Columbia which was designed by John Mills in 1822. The land for the Square was deeded in 1787 by Drury Mims and witnessed by John Cotton, husband of the famous murderess Becky Cotton.

Governor's Marker

The Governor's Marker is located on the Courthouse Square. Edgefield has produced more governors than any other county in the nation. The first was **Andrew Pickens, Jr** (1816-1818), born in Edgefield County on the plantation of his father, the famous Revolutionary partisan, General Andrew Pickens.

George McDuffie (1834-1836) practiced law in Edgefield County and was elected the 28th governor of the state. McDuffie was followed by Edgefield District resident **Pierce Mason Butler** (1836-1838). Butler also was elected Governor of Florida in 1841, ran for Senator in 1842, and died leading the Palmetto Regiment in the Mexican War.

James H. Hammond (1842–1844) was a resident of Beech Island (then part of the Edgefield District) when he was elected in 1842. In the same election that Hammond won the election for governor, former Governor McDuffie ran for senator and John C. Calhoun ran for Vice President in the same election.

Both Confederate War governors lived within five miles of the marker. **Francis W. Pickens** (1860–1862) was the son of Governor Andrew Pickens Jr. At 27, he was elected without opposition to succeed George McDuffie in Congress and was the presiding officer of the state convention of 1852 which drew up the ordinance affirming the right to secession. He was elected governor 4 days before South Carolina voted to secede from the Union.

Milledge Luke Bonham (1862-1864) immediately followed Pickens as governor and retired to his home between Trenton and Edgefield after the war.

John C. Sheppard was born in Upper Edgefield County and first elected to office at the age of 26. Sheppard served 14 years in the State House of Representatives and became Speaker. He served as governor in 1886, and his son later served as Lieutenant Governor.

Benjamin R. Tillman (1890-1894), born in western Edgefield County was considered one of the strongest political figures ever produced in the state. He founded Clemson College and Winthrop, and after his term as governor he was elected to the United States Senate where he remained until his death in 1918. Tillman was the chairman of Senate Committee on Naval Affairs in World War I, and his home still stands near Trenton.

Tillman was elected to a second term to serve during 1893-1894, and both the governor and lieutenant governor (John Gary Evans) were natives of Edgefield. In 1894, **John Gary Evans** (1894-1897) was elected to follow Tillman.

US Senator **J. Strom Thurmond** (1947-1951) was the most recent governor associated with Edgefield County. Considered as a progressive governor during his term, he ran for President of the United States in 1948 on the States Rights Party and received 39 electoral votes. Thurmond was elected as a write-in candidate for the US Senate in 1954 to replace the deceased Senator Burnet R. Maybank, resigned from office in 1956 to force a primary and was re-elected to the Senate. Thurmond continuously served for 46 years in the Senate and was the first Senator to live to the age of 100 shortly before he retired in 2003.

Confederate Memorial

The Confederate monument was designed and executed at quarries in Virginia and unveiled in 1900. It was among the first Confederate memorials in South Carolina and was inspired by Lucy Holcombe Pickens, wife of US Ambassador to Russia and Edgefield resident F.W. Pickens. During the last phases of the war, it was estimated that only 17 old men and boys remained in Edgefield, all others serving in the Confederate Army. This memorial is located on the Courthouse Square.

Plantation House

This building stands on the site of an earlier hotel which was converted into a wayside hospital during the Confederacy. Women of Edgefield staffed the hospital to care for wounded and sick making their way back from Virginia. W.F. Durisoe, editor of the Edgefield Advertiser who lost three sons in battle, sponsored such hospitals and visited Edgefield men, carrying supplies in wagons. This building stands on the Courthouse Square.

Edgefield Advertiser

The Advertiser is the only newspaper in South Carolina to be published without interruption and under the same name since 1836. Files of the paper are preserved at the Caroliniana Library at the University of South Carolina and furnish a picture of life in the State during Antebellum, Confederate War, Reconstruction, and modern eras. The office for the Advertiser is located on the Courthouse Square.

Magnolia Dale

Headquarters of the Edgefield County Historical Society, the home was built about 1800 and was home to Nancy Simkins Youngblood who later married Henry W Lowe. Nancy's son, Erasmus Youngblood lived there before he and his mother sold it to Samuel Brooks in 1830. Brooks' daughter

sold the home after her father's death in 1873 to Alfred J. Norris, Citadel professor and later Edgefield banker. Mr. Norris remodeled the home along the present lines with white columns across the front and upper balcony. Mamie Norris, daughter of Mr. and Mrs. Norris, was born at the house and made it her home for 86 years. She married Lt. Governor James H. Tillman and was president of the Edgefield County Historical Society for 22 years. The home was deeded to the Historical Society in 1959 and is located at 1014 Norris Street.

Trinity Episcopal Church

Erected in 1836 on Simkins Street, this church was the place of worship for many of Edgefield's most illustrious citizens. The early vestry included Francis W Pickens, ambassador and governor; James Parsons Carroll, Chancellor in the Court of Equity; Preston S Brooks, congressman; Francis Hugh Wardlaw, Chancellor and author of the Ordinance of Secession; and John Edmund Bacon, diplomat. The interior of the church contains numerous memorials to the Brooks, Bacon, and Carroll families.

Another noted member was Francis Butler Simkins (1897-1966) historian and author of Southern history books. There is a marble tablet in memory of him on the east wall of the church.

Old Village Cemetery

This cemetery on Church Street is the resting place of 150 Confederate soldiers. It is assumed that soldiers from all other wars in the nation's history are buried there as well. The Augusta Chronicle noted that "interred in the cemetery are all the ingredients for a first rate novel. Governors, soldiers, ministers to foreign countries, and leaders of all sorts, as well as the women who were their wives, mothers, and sweethearts."

Birthplace of Furman University

Established in Edgefield in 1827 but relocated to the Hills of Santee in 1829 and ultimately relocated to Greenville, the college was located at Brooks and Church Streets in Edgefield. The academy grounds were the site of militia assemblies and political rallies.

Oakley Park

The only shrine in the world to the Red Shirt Movement. The residence and 40 acre estate were the property of General Martin Witherspoon Gary. From this house, 1,500 Red Shirts rode, led by Douska Pickens to support General Wade Hampton for Governor in 1876. This campaign broke radical reconstruction rule in South Carolina. Inherited by SC Governor John Gary Evans, the property was a gift to the Town of Edgefield, on which the armory and recreation facilities were built. The property is owned by the United Daughters of the Confederacy and maintained as a museum open to the public. Oakley Park is located near Columbia Road and Augusta Road.

Birthplace of Strom Thurmond

Senator Thurmond served as Governor of South Carolina (1946-1950) and United States Senator (1954-2003) shortly before passing away in June 2003. While Governor, Thurmond ran as a third party candidate for President of the United States in 1948, carried four states, and received 39 electoral votes. His home is located on Columbia Road in Edgefield. Senator Thurmond was recognized by the US Senate in 1997 as the longest serving member. Lake Strom Thurmond on the Savannah River and Strom Thurmond High School are among the many facilities named after the Senator

Carnoosie

The home of Governor John C. Sheppard and his son, James O. Sheppard, former Lieutenant Governor, bears an Indian name. During the Confederate era, Charleston refugee families lived here. The Reconstruction owner was M.C. Markert, an Austrian intellectual and former violinist in the Kaiser's Orchestra. The avenue of oaks was planted by Governor Sheppard who also added the west wing to accommodate the law office and library of his father-in-law, General William Wallace, leader of the Wallace House. This home is located on Columbia Road.

Cherokee Battlefield

To the right of Penn Street and on Gray Street, lies a meadow which tradition says was the site of one of the last stands of the retreating Cherokee after the first white settlers arrived in Edgefield County in 1748. Their settlement came to be named Edgefield because of its proximity to the edge of the field. Another tradition is that the name was derived from the settlement's position at the extreme edge of the state. Edgefield Village became the county seat in 1791 and the first court was held in 1792. Edgefield Village had the first post office in the area in 1795.

The Promised Land

Nine hundred acres of land in this area west of Edgefield was bid on by the State of South Carolina at a tax sale for part of a plan of the Radical Assembly and was to be used in the spirit of "40 acres and a mule" for sale to former slaves. Plans for the project dissolved after 1876, but the area continues to be called Promised Land.

Martintown Road

On plats from 1754, this road appears as an Indian trail marked "Path to Augusta" and later "Road to Campbelltown." In 1760, it appeared as Martintown Road. It ran from Augusta to Ninety Six, connecting the only two inland points controlled by the King's Army in the South Carolina and Georgia areas on the Savannah River. Martintown Road is SC 230 and is named for a family of Revolutionary patriots.

Merriwether Hall

This home was built near Big Stevens Creek Church off Martintown Road and the center of community activity in southern Edgefield County for many years. The Meriwether community is named for Dr Nicholas Meriwether and his home.

Big Stevens Creek Church (National Register)

Established in 1762 by Reverend Daniel Marshall, the meeting house was built in 1766 with 150 families and is considered the mother church of many South Carolina and Georgia Baptist churches. The building was built in the early 1800's and was listed on the National Register until it was destroyed in 1997.

Sweetwater

This community has played an important part in the agricultural history of Edgefield County. The area was also an early and active center during the recruitment of soldiers for the Civil War and for followers of the Red Shirt movement during Reconstruction. Sweetwater is located in the area of the junction of SC 174 and SC 34. The first Edgefield County casualty of the Civil War is buried here.

Mount Vintage

Off Old Stage Road is the site of the home of Christian Breithaupt, a native of Germany who developed a vineyard in the area and founded Vaucluse Mill in the Horse Creek Valley at Graniteville.

Horns Creek Baptist Church (National Register)

Founded in 1768 by missionaries from New England. The church is on the National Register and is the location of the Revolutionary War Battle of Horns Creek in April of 1781.

Cedar Grove Plantation (National Register)

Located five miles north of Edgefield on Highway 25. Servants' quarters and the original plantation kitchen stand to the right of a piazza on the southern side overlooking the remains of terraces said to have been laid out by James Audubon who also planned the original boxwood gardens. The garden plan is still maintained but the original plants were sold for the restoration at Williamsburg. The woodwork was hand-carved by slave labor. Hand-painted scenic wallpaper especially made for Cedar Grove and imported from France hangs in the parlor. Cedar Grove is on the National Register.

Pottersville (National Register)

Remains of an 18th century mill village "altogether supported by the manufacture of stoneware" are located in mounds to the right of Meeting Street Road north of the town limits of Edgefield. The industrious little community predated the courthouse town and published its own newspaper, "The Hive," around 1800.

Pine House

A tavern near this landmark was a place of rest and refreshment for George Washington on his southern tour in 1791. The present Pine House was damaged by fire in 1868 and immediately restored. In lavish antebellum entertaining, the host would roll a red carpet from the veranda to the carriage block to protect the sweeping ball gowns of the guests. Pine House is located at the junction of US 25 and SC 19 near Trenton.

Site of Emsley Lott's Tavern

In 1825, the present location of the Town of Johnston was noted as Lott's Tavern. The tavern was demolished in 1918 to build a highway. Built of logs in the late 1700's, it was weather-boarded in 1820 when it became a post office. In addition, it issued marriage licenses, married couples, held court, and enlisted soldiers. The site is located off Hwy 23 on the north side of Johnston and is not marked.

Battle of Hammond's Hill

After the Battle of Horns Creek in April of 1781, the Patriot party marched to Leroy Hammond's mill on the Savannah River, attacked a British post there, broke up the mill, and took all the British provisions. Hammond's regiment joined with Samuel Hammond's 250 men and crossed the river to join Patriot troops gathering in Georgia.

Battle of Turkey Creek

On September 6, 1781, Hezekiah Williams, a new British threat, surprised a band of Patriots on Turkey Creek. Ten Patriots were killed or wounded. The site is off Walker Road in the Sumter National Forest.

Battle of Stevens Creek

On October 5, 1781, Major Hugh Middleton of Hammonds Regiment met Hezekiah Williams on Stevens Creek. After a sharp conflict, the Patriots were repulsed and 25 of their men were killed or wounded. The battle site is off Garrett Road in the National Forest.

Cherokee Trail Historical Marker

A marker was placed near Little Stevens Creek Baptist Church off Meeting Street Road (SC 430) by the Daughters of the American Revolution. The marker identifies the Old Cherokee Trail.

Boles Mountain

Named for Isaac Boles, Boles Mountain is the highest point in Edgefield County. Once the center of a large cotton farm owned by William Strom, the Strom home was built on top of the mountain. Strom is the paternal grandfather of Senator Strom Thurmond. Boles Mountain is located off Hwy 25 North, near the Greenwood County line.

Bettis Academy (National Register)

Founded by Alexander Bettis in 1881 for black children in Edgefield and Aiken Counties. For more than 30 years, Alfred W Nicholson was president and is buried on the school property which lies on the county line of Edgefield and Aiken Counties. The school had a registration of some 800 students before it was discontinued. A new Bettis Academy Charter School is being constructed nearby.

Blocker House (National Register)

Off Hwy 25, North Michael Blocker constructed a large home six miles from Edgefield in 1775. The family descended from the Von Blucher family of Prussia and originally settled in the Cape Fear River area near Wilmington, NC. The family eventually acquired through grants and purchase some 13,000 recorded acres in the area. The sons built large clapboard houses, including the extant Cedar Grove mansion. In 1823, the area was identified as the "Blocker Settlement" and included an academy with tutors from Charleston. The Blocker family cemetery contains approximately 84 marked grave sites and also is located on the grounds. The original house burned, and the family enlarged an overseer's house with massive end chimneys.

Darby Plantation (National Register)

Located on Augusta Road four miles south of Edgefield was the route of the Plank Road which was built circa 1840 to lift the wagons and carriages above the sand and mire. Darby was built by Nathan Lipscomb Griffin before 1845, but afterwards became the residence of his daughter and her husband General Milledge Luke Bonham. General Bonham was the brother of Alamo hero James Bonham, and commanded South Carolina troops in the Florida War. He also served as a military commander in the Mexican War and was appointed to command 10,000 Carolinians in Virginia in 1860. He succeeded Francis W. Pickens as Governor of South Carolina in 1862. On completion of his term, Governor Bonham returned to the field and was at the surrender of Joseph Johnston's Army in North

Carolina in 1865. George Trenholm, famed blockade runner and the last Confederate Secretary of the Treasury, acquired the property during the Civil War as a place of refuge for his Charleston relatives. Professor Francis Holmes of the College of Charleston brought the fossil collection of the Charleston Museum to Darby for safekeeping and often gave lectures on the fossils.

The above listing only identifies a portion of the historic sites in Edgefield County. There are numerous other homes, churches, and sites that are catalogued with the Edgefield County Historical Society and the South Carolina Department of Archives and History. In addition, the Heritage Corridor project has begun preparing an inventory and assessment of historic sites with tourism potential throughout the County.

Marshfield (National Register)

The Marshfield Plantation house is an L-shaped, one-story antebellum home located northwest of Trenton. Other structures on the site include a slave cabin and a smokehouse built in the early 1800s. Originally belonging to Benjamin Darby, the property was sold or given to his daughter who was married to John Marsh who planted crops of cotton, corn, wheat and grains. Later descendants grow asparagus in the 1930s and then peaches until 1993. The property was nominated for the National Register in 1995.

Paris Simkins House (National Register)

The Simkins Paris House was listed in 1985 and is located in Edgefield County.

Edgefield Historic District (National Register)

The Edgefield Historic District was designated in 1972 and includes portions of Adams Street, Addison Street, Augusta Street, Bacon Street, Beaverdam Street, Brooks Street, Buncombe Street, Butler Street, Carroll Street, Columbia Street, Church Street, Coral Street, Evans Street, Folk Street, Hart Street, Johnson Street, Jones Street, Lynch Street, Macedonia Street, Main Street, Mims Street, Moragne Street, Norris Street, Penn Street, Railroad Street, Simkins Street, and Wakefall Street.

Johnston Historic District (National Register)

The Johnston Historic District designated in 1983 includes portions of Addison Street, Calhoun Street, Church Street, Edisto Street, Jackson Street, Lee Street, Mims Avenue, and Roland Avenue.

SCENIC AND HERITAGE RESOURCES

Sumter National Forest, Long Cane Ranger District

The Long Cane District is part of the Sumter National Forest, encompassing 119,076 acres in Abbeville, Edgefield, Greenwood, McCormick and Saluda counties. Sumter National Forest contains numerous sites offering a range of diverse recreational opportunities. Some visitors enjoy developed sites such as campgrounds or picnic areas. Others hike, hunt, or ride horses. Other recreation opportunities within the area include birding, canoeing, fishing, target shooting, and mountain-bike riding.

Lick Fork Lake is a 12-acre artificial lake nestled in the southeastern portion of the Long Cane Ranger District of the Sumter National Forest. The county's only designated camping area offers a variety of recreational opportunities including, swimming, picnicking, fishing, boating, mountain biking, and hiking.

A heavily wooded campground offers 10 sites in the relaxing solitude of nature, with easy access for other recreational activities. The day-area was designed to accommodate fishing enthusiasts with a pedestrian bridge and boat ramp for non-motorized boats. The trailhead for the Horn Creek Trail is at this site. Although primarily used by mountain bikes, hikers are additional users. This 5.7-mile loop trail winds through the rolling piedmont hills of oak, hickory, and pine forest. The Lick Fork Lake Hiking Trail originates at the swimming area and travels around the lake, ending at the boat ramp.

The Long Cane Ranger District Office is located at the southwest corner of the intersection of SC routes 25 and 430, in the town of Edgefield.

Heritage Corridor

The South Carolina National Heritage Corridor Program (SCNHC) was created in 1996 and designed to foster appreciation for and protection of the state's rich natural, cultural, recreational, and historic resources. Through a community development process with various local and state organizations, these resources will be preserved, economically developed, and enhanced with the goal to encourage sustained economic development through the promotion of tourism.

The 320-mile Heritage Corridor runs from Oconee County in the northwestern corner of the state, through Anderson, Greenwood, Edgefield and Aiken Counties on the way to Charleston. Edgefield County is part of Region II, which also contains Abbeville, Greenwood, and McCormick Counties. Both the Discovery Route and the Nature Route travel through portions of Edgefield County and highlight visitation at the following recognized sites along the route.

Heritage Corridor Sites in Edgefield County

LANDMARK SITES	
Memorial Library & Genealogical Society	Edgefield
Old Edgefield District Tours and Research	Edgefield
Magnolia Dale	
Confederate Monument	Edgefield
Edgefield Courthouse Square	Edgefield
Benjamin R. Tillman Library	Edgefield
Ebenezer Church & Cemetery	
Bettis Academy & Junior College	Trenton
DISCOVERY SITES	
National Wild Turkey Federation	Edgefield
Old Edgefield Pottery Site	Edgefield
Oakley Park	Edgefield

The SCNHC Discovery Center Program exists to increase travel expenditures and expand economic development within the 17 counties of the SC National Heritage Corridor. The centers contain interpretation and information to enrich the travel experience for visitors and encourage them to stay longer and spend more money within the corridor and state.

The Department of Parks, Recreation, and Tourism believes that the Heritage Area Program is designed and should strive to achieve the following five basic goals:

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

Many of the projects identified in the planning process continue to attract tourists and encourage preservation. By assisting a strong historic preservation program that includes sites representative of the history of all people, the County Council and Planning Commission help maintain and enhance the quality of life for its citizens.

The National Wild Turkey Foundation: Wild Turkey Museum

The Wild Turkey Museum is dedicated to the restoration, management and hunting of the wild turkey. The comeback story of the American wild turkey unfolds through the exciting displays at the NWTF Museum which features 3-D dioramas depicting the five wild turkey subspecies and the ocellated species in their natural habitats.

An animated, life-like, old-time storyteller sits in a rocking chair and tells 14 different stories about the history of the NWTF, turkey hunting and conservation. Also featured is an animated Cherokee Indian, who shares legends and stories about wild turkeys.

An action-packed video highlights America's largest resident game bird and the conservation methods and people who have lifted the wild turkey from the brink of extinction to populations in the millions.

Displays of historic turkey calls donated by master turkey call makers Neil Cost and M.L. Lynch are one of the museum's treasured collections. Through these exhibits, visitors can easily view the evolution of turkey calls spanning more than a century.

At the height of the tour, The Dave Harrelson Memorial Theater places visitors deep in a spring forest at the break of dawn, mixing the sounds of nature with early morning calls of wild turkeys flying down from their roosts.

SUMMARY

Continued growth brings challenges and opportunities related to cultural resources. New growth threatens to infringe on the integrity of historic resources. At the same time, new people add to the cultural mix of a community. The County must work closely with each cultural agency to ensure that a balance is made between providing quality services, extending the reach of activities, and maintaining the positive factors that bring new residents to Edgefield County.

Competition from nearby larger metropolitan areas will always be a factor in planning for cultural resources in Edgefield County. However, programs such as the Heritage Corridor may provide better focus on the unique aspects of local history and people and allow Edgefield County to take a more active role in defining its strength in marketing its cultural resources.

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Comprehensive Plan Element 5 – Community Facilities

Introduction

The Community Facilities element of the Comprehensive Plan is one of the most important of the seven elements. As defined by the State Planning Enabling Act of 1994, this element includes many activities essential to the community's growth, development, or redevelopment.

This element is important for the documentation of available resources for County Council, the Planning Commission, and other stakeholders to make informed decisions concerning the potential impact of proposed development projects. This element will document existing conditions as they apply utilities, transportation, and governmental/educational facilities in Edgefield County.

State Law suggests an examination of the following facilities: water supply, treatment, and distribution; sewage system and waste water treatment; solid waste collection and disposal; fire protection; emergency medical services; governmental facilities, and education facilities. The transportation network will be discussed in a separate Transportation Element chapter. The community facilities element provides information to support the efforts of County Council and the Planning Commission to best direct growth to certain areas or promote the redevelopment of inadequate facilities. This element is required to be updated every five years so that decisionmakers will have up-to-date information on which to base their decisions.

In certain cases, a plan will already exist for a department. For instance, a plan for Enhanced 911 service for the county was completed in 1997. These plans and inventories will be referenced in this element to consolidate and update the base of reference for current and new projects and initiatives.

Community Facilities Goals

- *Ensure the compatibility of new development with the expansion of community facilities*
- *Protect the public health, safety and general welfare.*
- *Enhance quality of life through the provision of necessary public services.*

WATER SERVICES

The reliability of available water sources for Edgefield County is defined by the geology, rainfall and climate of the area. Ground water is accessed by wells and is generally available in small quantities throughout the County. The chemical characteristics of the ground water in the County varies in accordance with the local geological conditions where the water is stored, but the mineral content in most local ground water sources is suitable for non-potables uses without chemical treatment. However, ground water sources are insufficient to supply large concentrations of population or industries that require larger volumes of water. Therefore, groundwater is generally used only for very small water-using industries and small domestic purposes.

The primary source for surface water in the county is available from an abundance of freshwater streams located throughout the area, and there are approximately 1,000 private ponds and small lakes throughout the County. The natural surface waters of Edgefield County are generally low in

total solids, total hardness, iron, color, and turbidity. Treatment by coagulation and filtration results in a water with of a high degree of purity and excellence for all domestic and most industrial users.

Most of the ponds located in the county are small and used for stock watering, crop irrigation, fishing, and recreational purposes and are not suitable for use as a source of water. Most of the streams in the county are small tributaries with limited water flow. However, several of the local streams (Log Creek, Shaw Creek, and Horn Creek) have limited possibilities as water sources through the possible impoundment of reservoirs. Three surface streams generally have suitable flow and quality for use as a source of raw water: Turkey Creek, Stevens Creek, and the Savannah River.

Water treatment and distribution service in the county is provided by the Edgefield County Water and Sewer Authority (ECWSA) which was created as a Special Purpose District with a mission to acquire and distribute supplies of fresh water for industrial and domestic use within the ECWSA service area. The district's mission statement includes responsibilities "to build, acquire, construct, operate and maintain such sewage facilities as shall be in the opinion of the Authority necessary for the district and economically practicable for industrial and domestic use" and to provide for the efficient and sanitary collection and treatment of sewage and prescribe necessary regulations necessary to protect water in its canals, aqueducts, reservoirs or distribution systems from pollution.

The ECWSA Board of Directors holds regular meetings on the fourth Monday every month including an annual meeting at the Edgefield County Water and Sewer Authority's Administrative Office, 100 Waterworks Road, Edgefield, SC 29824.

Raw Water: The Authority operates a raw water pump station at the intake site on the Savannah River that serves as ECWSA's only raw water source. The intake on the Savannah River is at a site in North Augusta, South Carolina, approximately one mile south of the Water Treatment Plant. The intake is on the eastern side of the river, just downstream of the Steven's Creek Dam and upstream of the Augusta City Lock and Dam.



Source: ECWSA Raw Water Facility photo by Robert and Company, 2018

The Edgefield County Water & Sewer Authority is currently (2018) permitted a withdrawal of 11.0 MGD by the U.S. Army Corps of Engineers. An Inter-Basin Transfer permit issued by DHEC's Bureau of Water states that ECWSA is authorized to withdraw a maximum of 11.0 MGD from the Savannah River basin for use and transfer to the Edisto River basin. The Inter-Basin transfer permit is valid through July 1, 2025. All of the water withdrawn from the Savannah River by the Authority ultimately remains in the Savannah River basin with the exception of wastewater treated at the Authority's Johnston Wastewater Treatment Plant.

From the pump station, raw water is pumped to the Water Treatment Plant. A floating boom and suspended curtain in the raw water intake prevents most floating debris from reaching the intake. The intake structure is equipped with bar racks to prevent any remaining large debris from entering the wet well. The wet well is divided into two chambers. Each of the two sections can be isolated if needed. A silt stirring/suspension pump is also provided to prevent sediment buildup in the raw water wet wells. The raw water pump station floor is located directly above the raw water wet well. There are currently five raw water pumps ranging from 125 hp to 200 hp.

Water Treatment: Source water may include a variety of potential contaminants such as bacterial or viral microbes, pesticides, herbicides, organic chemical compounds, and naturally occurring radioactive contaminants. In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amounts of certain contaminants in water provided by public water systems. Although drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants, the presence of contaminants does not necessarily indicate that the water poses a health risk. FDA regulations establish similar limits for contaminants in bottled water to ensure the same protection for public health.

ECWSA treats the raw water and continuously tests the treated water to ensure that the system is fully compliant with state and federal requirements. Treatment includes meeting all criteria for regulated contaminants including coliform bacteria, total organic carbon, copper, lead, chlorine, haloacetic acids, total trihalomethanes, fluoride, nitrates, sodium, and turbidity (cloudiness created by small suspended solids).



Edgefield County Water Plant Aerial Image from Google

Samples are collected at the water treatment plant and a monthly report is collected from samples at 27 representative sites throughout the system to ensure safe drinking water. The 2017 Water Quality Report from ECWSA reported no coliform bacteria were found in the system, and based on test results for other potential contaminants, the drinking water met all SC DHEC and EPA standards and regulations during 2017.

Currently, the Water Treatment Plant has capacity to treat 8.85 million gallons per day (MGD) of water. Average daily use in the area is 4.5 MGD.

Treated Water Distribution: The Authority operates two ground-level storage tanks with a combined capacity of 3,200,000 gallons. These two ground-level storage tanks, with capacities of 2,000,000 gallons and 1,200,000 gallons are located at the Water Treatment Plant and are used to hold

water pending distribution. From the ground-level storage tanks, treated water is distributed through approximately 500 miles of supply line ranging from 24 inches in diameter to 6 inches in diameter.

The Authority operates two “Booster” Pump Stations along the distribution system. These stations assist with pressure and volume in moving water throughout the water distribution system. One of these pump stations was constructed in 1974 and the other in 2010.

Six (6) elevated storage tanks provide a combined storage capacity of 2,800,000 gallons and individual capacities ranging from 200,000 gallons to 750,000 gallons.

- Johnston Elevated Storage Tank 200,000 gal. volume
- Murphy Village Elevated Storage Tank 300,000 gal. volume
- Edgefield (Tranter) Elevated Storage Tank 300,000 gal. volume
- Trenton (Hwy 25) Elevated Storage Tank 500,000 gal. volume
- Murphy Village Elevated Storage Tank #2 750,000 gal. volume
- Booster (Brighthop Rd.) Elevated Storage Tank 750,000 gal. volume



Aerial image of ECWSA elevated water tanks on US25 from Google

The elevated tanks help maintain system pressure by supplementing high service pumping. They also supply localized storage. The Booster Tank controls the operation of the high service pumps at the Water Treatment Plant. The Trenton Tank is fed by the booster pump station at a much higher hydraulic grade, and supplies water to the Edgefield and Johnston elevated storage tanks through altitude valves that open and close based on relative tank elevations.

Water mains in the distribution system vary in size, ranging from 1 inch to 24 inch diameter. Water is transmitted from the Water Treatment Plant through a 20 inch main to the Murphy Village Tanks and the Booster Tank. Flow is fed northeast to the Trenton Tank by the booster pump station through an 18 inch water main. The Trenton Tank primarily feeds the Edgefield and Johnston areas through 14 inch and 16 inch water mains. The distribution system serves over 9,000 Authority customers.

WASTE WATER COLLECTION AND TREATMENT

One major factor in growth is the availability of water and sewer. Although water can be provided to most areas without sewer, wastewater facilities require water to transport waste to the waste treatment facility. Although ground water is generally sufficient enough through private wells or a community well system to provide adequate water for drinking and other domestic purposes, including waste transmission, large industries and concentrations of population usually have a greater need for large volumes of water as well as a more complex waste treatment facility.



In areas with no water or sewer service, lot size becomes an important factor because of the location of septic tanks and wells. A septic tank located too close to a well will contaminate the well and placing the drainage lines of tanks too close together will result in poor service. The County has a vested interest in setting standards for lot size and location to protect the health and welfare of all citizens. As growth pressures force new land to be developed for residences and industry, the capacity of water and wastewater facilities becomes more imperative.

A prime example for planning the development of sewer systems is the need to guide growth in the Merriwether/North Augusta area. This is the fastest growing area of the County and could broaden the County's residential tax base. However, unrestricted growth that does not consider lot size and capabilities to accommodate septic tanks and septic systems may pollute recreation and drinking water. Small steps toward planning for growth can strengthen the County's resources to support additional residential growth in the future.

Wastewater Collection and Treatment Facilities

Sewer service in the County is provided by the Edgefield County Water and Sewer Authority (ECWSA) which operates and maintains three (3) independent wastewater treatment plants in the Town of Edgefield (Brooks Street Plant), the Town of Johnston (Johnston Plant), and the Town of Trenton (Trenton Plant), along with gravity collection lines, force mains and 39 pump stations located in the Town of Edgefield, the Town of Trenton and portions of Edgefield County. The Authority also operates and maintains over 34 miles of sewer force mains and three (3) lift stations that are part of a Joint Regional Sewer System. The regional system conveys wastewater to the Horse Creek Waste Water Treatment Facility (not owned by ECWSA) for treatment.

The Edgefield Plant (Brooks Street) was last upgraded in 2010 and currently has a treatment capacity of 725,000 gallons per day and treats an average flow of 198,000 gpd. The Edgefield Plant utilizes the sequencing batch reactor process, a form of activated sludge treatment, and the treated effluent from the plant is discharged to Beaverdam Creek.

The Johnston Plant uses a multi-cell aerated lagoon treatment process preceded by coarse solids and grit removal and followed by disinfection and flow monitoring. It provides secondary treatment of combined domestic and light commercial process wastewater. The plant has a design treatment capacity of 968,000 gpd and treats an average flow of 250,000 gpd. The treated effluent from this wastewater treatment plant is discharged into the South Fork Edisto River. The Johnston Plant is also connected to the Regional Sewer System pump station located on site as a backup. This connection enables the Authority to pump wastewater received at the Johnston Plant into the Regional Sewer System in lieu of treatment and discharge if operational problems are encountered at the plant.

The Trenton Plant uses an aerated lagoon treatment process. The plant has a design treatment capacity of 73,000 gpd. After treatment, wastewater is pumped into the Regional System.

Joint Regional Sewer System

ECWSA is a component member of the Joint Regional Sewer System, comprised of interconnections between the Saluda County Water & Sewer Authority, Edgefield County Water & Sewer Authority, and the City of North Augusta wastewater collection systems. The Joint Regional Sewer System functions as a joint venture to provide sewer service to each member's customers. The system consists of over 37 miles of force main ranging in size from 8 inch to 18 inch mains with numerous pump stations.

The present allocated capacity for the Saluda County Water & Sewer Authority is 900,000 gpd and the present allocated capacity for the Edgefield County Water & Sewer Authority is 400,000 gpd. Saluda County funded the cost of constructing a pump station at the Johnston Plant that interconnects a 16-inch sewer force main that runs from Saluda County to the Johnston Plant, then parallel with S.C. Highway 121 to the Pine House Pump Station in Trenton.

The Joint Regional Sewer System was constructed with funding from the U.S. Department of Agriculture's Rural Economic and Community Development Program and has been in service for over ten years. The overall goal of the system was to boost economic development in the areas served by the Joint Regional Sewer System by providing a means of collection and disposal of higher strength waste streams typical of those found in industrial type discharges.

Various commercial, industrial and residential customers are served by the Joint Regional Sewer System. The major contributors are:

- Amick Farms – SCWSA
- Gentry Poultry – SCWSA
- Carolina By-Products / Valley Proteins – SCWSA
- Town of Ridge Spring – SCWSA
- Saluda Middle and High School – SCWSA
- King Academy – SCWSA
- JET Middle School – ECWSA
- Pine Ridge Subdivision – ECWSA
- Town of Trenton – ECWSA
- Federal Prison – ECWSA
- State Corrections – ECWSA

ECWSA sewers include approximately 37,900 linear feet of 12-inch sewer force main from pump station #3 on Riegel Road in Johnston to pump station #2 on Star Road. From this pump station, a 16-inch force main runs parallel with U.S. Highway 25 for approximately 20,700 linear feet to the Pine House pump station in Trenton.

From the Pine House pump station, the Joint Regional Sewer System flows from the Edgefield County Water & Sewer Authority's service area into the North Augusta's service area collection system through an 18-inch sewer force main that runs parallel with U.S. Highway 25 for approximately 63,500 linear feet, then reduces to a 12-inch sewer force main for approximately 8,800 linear feet and ties into a City of North Augusta's metering site on Austin Graybill. The force main continues under I-20 and along Ascauga Lake Road in North Augusta as part of the recently completed Mims Branch Project. North Augusta transports the wastewater flow from the Authority's Regional Sewer System to the Aiken

County Public Service Authority's (Aiken County PSA) system for treatment at the Horse Creek Wastewater Plant. The Authority has 2.3 MGD of capacity in this sewer main and acquired 1.3 MGD of treatment capacity at Aiken County PSA's Horse Creek from North Augusta. The Horse Creek Wastewater Treatment Plant has a treatment capacity of 26 MGD and is currently treating approximately 13 MGD. The Authority's share of the project cost was \$2,600,000, funded entirely by an EPA grant.

Collected wastewater in the North Augusta system flows by gravity through several manholes into the Willow Wick Pump Station, located along West Martintown Road. Wastewater is then pumped into the Southwest Interceptor gravity collection basin. Wastewater flow then proceeds from the North Augusta collection system to the Aiken County Public Service Authority's Horse Creek Wastewater Treatment Plant for treatment and ultimate disposal. North Augusta and Edgefield County Water & Sewer Authority are in the process of designing a gravity sewer line with the purpose of eliminating the need for pump stations to serve the Joint Regional Sewer System in the North Augusta Service area.

SOLID WASTE MANAGEMENT

Two events in 1991 changed how non-hazardous waste is managed in South Carolina. The first was the passage of the comprehensive state law on solid-waste management; the second was the new more stringent regulations set by the U.S. Environmental Protection Agency that defined new minimum environmental standards for municipal solid waste landfills.

As a result of new stricter regulation and fiscal necessity, Edgefield County joined eight other counties in 1992 to form the Three Rivers Solid Waste Authority (TRSWA). The goal of the organization was to promote an environmentally sound and financially effective partnership between these counties with regard to solid waste planning, management, and program implementation. The nine-county region consists of Aiken, Allendale, Bamberg, Barnwell, Calhoun, Edgefield, McCormick, Orangeburg, and Saluda Counties. A regional landfill for disposal of non-recyclable, non-reusable waste to serve the nine county cooperatives began operation in 1998.

Pursuant to the above laws, uncontrolled green boxes were removed from service areas and household garbage is now delivered to eight recycling centers (also known as convenience centers) throughout Edgefield County. Curbside service by registered contractors is encouraged, but about 80% of the persons living in unincorporated areas of the TRSWA service area use the convenience centers according to the 2009 Regional Solid Waste Master Plan. These centers accept household waste and recyclables from household residents including newspapers, cardboard, aluminum cans, batteries, furniture, plastics and other recyclable materials. Household recycling is encouraged to meet the mandated 30% volume reduction specified under the Solid Waste Management Act of 1991.

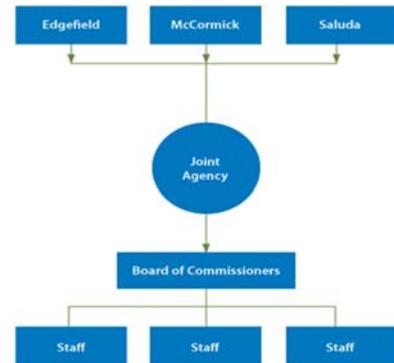
TRSWA continues to aid member counties with the submittal and administration of solid waste and recycling grants awarded by the SC DHEC's Solid Waste Reduction & Recycling Division. In addition, the Authority assists counties in the receipt of millions of dollars to help the citizens of the region manage and recycle waste tires, cardboard, plastics, used oils, oil filters, and electronics. The cooperative programs of TRSWA also provide cost savings to taxpayers rather than being forced to pay high disposal and costly transportation costs to out-of-area landfills, and allow the counties to:

- Regulate where their waste is going;
- Keep costs down significantly;



- Assure future generations that the waste is being buried properly so that land and water are not contaminated.

Edgefield County is also a member of the Tri-County Solid Waste Authority (TCSWA) . The mission of the TCSWA is to promote recycling, waste reduction and responsible disposal of all waste from households, businesses and industry by providing comprehensive, environmentally sound, cost-effective, and technically reliable solid waste management programs for all people living and working within Edgefield, McCormick, and Saluda Counties. TCSWA operates a construction and demolition materials landfill for the disposal of construction debris. In addition, Santee Cooper (a public utility owned by the citizens of South Carolina) provides oil collection centers at each of the County's recycling centers. Use of this system effectively reduces the potential of oil related ground water contamination.



TCWSA Organization Chart

POWER AND COMMUNICATIONS

Edgefield County relies heavily on public and private providers to produce and distribute power and communications throughout the community. The State of South Carolina provides regulation through the Public Service Commission, and the county is only a small portion of the areas served by these providers.

Electricity

Edgefield County is served by two electric power companies: (1) *South Carolina Electric and Gas (SCE&G)*, a *SCANA Company*, and (2) the *Aiken Electric Co-op*. The *Aiken Electric Co-op* service area is concentrated more heavily in the eastern part of the County while *SCE&G* serves more rural customers in the western half of the County and all areas within the municipal boundaries of the Towns of Edgefield, Johnston, and Trenton. The availability of electricity to sites is unlimited throughout Edgefield County.

Recent financial issues created by decisions to stop the construction of nuclear power plant projects in the State of South Carolina and to stop requiring *SCE&G* customers to pay dedicated surcharges for the nuclear reactors may threaten the longevity of continued service by *SCE&G* (and *SCANA*). An offer by *Dominion* to purchase *SCANA* may be affected by recent and pending State and Federal decisions regarding the funding. The futures of *SCE&G* and *SCANA* are dependent on *Dominion's* decision and possible outcomes if the *Dominion* sale does not take place. Also, the sale of Santee Cooper could possibly impact the co-ops. Edgefield County decision-makers will need to actively support positive resolution of these issues through communication with the providers and State and Federal regulators.

Natural Gas

South Carolina Electric and Gas Company is the only supplier of natural gas in Edgefield County. The system operates at a rate of 35 to 60 lbs. of pressure. They serve the towns of Edgefield and Johnston and a few outlying areas between the two towns and south to major industries along Highway 25 South. As above, the future of *SCANA* is important to the maintenance of the natural gas management and delivery systems.

Telephone

AT&T is the dominant phone company in Edgefield County. Smaller phone companies are *Comporium* (formerly *Pond Branch Telephone Company*) in the extreme eastern portion of the County and *West Carolina Telephone Company* (WCTEL) in the extreme northwest portion of the County. An enhanced 911 system was completed in March 1997 with the assistance of these phone companies, and an updated E-911 system as advanced as any other in the United States is expected to be in place by 2020. Cellular telephone service is available from national carriers such as *Verizon* or *Alltel*.

Broadband

The term “broadband” is a continuously evolving term (most recently edited in Wikipedia in January 2019). In telecommunications, it refers to a wide band of electromagnetic frequencies, but it is commonly understood to refer to high-speed internet access that is always on and faster than dial-up access. Broadband includes several high speed transmission technologies including DSL (Digital Subscriber Line), cable modem, fiber, wireless, satellite, and broadband over power lines (BPL).

The American Recovery and Reinvestment Act directed the Federal Communications Commission (FCC) to prepare the National Broadband Plan (NBP), and to include “an analysis of the most effective and efficient mechanisms for ensuring broadband access by all people of the United States.” The FCC released the US [National Broadband Plan](#) in March 2010, and initiated an ongoing nationwide performance study of broadband services in the United States, including fixed wireline and mobile services. FCC prepared an action agenda to help American communities close the digital gap between rural America and the rest of the country. A contemporary study found that 35% of Americans lacked access to broadband services. A large proportion of Americans affected by the lack of access to broadband lived in rural communities.

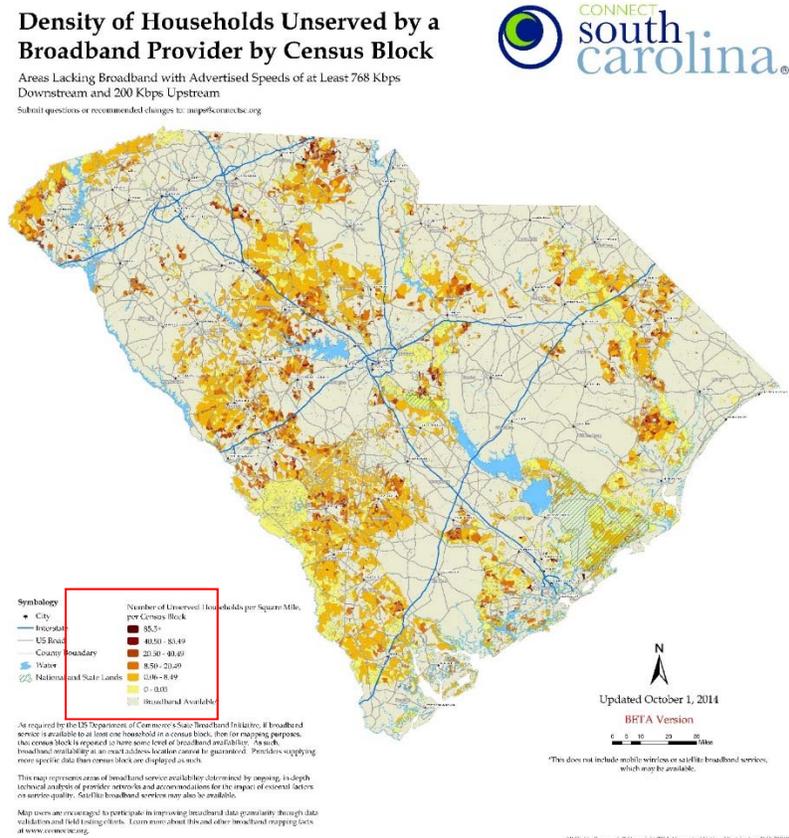
The National Broadband Plan identified many potential policies, including the intention to make 500 MHz of spectrum available to promote wireless broadband. It proposed the "Connect America Fund (CAF) to support the provision of affordable broadband and voice with at least 4 Mbps actual download speeds and shift up to \$15.5 billion over the next decade from the existing Universal Service Fund (USF) program to support broadband". The FCC’s Broadband Action Agenda identifies four major categories of actions:

- (1) Promote World-Leading Mobile Broadband Infrastructure and Innovation;
- (2) Accelerate Universal Broadband Access and Adoption, and advancing National Purposes such as Education and Health Care;
- (3) Foster Competition and Maximizing Consumer Benefits across the Broadband Ecosystem; and
- (4) Advance Robust and Secure Public Safety Communications Networks.

Broadband has gone from being a luxury to a necessity for full participation in the economy and society. The FCC adopted comprehensive reforms of its existing programs to accelerate broadband build-out to Americans who lack access to infrastructure capable of providing 10/1 Mbps fixed broadband. This reform created the Connect America Fund (CAF) to expand access to voice and broadband services for areas where they are unavailable. CAF is a multi-year program providing funds to local telephone companies to subsidize the cost of building new network infrastructure or performing network upgrades to provide voice and broadband service in areas where it is lacking. The program is comparable to building the interstate highway system in the 1950s and '60s. To ensure CAF support is

used efficiently, the FCC has focused on areas that are clearly unserved or underserved by unsubsidized service providers.

The percentage of households in South Carolina that did not have broadband services is illustrated in the following map (note Edgefield is located in the red box outline):

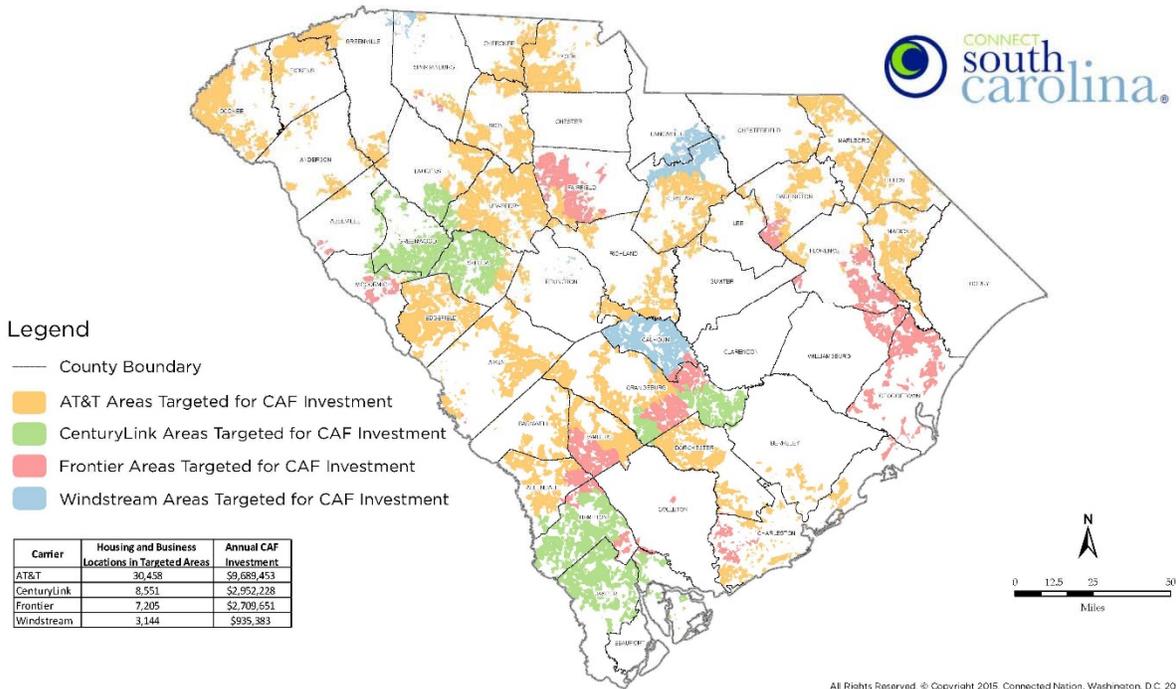


Source: Connect South Carolina, Density of Households Unserved by Broadband Providers (2014), Areas Lacking 768 Kbps downstream and 200 Kbps upstream.

In February 2018, the FCC launched CAF II. The map on the next page illustrates areas where cap carriers (specifically AT&T in Edgefield County) have accepted Phase II support from FCC’s Connect America Fund to expand broadband and voice service through 2023. The offer of Connect America Phase II support was targeted to price cap areas that are high-cost, but not extremely high-cost. An area was classified as “eligible” if the average monthly cost-per-location for that census block was above the \$52.50 benchmark but below a \$198.60 extremely high cost threshold, and not served by an unsubsidized competitor. Eligible areas that were accepted are shown in green on the map below

Connect America Fund Phase II Build-Out Commitments

August 27, 2015



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Empty areas with no color are either areas served by another class of carriers, called rate-of-return carriers that are not eligible for support from the Connect America Fund, but may receive support from other universal service high-cost mechanisms; areas declined by price cap carriers; areas where the average monthly cost-per-location is above \$52.50 but below \$198.60, but the area was deemed served by an unsubsidized competitor, a subsidized wireline competitor, or was removed from the offer to price cap carriers due to the rural broadband experiments; areas where the average monthly cost-per location was calculated by version 4.3 of the CAM as above \$198.60; and/or areas reported as uninhabited.

Cable and Satellite Television

Northland and *Comcast* provide cable services to most of Edgefield County. Satellite television service such as *DirecTV* and *Dish Network* are options, as well as digital television from stations in Augusta or Columbia.

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

ENERGY MANAGEMENT

The South Carolina Energy Office and the Office of Regional Development adopted recommendations for local governments to include energy conservation planning in the local government comprehensive plan. The most recent statistics from the State Energy Office state that South Carolinians consumed 333 million BTUs per person in 2016, compared to an average of 301 million in the US (Chart 3). South Carolina ranked 18th out of all states. The industrial sector accounted for 32% of the total

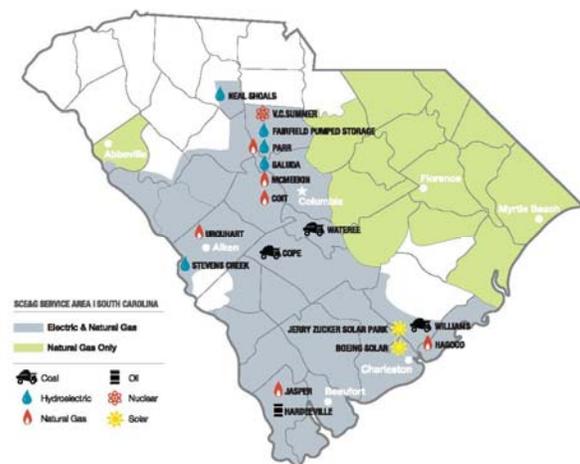
energy consumption (to include all fuel sources) and transportation accounted for 29%. The average American spent \$3,211 per person in 2016 while the average South Carolinian spent \$3,569. Energy in the State is regulated by the South Carolina Office of Regulatory Staff (ORS) to govern the investor-owned utilities, and the Public Service Commission of South Carolina (PSC) is the adjudicative arm of public utility regulation in South Carolina. The PSC is managed by seven commissioners (each elected to four-year terms by the South Carolina General Assembly) to make rulings in regulatory proceedings for utilities with regard to programs, tariffs, and rate changes. The PSC also promulgates regulations affecting the investor-owned utilities.

The South Carolina Public Service Authority (Santee Cooper) has a statutorily established governing board that is appointed by the Governor, deemed qualified by the State Regulation of Public Utilities Review Committee (PURC), and confirmed by the state Senate. The PURC provides oversight of the ORS and the PSC. The state’s electric distribution cooperatives are governed by boards of trustees that are elected by their members. Municipal electric systems are governed either by city council or an elected commission or board of public works.

It became the responsibility of the ORS State Energy Office in 2015 to develop the State Energy Plan. The Energy Office serves as the principal energy planning entity for the state. The Energy Office oversees planning for the entire electric and natural gas sectors as well as transportation and other sectors of State government. The **2016 Energy in Action** report identifies over 80 recommended policies, including the following five top tier policies:

- Ensure that electric utility integrated resource plans support access to energy supplies at the lowest practical environmental and economic costs and manage demand requirements to be practical.
- Ensure that natural gas is a viable alternative for energy users in the state.
- Ensure that buildings minimize energy operational costs.
- Identify and support revenue streams to support energy efficiency and alternative transportation opportunities.
- Support the integration of multiple renewable energy technologies and continually inform the public regarding economic and equitable advantages of competing alternatives per the South Carolina Distributed Energy Resources Program Act of 2014 (Act 236).

Edgefield County is a medium-sized county within the State of South Carolina and is primarily a consumer community. Most energy production is imported from other areas of the State and farther points. The County is committed to working with the state and the energy providers such as SCE&G (see adjacent image depicting the service area) to ensure that the energy resources are consistent for County needs and that prices are competitive within the County and with surrounding communities.



SCE&G Service Area in 2016

GOVERNMENT AND PUBLIC SAFETY FACILITIES

Government has multiple levels, including nations and subdivisions at different levels, i.e., states, districts and territories. Edgefield County is one of 46 counties in the State of South Carolina, and one of more than 3,000 counties (and county equivalents) in the 50 United States. Edgefield was initially identified as part of the Ninety Six District in 1769 and created as a separate county by the State of South Carolina in 1785.

Facilities related to government and education may be used by all citizens at one time or another to pick up the mail, obtain a permit, attend a child's school play, update a driver's license, or serve on a jury. The location and condition of government facilities illustrate the commitment of federal, state and local government officials to keep services within easy reach of the population.

Federal and State Government

The United States government provide services perceived to be of broad nationwide importance, including national defense, commerce, justice, and other services. The most visible to Edgefield County residents may be the post office, the National Forest Service facilities in Edgefield and the western quarter of the county, Edgefield Federal Correctional Institution in central Edgefield County, representatives from the Department of Agriculture, and American military personnel. Edgefield voters help elect two U.S. Senators from South Carolina and one congressman to the U.S. House of Representatives. The entire County is located within the current (2019) boundaries of the 3rd U.S. Congressional District from South Carolina.

The National Forest Service (NFS) manages large areas of forest lands in western Edgefield County and parts of McCormick, Greenwood, Abbeville, and Saluda Counties as part of the Sumter National Forest. The Long Cane Ranger District Office is located in the Town of Edgefield. The Forest Service also manages numerous recreation facilities, hiking trails, bike trails and picnic areas in Edgefield County on NFS land.

The U.S Postal Service is as a self-supporting federal government enterprise that serves as the only mail delivery service that reaches every address in the US, including 156 million residences, businesses, and post office boxes. The U.S. Postal Office was established in 1775 and service in Edgefield began on 1 July 1795. Post offices provide individual and bulk mail service, post office boxes, domestic mail delivery, domestic and international shipping, and passport services. Each post office manages an area for domestic delivery that is designated as a zip code. Edgefield County is covered by ten zip code areas, including three post offices located in Edgefield County at the following locations:

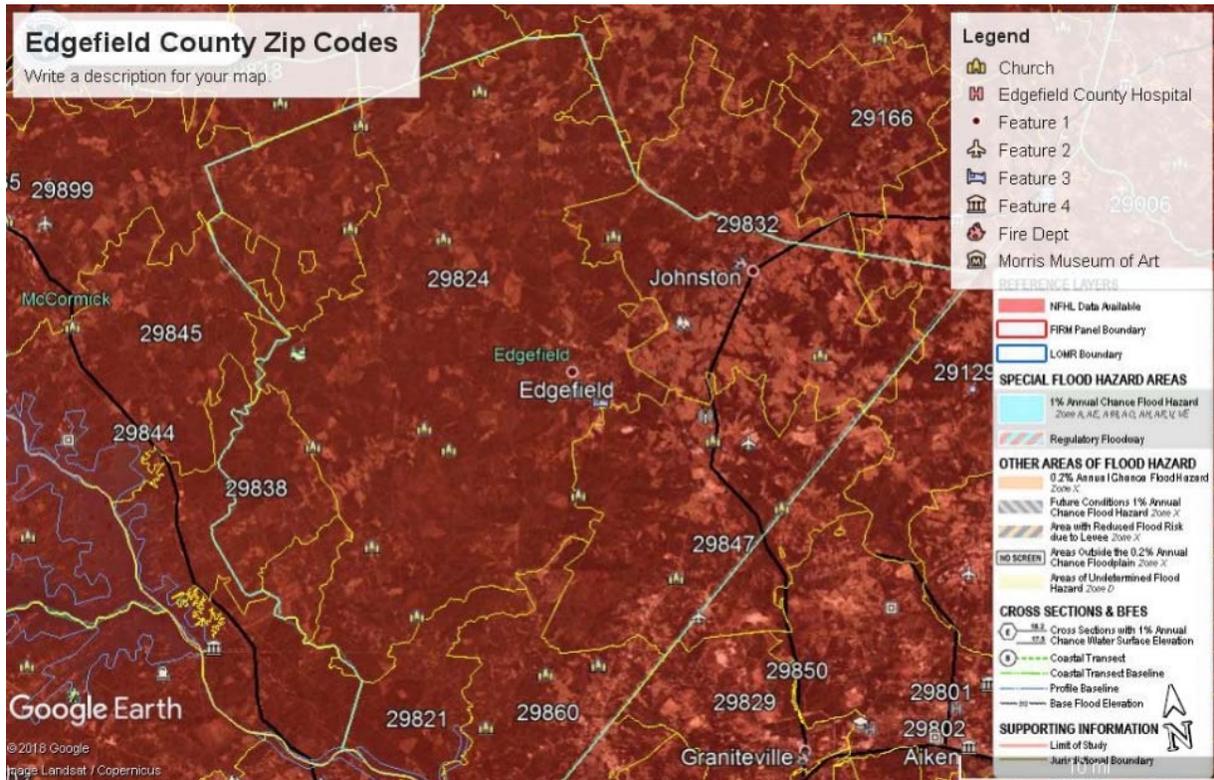
- 325 Bacon Street, Edgefield, SC 29824
- 519 Calhoun Street, Johnston, SC 29832, established 1839
- 113 Watson Street, Trenton, SC 29847

In addition to the three post offices in the county, the service areas for the seven postal service zip codes that extend into Edgefield County are identified by the following post offices:

- North Augusta, 29841
- Plum Branch, SC 29845
- Modoc, SC 29838
- Troy, SC 29848
- Saluda, SC 29138
- Ridge Spring, SC 29129

- Graniteville, SC 29829

The map on the next page illustrates the distribution of the zip codes in Edgefield County:



FCI Edgefield (The Federal Correction institution Edgefield) is located at 501 Gary Hill Road just south of the Town of Edgefield. The facility is a medium security federal correctional facility with an adjacent minimum security satellite camp for male offenders. The mission of the Federal Bureau of Prisons is to confine offenders to protect society in controlled prisons and community-based facilities that are safe, humane, cost-efficient, and secure, and provide work and other self-improvement opportunities to assist offenders in becoming law-abiding citizens. It is the mission of FCI Edgefield to provide a safe, secure, and humane environment for inmates and staff and accommodate opportunities for work, education, vocational training, religious, and counseling programs designed to assist inmates during confinement and upon release, and to facilitate orderly operation of the institution.



FCI Edgefield is operated by the Southeast Region of the Federal Bureau of Prisons, a division of the US Department of Justice. FCI Edgefield is one of four facilities in South Carolina and 25 facilities in the Southeast region. The capacity of Edgefield FCI is listed as 1,536 for the main facility and 512 inmates in the satellite camp, with 370 employees assigned.

Inmate population varies, but recent reports identify an average inmate population of about 1,455 inmates in the main facility and 494 inmates at the satellite camp. The FCI encompasses 245 acres with three housing units on 36 acres within the FCI secure perimeter fence. The satellite camp has four

housing units on 21 acres. Federal Prison Industries employs inmates in the manufacture of textile goods. Some inmates are also involved in a variety of local area community service projects.

Trenton Correctional Institution is a South Carolina Department of Corrections (SCDC) facility located at 84 Greenhouse Road south of Trenton, South Carolina. Trenton houses young male adult offenders sentenced under the Youth Offenders Act (YOA), young male adult offenders whose crimes do not qualify for YOA sentencing, and adult male straight time offenders. Opened in 1995, Trenton Correctional Institution is a Security Level 2 (medium security) facility. Housing is primarily double bunk, cell type with single fenced perimeters and electronic surveillance.

Operating capacity of the prison is 280 in general housing, 47 in restricted housing, and 336 in programs (Total: 663). The physical count in early November 2018 was 524 (79% of capacity). Internal education programs are managed by the State correctional institution's Trenton High School which offers literacy, GED preparation, high school courses, Title I and special education programs, and vocational programs for welding, brick masonry, carpentry, and a horticulture program that teaches landscaping, crop production, and greenhouse management skills to inmates. Approximately 160 staff are employed at the Trenton facility.

Other State of South Carolina Facilities are located in the County in space rented from the County. The South Carolina Department of Family Services rents a building from the County at 120 W.A. Reel Drive. In addition, the South Carolina Department of Health and Environmental Control (SC DHEC) has a satellite office in a County building on Starr Road. In addition, other state and federal offices such as the U.S. Social Security office are located in leased space in the Edgefield County office buildings on W. A. Reel Drive, Starr Road, and Gray Street.

The South Carolina Department of Transportation provides maintenance shop facilities on the northern side of the Town of Edgefield.

County Government

The Edgefield County Courthouse is the third courthouse located on the Public Square. The first was located on the center of the square and a second, constructed of brick was completed in 1809. The current courthouse was constructed in 1839 with architecture inspired by Robert Mills and built by his protégé, Charles Beck. The building, located at 129 Courthouse Square, is part of the Edgefield Historic District listed on the National register of Historic Places. The building was modernized in the 1930s.



Source: Edgefield County

The Eleventh Judicial Circuit Court for Edgefield County meets at 129 Courthouse Square and is responsible for civil cases at law. The Circuit Court is the state's court of general jurisdiction with a civil court, the Court of Common Pleas, and a criminal court, the Court of General Sessions. In addition to its general trial jurisdiction, the Circuit Court has limited appellate jurisdiction over appeals from the Probate Court and the Magistrate's Court. Circuit court judges are elected by the General Assembly to staggered terms of six years, and there are 16 judicial circuits with 49 circuit judges who serve the 16 circuits on a rotating basis. Court terms and assignments are determined by the Chief Justice based upon recommendations of Court Administration.

The Clerk of Court is an Elected position with a four year term, and has responsibilities to oversee the 11th Judicial Circuit Courts. The 11th Judicial Circuit Courts are separated into three separate divisions: General Sessions, Common Pleas, and Family Court. General Sessions comprises of criminal charges, usually on the felony level; Common Pleas processes civil matters which are outside of the Magistrate's jurisdiction; and Family Court handles domestic (divorces, child support, child custody, etc.) and juvenile matters.

The Clerk of Court is also the Register of Deeds. The Register of Deeds office files and keeps records of all land transactions, such as deeds, plats, mortgages, Power of Attorney's, and liens. The documents in this office go back as far as 1913 in paper form; any document recorded after 1996 is in a digital record form.

At least two family court judges are elected for staggered six year terms to each of the 16 judicial circuits and rotate from county to county within their resident circuits. Family courts have exclusive jurisdiction over matters involving domestic or family relationships and are the sole forum for the hearing of cases concerning marriage, divorce, legal separation, custody, visitation rights, parental rights, adoption, support, alimony, division of marital property, and change of name, in addition to exclusive jurisdiction over minors under the age of 17 alleged to have violated state law or municipal ordinances. Most traffic, fish, and game law violations are still triable in the magistrate court. Serious criminal charges may be transferred to the Circuit Court.

The Edgefield County Magistrate Court is located at 215 Jeter Street. There are approximately 300 magistrates appointed to four-year terms by the Governor upon the advice and consent of the South Carolina Senate. Magistrates generally have criminal trial jurisdiction over all offenses subject to the penalty of a fine, as set by statute, but generally, not exceeding \$500.00 or imprisonment not exceeding 30 days, or both. In addition, they set bail, conduct preliminary hearings, and issue arrest and search warrants.

The Probate Court handles estate administration, application and issuance of marriage licenses, guardianships for adults, conservatorships for adults and minors, and mental health commitments.

Edgefield County is a Council-Administrator form of government, whereas the County Administrator is appointed by County Council to assure administrative responsibility for county government. The Edgefield County Council is responsible for governing the county. Members of County Council hold two year terms and are part of a leadership team that is responsible for guiding the county's growth, development, health and safety. They are responsible for identifying and communicating the direction in which the county should move. County Council is also responsible for adopting the policies and budgets that will move the county in that direction.

The County Administrator is responsible for carrying out the policies and ordinances of the County Council, for overseeing day to day operations of the county, and for appointing all non-elected

county department heads. The County Administrator serves as chief administrative officer of the county, executes the policies, directives and legislative actions of the council, and directs and coordinates operations of the county. Other responsibilities include:

- Prepare annual operating and capital budgets for the council, and require such reports, estimates and statistics as necessary from county departments and agencies
- Supervise the expenditure of appropriated funds
- Prepare financial and administrative reports for the council
- Administer county personnel policies, including salary and classification plans approved by council
- Employ county personnel, subject to council appropriation of funds for that purpose
- Perform other duties as required by the council
- Respond to requests for information and/or assistance from individuals, business and private organizations, other governments and community groups
- Work with elected officials (local, state and national) to ensure that all county departments operate in the most efficient and effective way to provide services and accountability to the County's taxpayers (residents).

The Finance Department maintains the financial records of the County under rules set forth by the Governmental Accounting Standards Board (GASB) and provides financial reports and information to the County Administrator and County Council as needed. Key functions and responsibilities include providing payments for invoices to vendors in a timely manner, annual budgeting and payroll, and receiving revenues from other entities. The Finance Department also works closely with the external auditor to ensure that the finances of the county are being managed properly. The Government Finance Officers Association awarded Edgefield County the Certificate of Achievement for Excellence in Financial Accounting for the 2016-2017 comprehensive annual financial report.

The Tax Assessors Office identifies values to real property in the county, including land, houses, and outbuildings to determine the taxable value for property. The South Carolina Department of Revenue gives guidelines to go by, and the Tax Assessors Office handles appeals from owners and tries to settle them.

The Tax Collectors office processes payment of current and delinquent property taxes on property, mobile homes, boats, motors and businesses.

The Edgefield County Voter Registration and Elections Office processes and updates information related to voting. The County's files are part of an internal interactive statewide computerized voter registration database that serves as one source for selection of jurors in the city and county, and further provides information for elections. The department trains election personnel, provides election materials, and supports all technical functions for the electronic voting machines for federal, state, and county-wide offices, school district trustees, municipal and special elections.

The Edgefield County Building and Planning Department is responsible for enforcement of the adopted codes and ordinances regulating development. The Department conducts plan reviews, inspections, and monitors all construction and development activities. Services include permitting, plan review, building inspections, code enforcement, and planning services, and support to the Planning Commission, Zoning Board of Appeals, Manufactured Home Appeals Committee and the County Transportation Committee. The Department also issues building permits and conducts inspections for the Towns of Edgefield, Johnston, and Trenton.

Maintaining facilities is the responsibility of county government. Edgefield County has continuing plans to renovate County facilities to meet the requirements of the Americans with Disabilities Act (ADA). This work included the addition of an elevator to the County Courthouse, and a fire protection plan coordinated through all the county fire departments with involvement from the Emergency Preparedness Office. A copy of the County's ADA plan is available for review in the County Administrative Building.

The Edgefield County Sheriff's Office is responsible for protection of life and property by providing the highest level of professional law enforcement services to the citizens of Edgefield County. The goals of the Sheriff's Office are to reduce both crime and the fear of crime throughout the community. The duties of the Sheriff's Office include management of the Detention Center, animal control, and litter enforcement. We are dedicated to working with all entities in our community and citizens alike.

The Edgefield County Detention Center is located at 200 Railroad Street, Edgefield, SC 29824. The County jail houses male and female persons that have been arrested and are awaiting trial or have been convicted of a misdemeanor offense and are serving a term of typically no more than 90 days or have been sentenced to a state detention facility on a felony conviction and are currently waiting to be transferred. Average daily inmate population is 50 inmates. The jail is managed by the Edgefield County Sheriff's Office with 16 full-time staff employed at the facility.

The Edgefield County Emergency Management Agency is responsible for helping the county, towns and the residents in mitigating against, preparing for, responding to, and recovery from a disaster. Emergency Management is the combined efforts of local, state and federal governments to protect the citizens from the effects of disasters, both natural and man-made. The Emergency Management Agency works to identify and analyze the hazards that the county may face and develop contingency plans for each disaster.

Edgefield County EMS is responsible for providing basic and advanced care for medical and traumatic emergencies. The Department provides these services to a 502 square-mile area with over 26,000 residents. A staff of 23 full-time employees and 11 part-time as needed employees operating from two stations with three ambulances provide these services. Edgefield County understands the needs and demands of small rural systems and when call volume exceed resources there are mutual aid agreements with surrounding counties to reduce wait times. Edgefield County EMS was recognized by the American Heart Association by receipt of the Mission Lifeline Bronze award in 2017 and the Mission Lifeline Silver award in 2018.

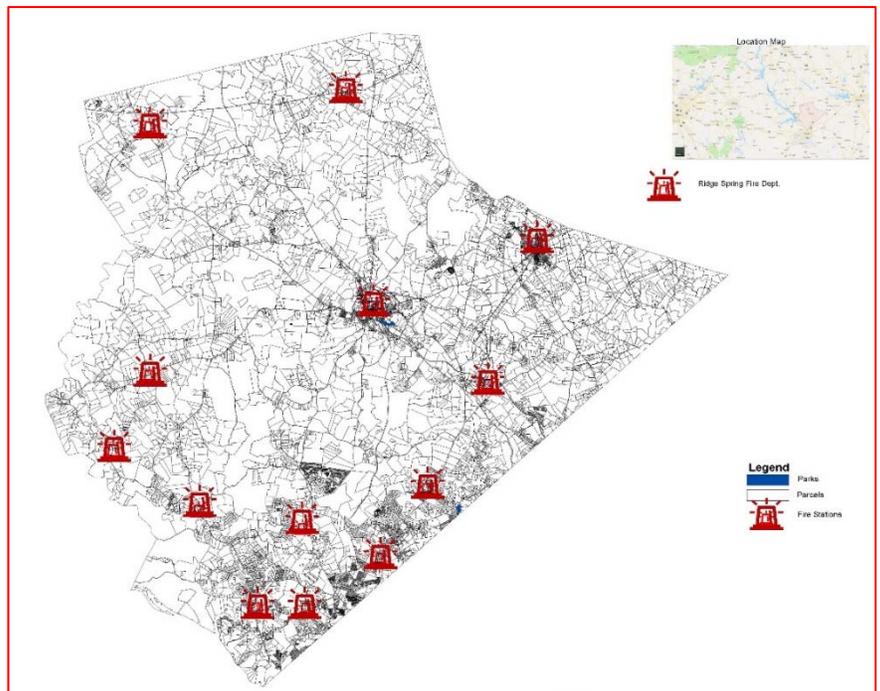
Edgefield County E911 is responsible for assigning addresses to all occupied property in the County. This information is maintained in a local database and any changes or updates entered in the Master Street Address Guide (MSAG). This department also updates the E911 Emergency Telephone System database and administers the Public Awareness Program for the E911 System.

Fire Stations

The Edgefield County fire department directory lists seven fire departments and 14 fire stations. Edgefield County lists the following fire stations in the County (Dispatch: 154-4150):

- Company 270 – Town of Edgefield Fire Department - 402 Main St, Edgefield, SC; (803) 683-4014. The department was established in 1928 and is administered by the Town of Edgefield to offer fire protection and prevention services to the town and the Edgefield County.

- Company 370 – Town of Johnston Fire Department - 500 Mims Avenue, Johnston, SC 29832; (803) 275-2488, <http://www.johnstonsc.us>;
- Company 570 – Town of Trenton Fire Department - 106 Church Street, Trenton, SC 29847; (803) 275-2538;
- Company 670 – Merriwether Volunteer Fire Department - 1879 West Martintown Road, North Augusta, SC 29860;
- Company 680 - Merriwether Volunteer Fire Station #2 – 600 Sweetwater Road, North Augusta, SC 29860;
- Company 690 - Merriwether Volunteer Fire Station #3 – 390 Murrah Road, North Augusta, SC 29860;
- Merriwether Volunteer Fire Station #4 – 10 Garrett Road, Clarks Hill, SC 29821;
- Company 770 – Westside Volunteer Fire Department - 2037 SC Highway 23 West, Edgefield, SC 29824;
- Company 780 - Westside Fire Station #2 – 685 Garrett Road, Clarks Hill, SC 29821;
- Company 870 - Northside Volunteer Fire Department Station #1 - 719 US Highway 378 East, Edgefield, SC 29824;
- Company 880 – Northside Fire Station #2 - 104 Sandrock Road, McCormick, SC 29835;
- Company 970 – County Line Station #1 – 201 Sandy Hill Court, North Augusta, SC 29681; and
- Company 980 – County Line Station #2 – 6 Bettis Academy Extension, Trenton, SC 29847.



Source: Robert and Company

- Belvedere Fire Station is located in the City of North Augusta just outside Edgefield County in Aiken County at 1126 Edgefield Road, North Augusta, SC 29680; (803) 279-5758.

Edgefield County also has a mutual support service contract with the Ridge Spring Fire Department, located 10 miles east of Johnston in Saluda County.

EDGEFIELD HOSPITAL AND PUBLIC HEALTH

The mission of Edgefield Hospital (EH) is to provide quality and appropriate care to all people. The hospital has fully qualified and certified associates providing healthcare in Edgefield and surrounding communities. EH is a Critical Access Hospital with 25 acute care beds. Attending physicians are trained by some of the best Medical Colleges in the US. However, if a medical need arises that requires a more intensive treatment plan EH has partnerships with area hospitals that become involved in the diagnosis and treatment of our patients.



Source: Edgefield County Hospital

Volunteer opportunities at Edgefield Hospital include the Auxiliary currently consisting of approximately 45 members who dedicate their time and effort to improve the operations of the hospital as well as contribute to the hospital profitability through fundraising.

Emergency Room services are provided 24 hour per day by Family Nurse Practitioners (FNP) three days per week and by Medical Doctors (MDs) the remainder of the schedule. Portable ventilator are on EMS trucks only (none in-house). The hospital does TPA/TNK ("clot buster" drugs), chest tubes, the rare OB delivery, rape exams, stabilize trauma and transfer usually to Medical College of Georgia (MCG) Regional Trauma Center in Augusta. Burns are transferred to the regional burn center at Doctors Hospital Burn Unit in Augusta. Most orthopedic emergencies that are too complicated for the Edgefield Hospital to handle, go to Carolina Musculoskeletal Institute although some orthopedic patients are transferred to Augusta based on patient preference and physician acceptance. All staff members, both nursing and medical, are at a minimum ACLS certified. Some staff are PALS and ATLS certified as well.

Edgefield Hospital's full service laboratory is comprised of approximately 10 people, performing over 20,000 tests annually. The laboratory department is accredited by the Joint Commission on Accreditation of Health Care Organizations (JCAHO), the Clinical Lab Improvement Amendment (CLIA), the Department of Health and Environmental Control (DHEC) and the American Association of Blood Banks (AABB).

The laboratory staff serves clients 24 hours a day, seven days a week and works closely with medical staff, nursing and other departments throughout the hospital to provide quality patient care. The laboratory offers diverse services in blood banking, chemistry, hematology, microbiology, phlebotomy and outpatient services, and manages a comprehensive program for specialty testing. In addition, the laboratory services employees of various businesses in the area such as pre-employment drug testing, random drug testing and health fair blood checks.

All levels of care at EH are provided by RNs and LPNs licensed by the State of South Carolina. Nursing Assistants provide care under the direction of the RN. All care is by direct order of the attending physician.

A variety of general surgical procedures including laparoscopic gallbladder, hernia repair, is offered. Endoscopies are available, both colonoscopy and gastroscopy. General surgery is available weekly. Orthopedic surgery to include arthroscopy is also provided. The orthopedic surgeon provides services for one day per month. Also included in the OR service is ophthalmic surgery such as cataract removal with intraocular lens implant. This service is also provided one day per month. An anesthetist is available for all procedures. OR and PACU are staffed with ACLS certified RNs and Surgical Techs.

A physical therapist works under the direction of your doctor to treat your health care needs with exercises and modalities. We work to prevent/ relieve pain, improve functional status, and regain lost abilities in the context of your needs evaluated at that time. EH Rehabilitation Department consists of Physical Therapy, Occupational Therapy, and Speech Therapy. The Edgefield Hospital is equipped to handle a wide variety of diagnosis as it relates to returning an individual to their highest rehab potential.

EDUCATION AND LITERACY

Public Schools

There are two public school districts operating in Edgefield County with a total enrollment of 4,093 students. The largest public district is the Edgefield County School District which has adopted the following mission statement:

"A District where individual worth and cultural diversity are respected, to develop life-long learners by providing appropriate, innovative educational experiences designed to enable students to become confident contributing citizens."



The district headquarters is located at 3 Par Drive, Edgefield, SC 29832 and serves approximately 4,093 students in grades Pre-Kindergarten (PK) through twelfth grade. All public schools are accredited by the South Carolina Department of Education and the Southern Association of Colleges and Schools. Approximately 644 employees work for the Edgefield School District and 321 employees are certified educators.

The school system operates on a 4-2-1 configuration of four elementary schools, two middle schools and one high school.

Minority enrollment is 48% of the student body (equal to the state average). Facilities in the school district are modern, state of the art complexes, and the District has plans for additional classroom spaces at Douglas, Johnston, and Merriwether Elementary Schools. The consideration of a new high school in the Merriwether section of the County has been deferred until decisions regarding the number of students and available funding are determined.

Edgefield County School District	Enrollment Year 2012-2013	Enrollment Year 2018-2019
Elementary Schools (4)		
Johnston Elementary School (PK-5 th) 514 Lee Street, Johnston, SC 29832	318	345
Merriweather Elementary School (PK-5 th) 565 Spring Haven Drive, North Augusta, SC 29860	672	735
Douglas Elementary School (PK-5 th) 215 South East Diggs Road, Trenton, SC 29847	321	256
W E Parker Elementary School (PK-5 th) 41 Crest Road, Edgefield, SC 29824	495	478
Middle Schools (2)		
Johnston-Edgefield-Trenton Middle School (6 th -8 th) 1095 Columbia Road, Johnston, SC 29832	504	479
Merriweather Middle School (6 th -8 th) 430 Murrah Road, North Augusta, SC 29860	379	388
High Schools (1)		
Strom Thurmond High School and Career Center (9 th -12 th) 1131 Columbia Road, Johnston, SC 29832	819	787
Total Edgefield County District Enrollment	3,508	3,468

The Edgefield School district also operates an Adult Education Program at the Johnston Learning Center. In the program, the participants may choose to pursue either a high school diploma or a GED track.

The percentage of students achieving proficiency in Math is 80-84% (which is higher than the South Carolina state average of 46%) for the 2015-2016 school year. The percentage of students achieving proficiency in Reading/Language Arts is 75-79% (which is higher than the South Carolina state average of 46%) for the 2015-2016 school year.

South Carolina Public Charter Schools

In addition to traditional public school facilities, two charter schools have been established in Edgefield County. Charter schools are public schools of choice that are granted a specific amount of autonomy (determined by state law and local charter) to make decisions concerning the structure, curriculum, and educational emphasis of the school. In return for this autonomy, charter schools are held accountable for the academic achievement of the students in the school, and the school faces suspension or closure if accepted performance standards are not met.

Public charter schools are authorized and operated by the South Carolina Public Charter School District (SCPCSD), and by South Carolina law are considered to be the same as any other public school district in South Carolina, independent of the South Carolina Department of Education. Funding for the public charter schools are provided through an annual per pupil provision by the South Carolina State Legislature (approximately \$3,600 per student) to ensure that the charter schools do not take funding away from the local school district.

Fox Creek Public Charter High School offers a college preparatory curriculum to approximately 551 students in grades 9-12. The school programs combine a demanding college-preparatory education with the many resources of the CSRA. This environment includes the government, performing arts, industry, the medical community, and sports. The school has been rated in the top 10% of South Carolina high schools through the establishment of goals for academic excellence and moral focus and by obtaining parental involvement. Plans to expand the charter school to include middle school grades (6th -8th)

Bettis Preparatory Leadership Academy (BPLA) opened as a public charter school in the 2018-2019 school year to inspire students to pursue Science, Technology, Engineering, and Mathematics (STEM) as their area of focus and to prepare them to become academically successful, citizens of integrity who will become lifelong learners and leaders working collaboratively to positively impact the world. The school opened with grades 5K through 5th grade. The charter school has plans to add a grade each year through the 2021-2022 school year to complete the establishment at 5K-8th grades.

South Carolina Public Charter School District	Enrollment Year 2012-2013	Enrollment Year 2018-2019
Bettis Preparatory Leadership Academy (*5K-5 th) – SCPCSD school; 69 Nicholson Road, Trenton, SC 29487	0	74
Fox Creek Charter High School (9 th -12 th)* SCPCSD school 165 Shortcut Road, North Augusta, SC 20680	341	551
Total SCPCSD Enrollment		625

The new Bettis Academy is currently housed in temporary structures at 69 Nicholson Road, Trenton, SC 29487. New school buildings are under construction at a site across the street from the historic Bettis Academy that provided education to African Americans from 1882 until it closed in 1950.



*Historic Bettis Academy Buildings
Source: Robert and Company*

Private Schools

Wardlaw Academy was founded in 1970 to offer students in Edgefield County an alternative to public school education. Its mission is to prepare students for a lifetime of challenges through a close student-teacher ratio that allows for individual attention.

Edgefield County Private Schools	Enrollment Year	Enrollment Year
Francis Hugh Wardlaw Academy (PK-12 th) 1296 Columbia Road, Johnston, SC 29832	216 students in 2012-2013 school year	186 students In 2018-2019 school year

Over 80% of the Wardlaw graduates successfully attend and graduate from colleges and universities. In addition to a strong academic program, Wardlaw emphasizes the values of honesty, patriotism, respect, Christianity, and compassion. An open admissions policy for student applicants of all races, religions, and nationalities is maintained. The 4K through 12th grade campus is located on Highway 23 between Edgefield and Johnston.

Post-Secondary Education

Piedmont Technical College (PTC) opened a branch campus in Edgefield at 506 Main Street. The college's primary purpose is to train individuals in one and two-year programs so that those individuals may obtain productive and meaningful career opportunities in South Carolina. PTC also has bridge programs to offer transfer options to students that would like to pursue a bachelor's degree at the University of South Carolina, USC Aiken, USC Upstate, South Carolina State University, College of Charleston, Columbia College Lander University, Newberry College, or Presbyterian College. PTC's main campus located 30 miles to the north in Greenwood has an enrollment of over 3,000 day and evening students.

The PTC Edgefield campus provides state-of-the-art facilities for students to take part in credit or non-credit courses in a traditional classroom setting via satellite or two-way video technologies. Student services for registration, paying fees, purchasing books, placement testing, financial aid, and career counseling are also provided on the Edgefield campus as well. Hours are Monday through Thursday from 8:00 am to 9:00 pm.

Nearby Aiken Technical College (ATC) offers similar programs to the Aiken/North Augusta geographic area from their campus at 2276 Jefferson Davis Highway in Graniteville.

The University of South Carolina Aiken is a fully accredited senior college in the University of South Carolina system and offers bachelor's and master's degrees on campus. More than 3,500 students attend the campus located at 471 University Parkway in Aiken. The university offers 48 programs of study within small classroom environs and personalized teaching experiences. Programs include classes that meet pre-requisites for pre-law, pre-dentistry, pre-medicine, pre-pharmacy, and pre-veterinary science.

Other nearby institutions of higher education include Lander College in Greenwood, and Augusta University and Paine College in Augusta, Georgia. The main campus of the University of South Carolina is located about an hour to the northeast in Columbia.

Libraries

The early community of Edgefield held literary interests in high esteem and had an organized philanthropic group that provided a library in the late 18th Century. A generous monetary gift to the Library Society from the Honorable Nicholas Eveleigh and his wife Mary was recorded March 19, 1790 in the Edgefield County, SC Deed Book I, Pages 53-57.

The 1826 publication of Mill's Statistics confirmed local interest in the following statement: "A taste for reading has been manifested by the ladies of the village (Edgefield) who with several gentlemen constitute a society which is called 'The Female Library Society'. The meetings are held at the members' houses according to an alphabetical list of names once a fortnight where conversations on literary subjects are carried on and the usual business of the society transacted."

Library meetings continued in local homes until the numbers of books grew until one of the early law offices on Buncombe Street was procured as the home of the library. A state charter was

obtained in 1908 in the name of "The Free Library." The Edgefield Advertiser of March 10, 1909 announced that Senator Benjamin Tillman sent a large number of valuable books to the library, and at a later date he presented another collection of about 500 books.

On October 18, 1914 Edgefield native Daniel Augustus Tompkins, founder of the Charlotte Observer made a bequest to the Town of Edgefield of \$10,000 and designated the money for library purposes. A local civic organization named the Civic League purchased the law building around 1917 and paid in installments until the last payment was made in 1922.

In 1927, John Rutledge Abney, a former Edgefield resident and prominent New York attorney left his rare book collection to the Edgefield library with the stipulation that Edgefield provide "a worthy place to put them." Whereas the former law building was inadequate to place the growing collection, the Civic League worked with the Tompkins heirs to purchase the People's Bank for \$1,750 in 1928 and remodel the building. The Free Library continued to function in the Tompkins Building until the Regional Library system was founded in 1981.

The public library moved out of the Tompkins Building with the founding of the Regional Library in 1981. Mrs. Nancy Mims, retired county librarian, maintained the Tompkins Library on a volunteer basis as a genealogical and historical research library with a focus on the Old Edgefield District. The original valuable collections are still intact in the library.

In 1985, the Old Edgefield District Genealogical Society was chartered and began adding to the collection with donations from members and friends. The collection currently contains over 4500 volumes of genealogical materials, plus many loose paper files, microfilm reels, maps and other valued research materials.

The Edgefield County Public Library was founded in 1958 to assist county residents in "pursuit of education, information, research, recreation, and culture, and in the creative use of leisure time." The library assembles, organizes, preserves, and makes printed and non-printed materials available to local citizens. Funding is received through the general county operations budget. The library is managed by a 10-person board of trustees.



*Edgefield County Public Library
Source: Google Maps, January 2018*

The Edgefield County Public Library became part of the Regional Public Library in 1981. Library cards are free to county residents. Computers are used to maintain library transactions and records. Services to the blind and disabled are ordered through the State Library in Columbia, in addition to a local collection of large print books. Meeting space, videos, story hours, tax forms, and copying services are also available at the library at 105 Courthouse Square in downtown Edgefield.



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Comprehensive Plan Element 6 – Housing

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

Housing Goals

- ***Promote the availability of a variety of housing types at all cost levels to meet the needs of the community.***
- ***Encourage new residential development that preserves neighborhood identity and quality of life.***
- ***Protect public health and safety through the limitation of development impact in natural hazard or environmentally sensitive areas.***

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

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

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

In this area, the creation of a housing plan will be most successful. While housing is most often seen as a function of the market, it must also be recognized as a social service. The effects of a poor living environment are widely understood as having negative impacts both personal and community-wide. Adequate housing is perceived as a social good, but traditionally local governments have not assumed much responsibility for the provision of this housing. Limited steps have been taken in the form of public housing authority construction, the adoption of housing codes, the pursuit of federal funds aimed at improvement of housing conditions, and other similar activities.

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

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

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

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

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

HOUSING DEVELOPMENT PATTERNS

Edgefield County has three incorporated municipalities which are entirely within its boundaries. There are the Towns of Edgefield, Johnston, and Trenton. A portion of the City of North Augusta also lies in Edgefield County on properties adjacent to Martintown Road and Edgefield Road (US 25) that were recently annexed into the city. In 2010, approximately 7,308 residents lived in the incorporated areas of Edgefield County. The largest municipality was the Town of Edgefield with 4,750. The unincorporated areas of the county accounted for 19,677 people, or 73% of the total.

Estimates made by the American Communities Survey (part of the US Census Bureau) provided estimates illustrating 7413 persons living within the incorporate areas (27.8%) and 19,280 living in unincorporated Edgefield County (72.2%).

Edgefield County Population Growth

Geography	1990	2000	2010	<i>Change 2000-2010</i>	2017	<i>Change 2010-2017</i>
Edgefield	2,572	4,449	4,750	6.8%	4,755	0.1%
Johnston	2,655	2,688	2,336	1.1%	2,362	1.1%
Trenton	293	293	226	-15.3%	196	-13.3%
No. Augusta (part)	-	-	0	N/A	100	N/A
Edgefield County	18,375	24,595	26,985	9.7%	26,693	-1.1%

Source: US Census Bureau 2010 and 2018

The Census defines an urban place as being an incorporated area of 2,500 or more people, thus the towns of Edgefield and Johnston qualify as urban places. Therefore, 27% of the population is considered to be urban and 73% of the county lives in a rural setting. A portion of the

population exhibits characteristics which are both urban and rural in nature and is referred to as the suburban fringe. Although it has no definite boundaries, it is identifiable by special needs regarding housing.

The southern portion of Edgefield County along Highway 25 and in the North Augusta area, is demonstrating a high rate of growth as the suburban demand for housing in Aiken County and Augusta spreads into Edgefield County. This suburban spread will continue even if the area does not incorporate and will demonstrate many of the problems associated with suburban residential sections in other more populated areas. In the absence of enforced development standards for Edgefield County, haphazard residential development could be expected to be continued, but Edgefield County has instituted new zoning requirements in the areas adjacent to North Augusta and along US 25. In addition, zoning regulations are being expanded in areas adjacent to Trenton and Edgefield.

Since the towns of Edgefield and Johnston have the highest number of residences, they also have a concentration of older housing units and the highest number of older housing problems. The housing needs exhibited in Edgefield County are being addressed by several agencies and programs including the Public Housing Authorities, community development programs, and day-to-day municipal services. However, some problems are expected to persist as age, wear and tear continue to affect older structures.

Although the suburban fringe is officially defined as rural, it exhibits many of the same needs as the adjacent towns. Residents of suburban areas expect municipal services such as fire protection, street maintenance, and water/sewer services. These areas also exhibit extremely rapid development because of available land and are susceptible to haphazard residential development and uncontrolled commercial growth. Therefore, these also are the areas that are most likely to be annexed into municipal boundaries. Even though some of the rural population will be categorized as residing in the suburban fringe, the majority of Edgefield County residents reside in extremely small towns or rural areas. For the most part, there are no local housing or housing-related programs which are designed to serve this majority. Information contained in a later section will demonstrate that housing conditions in these rural areas are as bad, if not worse, as those experienced in a larger city.

Housing problems affect all residents of the county in urban, suburban fringe, and rural areas. Locally directed housing programs are needed to recognize issues with housing stock and identify means to repair, rehabilitate, and replace inadequate stock for the public health and safety of all residents.

HOUSING COSTS

Housing costs in Edgefield County are on the rise, and the costs appear to be growing more significant over the next twenty years. In 2010, the median value of a house in Edgefield County was \$106,900. The gross rent average for the county was \$575. This means that half the units are valued or priced above the median, and half are below the median.

The table on the following page breaks out the median value of homes and gross rent for each census tract as observed in the 2010 census:

County Housing Value and Rent by Census Tract .2010

TRACT	# of Housing Units	Median Value	Gross Rent
9702 Edgefield	3,416	\$95,200	\$530
9703 Johnston	2,022	\$88,100	\$496
9704 Trenton	1,359	\$101,700	\$609
9705 Southeast	3,762	\$152,500	\$703
Edgefield County	10,559	\$106,900	\$575
South Carolina	N/A	\$137,400	\$749

Source: US Census 2010

Current housing statistics for Edgefield identified by livability.com, note that the median price of a home for sale is \$87,600 and median rent for a one-bedroom apartment is \$534. The median price for a new house in North Augusta is \$139,900 and the median rent for a one-bedroom apartment is \$690 per month.

With the natural increase in the value of homes comes an increase in the cost of home payments. The accepted rule of thumb in determining affordable housing is as follows: a family should not spend more than 25% of its gross income for housing payments or rent nor more than 34% of gross income on all major debts. Assuming that a family makes the median family income (\$59,907), it could afford a monthly payment of approximately \$1200 in 2017 compared to \$596 in 2010.

The median family income may make the county look somewhat prosperous; however, applying the rule of thumb regarding affordable housing to the information contained in the rest of this element we will see that a large number of families have very little hope of securing decent housing due to cost burden and the lack of collateral and/or down payment. About 25% of the families in the county cannot afford rents that are more than \$500/month. Families at the very low end of the income scale may fare worse than it would appear on paper due to certain fixed minimum costs associated with day-to-day maintenance.

HOUSING CONDITIONS

Between 2000 and 2010, the total population of Edgefield County increased by 2,390 while the housing stock increased by 1,298. During the same period of time, the number of units lacking plumbing facilities continued to decrease, indicating a number of sub-standard units were probably vacated in favor of newer dwelling units which presumably met minimum standards. There was also some upgrading of property to bring occupied units up to minimum standards. The increased population and the decrease in the size of households provided an increase in housing availability.

The number of owner-occupied units increased by 6.8% between 2000 and 2010 while rental units increased by 17.9%. This may indicate a future need for rental housing for those who wish to postpone owning a home or need a temporary home. Owner-occupied houses were 76.1% (7,116) and rental units were 4.5% of the total available housing units.

Housing estimates for 2017 showed approximately 10,781 available housing units with 84.0% occupancy. Although this shows a growth of only 222 units,

HOUSING VACANCY RATES

The vacancy rates in Edgefield County are significant. The information reflects an average vacancy rate throughout the county with regard to dwelling units available for year-round occupancy. However, there are many homes that have been abandoned and are in substandard

condition. Many of these structures could be repaired and be made habitable, but the cost is prohibitive to many low to moderate income people.

County Vacancy Rate by Census Tract .2010				
TRACT	Owner Occupied	Renter Occupied	Vacant	Total Units
9701 Pleasant Lane	332	28	26	386
9702 Edgefield	1,795	732	476	3,003
9703 Johnston	1,055	539	345	1,939
9704 Trenton	792	195	251	1,238
9705 Southeast	3,128	420	407	3,955
Edgefield County	7,102	1,914	1,505	10,521

Source: US Census 2010

SUBSTANDARD HOUSING UNITS

No single factor makes a house substandard, but many conditions apply that make a structure not safe, decent, or affordable. First among these would be lack of or incomplete plumbing. Another factor is the use of wood as the primary heat source. Overcrowded conditions (defined as more than one person per room) are also unacceptable. The older the home is, the more maintenance is required. Finally, the presence of lead based paint can cause health problems and is one of the more harmful situations for a home owner, especially one with small children. The chart below spells out the extent of some substandard conditions by Census tract:

Substandard Conditions by Census Tract - 2010			
Tract	Incomplete	Wood as Heat Source	More than 1 person/Room
Edgefield	0	99	28
Johnston	11	76	25
Trenton	19	15	16
Southeast	45	52	129
Edgefield County	75	242	198

Source: US Census 2010

A review of 2017 estimates (available for countywide but not at census tract levels) showed wood as the sole heat source for 273 residences and no fuel source for 42 homes. Approximately 32 homes lacked complete plumbing facilities and 243 homes had occupancy rates of more than 1 person per room.

Lower income levels generally mean that less money is available to buy a home or to do general maintenance on a home. This problem is compounded when the average age of a home in Edgefield County is older than the state average. As a structure ages, small maintenance problems arise that need to be addressed immediately. If these problems, such as a leaking roof, are not addressed when they appear, it could lead to much larger structural problems in the future.

The housing units by year the structure was built chart on the following page illustrates the number of housing units and the year those units were built.

Housing Units by Year Structure Built

Years Built	2010		2017	
	Number of Units	% of County Housing Stock	Number of Units	% of County Housing Stock
2010 to 2018	28	0.3%	393	3.6%
2000 to 2009	1740	16.5%	1566	14.5%
1990 to 1999	2571	24.4%	2116	19.6%
1980 to 1989	1784	17.0%	2147	19.9%
1970 to 1979	1416	13.5%	1633	15.1%
1960 to 1969	1225	11.6%	725	6.7%
1950 to 1959	596	5.7%	689	6.4%
1940 to 1949	287	2.7%	517	4.7%
1939 and earlier	874	8.3%	995	9.2%
Edgefield County Total Units	10,521	100%	10,781	100%

Source: US Census 2020 and ACS 2018

Note that the census and the 2017 estimates show significantly different numbers of units built in the various decades. It is assumed that these differences are based on different assumptions regarding the date an older structure was built.

HOUSING TRENDS AND SUPPLY

The 2010 Census, upon which most of the above information was extracted, is the latest official detailed housing information available. Other factors include ACS estimates and traditional records of purchase or rental of standard housing. A more complete picture of Edgefield County's housing needs to include these alternative sources to gain understanding. The most important factor affecting supply and demand for housing in the county has been increased reliance on pre-fabricated housing units where the rising costs of conventional housing have made it prohibitive in many cases, creating the demand for low cost housing that meets the standards of persons that cannot afford traditional construction. In 1990 there were approximately 1,278 manufactured homes in Edgefield County. The increase was nearly 66% over 1980 figures. In 2010 the number of manufactured homes had increased to over 3,000. The current number represents about 24.5% of the total housing stock in Edgefield County, making manufactured homes a very important part of the local housing stock.

Manufactured Homes by Census Tract 2010

Edgefield County	3,162
Pleasant Lane	275
Edgefield	510
Johnston	366
Trenton	600
Southeast	1,411

Manufactured homes are no longer the "trailer houses" of the past. Neither do they connote "undesirable" or "transient residents." For the most part, manufactured homes are occupied by young families with a limited budget and are not very mobile after being established on a site. Nevertheless,

certain attributes of modular and mobile homes dictate certain development standards which must be applied.

Public Housing

Although there is not a local public housing authority which operates in Edgefield County, the County has approximately 130 public housing rental units. Eighty-seven of these units are operated by the *South Carolina Region I Housing Authority*. They are located as follows:

- 41 units - Edgefield
- 36 units - Johnston
- 10 units - Trenton

Like most of the *SC Region I Housing Authority* units, these were constructed in 1954, and the Region I Housing Authority has undertaken no further development activities in Edgefield County since that time. The *SC Region I Housing Authority* operates 40 units of Section 8 housing in Johnston. These units were converted to subsidized in 1976.

The lack of more public and private subsidized housing opportunities in Edgefield County can be accounted for in several ways. First, the entire area has not been subjected to high growth rates. Secondly, the relatively small population is highly disbursed, meaning there are few areas of high geographic concentration of low and moderate income families. Also, no local housing authority exists and no other organization has taken the responsibility of assuring low and moderate income subsidized housing on a larger scale in the county.

Influences on the Provisions of Housing

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

Flood Prone Areas

Flood prone areas in Edgefield County have been delineated on 7 W USGS topographic maps (1" = 2000'). Because of the terrain of Edgefield County, recognized flood prone areas are extremely limited. Nevertheless, the existence of an identified flood prone area should be taken into consideration when planning any developments, especially residential development.

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

Historical Areas

Edgefield County is fortunate to have a large number of historic sites within its boundaries. Most of these sites have been identified in the land use plans and updates for Edgefield County. This comprehensive plan will list historic sites and areas in the Cultural Resources Element. If any historic sites listed have been abandoned or are in disrepair, they may be candidates for rehabilitation into apartments for the elderly or those with special needs. The Edgefield County Historical Society can also

provide information about the location and significance of historic sites. Special care should be given to retain the historic integrity of all historic structures and sites.

Specified Residential Areas

Areas especially suitable for residential development have been pointed out and designated in the land use plans and updates for Edgefield County. Also, acreage needed for this development has been specified in those documents.

Neighborhood Preservation and Housing Rehabilitation

Even the most casual observer in Edgefield will recognize the need to preserve existing neighborhoods and rehabilitate existing housing, for those are resources that we cannot ignore. Established neighborhoods and existing housing form the nucleus around which the remainder of each community develops. Often, however, the importance of these resources is overlooked; and as a result, the housing situation in each community suffers.

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

Public Influences on the Provision of Housing

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

Water Facilities

The Edgefield County water system under the direction of the Edgefield County Water and Sewer Authority (ECWSA) has provided a major stimulus for residential, commercial, and industrial development. This system provides water to areas of highest growth or need, the three municipalities, and outlying areas, and to the entire corridor between the towns and the North Augusta area. The availability of large amounts of water, requests for new industries, in the county, and the pressure for growth from the North Augusta suburbs stresses the need for development controls within that area and the need to view that areas as a potential site for development of rental sites.

The City of North Augusta also provides water to its citizens. Small portions at the southern edge of the county have agreed to be annexed into the city to allow city water and sewer services to be extended to these communities.

Sewer Facilities

The Edgefield County sewer facilities are also operated by the Edgefield County Water and Sewer Authority (ECSWA). The lack of sanitary sewer throughout a major portion of the county which has water is undesirable for residential and industrial growth, requiring new subdivisions to build on larger lots that can support septic tanks. This situation allows the proliferation of septic tank systems

even though SC DHEC maintains certain controls, but the lack of sewer facilities in an area also adversely affects the flexibility of the land use.

Again, the City of North Augusta provides wastewater collection sewers to properties within the city. Small portions at the southern edge of the county have agreed to be annexed into the city to allow city water and sewer services to be extended to these communities along Martintown and Edgefield Roads. The extension of city sewer systems also has costs that may persuade property owners interested in building at higher densities to annex development properties into the city to obtain a higher density of housing units or non-residential land uses.

Local Ordinances and Regulations

Residential zoning districts have been established in the areas of the county with the most growth, such as around the municipalities and near the City of North Augusta. In addition, a land development ordinance and mobile home ordinance are in effect for the County. Building codes are enforced as required by state law.

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

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

Housing Goals, Objectives, and Strategies for Edgefield County

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

GENERAL HOUSING STRATEGIES

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

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

- Review codes and ordinances to insure the long term quality of housing

As Edgefield County continues to grow, so will the need for new housing. The State Data Center predicts the county population will increase to 30,100 by the year 2030. This would be an increase of 3,115 people in fifteen years. This obviously indicates that future demand will outweigh the current supply, thus necessitating the construction of more housing units. Of course, this is a very useful figure and helps describe the housing scene, but unfortunately it does not paint the total picture. The next question which should be addressed is what type of people are expected to move to Edgefield County, and what type of housing should be built. In addition, what happens to the current supply of housing and the people who depend on it? By gauging the population and economic conditions that will be in play in upcoming years, Edgefield County will be better prepared to guide their own future. They will have a much better grasp on the expected housing situation and will be able to act. Thus, the community is one which acts rather than reacts to given conditions.

Special interest groups, such as advocates for assistance to low and moderate income persons and emergency shelters, should be included in the implementation of any housing plan. These people work with individuals in need on a daily basis and are often the first to notice an increase in requests for housing assistance. The figures these groups keep can be used to determine the size of current need.

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

Housing Related Policies

In the past, few rural South Carolina counties have concerned themselves with housing related policies. Since the advent of Home Rule, larger South Carolina counties have become more involved at the policy level with numerous services which include housing provision. Because of the evidenced need for housing assistance outside the municipalities, the county governing body is the logical choice to encourage needed housing policy directions for the county. Edgefield County is at this crossroads as it becomes less rural and more dependent on industry and commuter residential land uses (and demands for services).

The policy statements below reach to the roots of the housing issue. They can work independently, but collectively they function even more effectively. The important point to remember is that some positive action needs to be taken, and the first step is to define the community's housing policies, whatever those policies may be. Any existing codes and ordinances should be re-evaluated in terms of their overall desirability and their specific wordings.

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

The provision of housing is intricately intertwined with the community infrastructure (transportation corridors, water lines, sewer lines, education, recreation), the physical characteristics (prime agricultural lands, flood plains, forest lands, topography), and social characteristics (health care, services for the elderly, and services for the poor). There is a need to insure that housing and housing-

related activities occur in a coordinated fashion and is considered on a community-wide scale, consistent with other plans for infrastructure and services.

The Edgefield County Planning Commission currently occupies a position which can help to assure coordinated community planning. All planning activities which are undertaken by that body should be evaluated in terms of how those activities affect the provision of housing in Edgefield County.

Haphazard Residential Development

Another problem area in which public policy can prove to be a major deterrent is the problem of unplanned residential development. The scattered construction of homes can cause a long-term financial burden on a community. Such development also impacts environmentally sensitive physical features, and burdens the public health, safety, and welfare of the citizens of Edgefield County. There is no doubt that these serious implications are difficult to visualize as actually occurring in a county with as much water and land as Edgefield. At some time in the future, however, Edgefield County's future generations will have to deal with the problem of unregulated residential growth and its implications. The question facing policy-makers is whether to act now and guide positive development; or pass the problem on to future Edgefield County residents, when the problem may have blossomed into more critical proportions. The Edgefield County Planning Commission is charged with organization and development of plans for the orderly growth of the county, and to guide recommendations to County Council to follow positive patterns for growth in the county.

Exactly how can uncontrolled residential development become a long term financial burden on the county? The economic effects can be most readily seen when this leap frog or sprawled growth is considered in relation to existing service infrastructure. This includes such service provision as transportation corridors, education, sewage treatment plants, tire stations, recreation, water treatment plants, and police protection. The development pattern is definitely an important determinant of the cost of service expansion. Compact development is significantly less expensive than scattered or leap frog development. In order to provide services to scattered areas in the community, it is necessary to construct a great deal of excess and possibly wasted capacity. Furthermore, a sprawling development pattern has been shown to be less cost efficient for public and private transportation as a result of the high energy consumption rates of development sprawl.

Service Area Protection

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

As part of the planning process, the Edgefield County Planning Commission has decided to list some of the strengths, weaknesses, opportunities, and threats related to housing. From this listing, a set of goals with time frames for implementation of the goals will be created.

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Comprehensive Plan Element 7 – Land Use

LAND USE GOALS:

- Promote a system of compatible and functional land uses.
- Consider the environmental impacts of all new development related to public health and safety and welfare.
- Enforce land development regulations that encourage the development of high quality residential and commercial development on both a functional and aesthetic scale.

HISTORIC AND CURRENT DEVELOPMENT PATTERNS

The land use element of the comprehensive plan identifies physical conditions throughout Edgefield County through the five-year planning period. This plan reflects existing land uses and projects anticipated changes in the pattern. The land use element serves as a guide to direct land use changes and influences on the land. In satisfying competing demands for space, the plan can serve to create harmonious change and to insure a logical development pattern. Various factors weigh in formulating the goals to achieve this pattern, among them are the historic patterns of development, topography, soil characteristics, existing land use and current land use. These development factors and goals and objectives created by the planning commission will be reviewed and analyzed in the development of the land use element.

Topography

The area of Edgefield County is 481 square miles, or approximately 321,000 land acres. The county lies largely in the Piedmont Plateau region of South Carolina, with a smaller southeastern portion lying in the Coastal Plains region. The dividing line between the two regions is an ancient coastline, now along the Fall line between the Piedmont and Coastal Plains which bisects the state in a northeast to southwest direction, passing through Columbia, Johnston, Edgefield, and North Augusta.

Due to this geographic site, Edgefield County has a great variety of soils. The particular soil resource area that has been most exploited, cultivated, and densely settled is the upper Coastal Plain. Soils are largely Orangeburg, Magnolia, Greenville, and Ruston sandy loams, with some Norfolk and Grady soils mostly on 2% to 6% slopes. Soils and slope are discussed in the Natural Resources element of the plan.

Topography is level to gently rolling. Erosion is not a serious problem, except on the more rolling areas. Some of the areas around the county's many ponds do not have adequate drainage.

In 2014, the South Carolina Department of Natural Resources provided the following breakdown regarding existing land cover in Edgefield County:

Table 7.1: Edgefield County Existing Land Cover

LAND COVER	ACREAGE	PERCENT COVER
Evergreen Forest	54,750	16.84%
Deciduous Forest	2,730	0.84%
Mixed Forest	157,974	48.60%
Shrub / Scrub	54,815	16.86%
Saturated Bottomland	1,154	0.35%
Agricultural / Grassland	44,643	13.7%
Barren/Disturbed	433	0.13%
Urban / Built-up Land	4,947	1.52%
Water	3,630	1.12%
TOTAL AREA OF THE COUNTY	325,078	100.00%

Source: South Carolina Department of Natural Resources, 2014

EXISTING LAND USES

CURRENT LAND USES BY CATEGORY

Land use planning is the process of regulating the use of land in an efficient and ethical way to promote desirable environmental and socio-economic results. The process should be systematic in the identification of a vision to support the welfare of people and their communities, the assessment of alternatives and economic and social conditions to assist government in managing land uses within their jurisdiction, and the creation of convenient, equitable, healthful, efficient, and attractive environments for present and future generations.

Local goals of land-use planning may include conservation of the environment, restraint of land use sprawl, minimization of transportation and utility costs, and prevention of land-use conflicts. Governments manage the development of land within their jurisdictions to plan for the needs of the community while safeguarding natural resources,

The review of land cover above provides an eagle-eye overview of physical development in Edgefield County illustrating that about 5400 acres are developed, and less than 45,000 acres are in planted agricultural fields and pastures. Together that is only 16.6% of the land area in the county. The definition of land use is assumed to refer to the primary land use of a piece of property, including the use identified for the primary structure(s) and other land within the property lines that provide ancillary uses that support the primary use. This includes set-backs, driveways, garages, storage structures, swing sets, gardens, and other accessory uses. A small home business may be included if it meets land use and development codes and permits.

Larger properties may have multiple uses, such as agricultural production, raising livestock, or product sales on an adjacent part of a rural property. Rural properties also may have designated areas for equipment storage and repair. However, the definition of land use may not be defined as a hard Zoning locally produced separate business may be located on such as but

Table 7.2: Composition of Edgefield County Existing Land Uses

Land Use	Estimated Acres	Percentage of County
Rural/Agricultural and Vacant	278,110	85.6%
Single-Family Residential	7,008	2.2%
Multi-Family Residential	0	0.0%
Commercial and Mixed Use	260	0.08%
Industrial	360	0.11%
Institutional and Public/TCU*	32,606	10.0%
Towns and Cities	6,734	2.1%
TOTAL	325,078	100.0%

Source: Robert and Company, 2018

*Footnote: This category includes the US National Forest Service lands located in the County

Residential / Commercial - The areas of predominantly residential use comprise approximately 5,000 acres inside the incorporated town limits and along Edgefield Road at the Aiken County line. Commercial activity is highly concentrated in these areas as well. Outside of the towns, only small pockets of scattered commercial uses exist. The majority of commercial activities outside the incorporated towns and Edgefield Road area are crossroad general stores and neighborhood convenience stores. Commercial land use accounts for approximately 200 acres in and around Edgefield and Johnston combined and approximately 50 acres in Trenton.

Industrial - Industry has chosen to locate in the vicinities of Edgefield, Johnston, and Trenton and along Edgefield Road. The advantages of locating in these areas include transportation access, availability of the labor force, and availability of water and sewer service. Industrial lands constitute approximately 500 acres or about 10% of the developed land. Commercial and industrial land use is regulated by an ordinance passed by County Council in 1993. This special use performance ordinance requires the county building official to visit all commercial and industrial sites to monitor lot sizes, parking requirements, as well as building safety. The ordinance states, "These standards are considered the minimum conditions necessary to protect and preserve public health, safety, convenience, order, and general welfare, and to allow marginal uses to perform their particular function compatible within areas containing or which could contain uses with which such functions could otherwise be considered incompatible." Section 2-200 of the ordinance spells out the standards that are already in place by type.

Institutional - School sites, historic sites, churches, and the Sumter National Forest make up the public and quasi-public (institutional) lands in Edgefield County. Approximately 157,000 acres are devoted to woodlands (mixed forest), making up about one-half the county area. Some of these woodlands lie within the Sumter National Forest, the boundaries of which take in about one-third of the county area. Most of the recreational sites are small tracts, and total approximately 2% of the county. Areas of the county not accounted for in the preceding categories are classed as "undeveloped" or "other". These lands consist primarily of managed forests, croplands, pasture, unmanaged woodlands, and utility rights-of-way.

Agricultural - Agriculture is an important land use in the county. The number of farms in the county increased from 300 in 1994 to 407 in 2007. There were 389 farms in 2012. The size of local farms in the county was 210 acres in 2012. Farm size appears to have grown, possibly due to increased efficiency and progress in agricultural methods. Cash receipts from agriculture in the county were \$44 million in 2012, up from \$15 million in 1993. Edgefield ranked 24th of the 46 South Carolina counties in agricultural earnings in 2012. Edgefield County led the state in production of peaches which was the top cash crop for the state and 4th in the country. Edgefield also was one of the top three counties in SC for melons, fruits, nuts, flowers, and nursery products.

FUTURE LAND USE

It is assumed that Edgefield County will continue to grow in the future. How and where that growth will take place is open to debate. Many outside factors need to be considered in planning to meet the challenges of future growth, such as industrial growth, housing markets, etc. However, there are some assumptions that are predicted with some certainty:

Industrial Growth: As the County takes a more aggressive stance toward industrial recruitment, it is likely that much of this growth will likely occur on the corridor between Trenton and North Augusta. Much of the industrial growth will likely take place near existing sites prepared for industrial growth that provide access to transportation, proximity to the labor force, and accessibility to water, wastewater, power and communications utilities.

The 240-acre Edgefield County Industrial Park is ready for development at a location off of US-25 between Bettis Academy Road and Trenton. Additional agricultural land is available in close proximity to the industrial park and could provide a significant expansion area for industrial development to add about 700 acres with access to water, wastewater, telecommunications, and access to the interstate, the rail line, and labor forces in Edgefield and Aiken Counties. However, the Edgefield County Industrial Park and other sites in the County must compete with the much larger industrial parks and employment centers in Aiken County located along Bettis Academy Road near I-20. The Edgefield County Industrial Park needs continued

marketing to attract industries that want to locate within three miles of I-20, capitalize on the recent access improvements along US-25, and take advantage of the County's new branding efforts, signage, and the cultural and residential assets of Edgefield County.

Industrial land uses also include areas surrounding the industrial park and between Trenton and Johnston that represent industrial agricultural and agribusiness uses. The future land use plan identifies these areas in an agribusiness industrial category to illustrate areas that primarily provide agricultural collection, transfer and processing integral to the county's agricultural production. These areas also may include agrochemical storage and are expected to provide access to trucking and rail transportation of products, providing an intermediate use that provides a transition between farming and industrial uses. The intent of this category is to accommodate limited industrial development that supports the county's agricultural resources.

Heavy industrial uses are limited in the county to active processing, manufacturing, fuel storage facilities and mineral extraction land uses. Heavy industrial uses are primarily centered around processing raw materials, but Edgefield County has few facilities that provide significant processing affecting water or air quality standards other than agricultural uses. The fuel storage facilities located on Sweetwater Road are a legacy of the facility's location on a site adjacent to the old railroad line, local pipelines, and the need to provide automotive gasoline and similar products to the growing Augusta region. This use is expected to continue albeit with minimal expansion within the existing facility property lines. The surrounding buffer may be developed in transition light industrial land uses or continue to serve as a buffer. Tanker truck traffic will continue to be directed southward to US-25 as the industrial area and the old rail line form a buffer limiting non-residential growth northward on Sweetwater.

There are a few quarries located throughout the County including several sand pits and cement plants in the Merriwether area near Macedonia Church. The largest mining operation is the granite and crushed stone quarry located south of the Wild Turkey Federation headquarters off US-25 between Edgefield and Trenton. These sites are legacies of Edgefield County's rural past and the growth of Augusta and North Augusta. Most are expected to remain as industrial or non-conforming land uses until they no longer produce economic revenues to remain open. Although these facilities may not be expected to end production in the next five years, their future use five to twenty years in the future are important to the county. The smaller non-conforming use sand pit and cement facilities in the southern end of the county are expected to transition to estate residential uses. However, the proximity of the quarry near the Wild Turkey Federation facilities is expected to change to light industrial or agribusiness. A preferred alternative could be expansion of the mixed commercial uses category to accommodate a planned unit development or public use for recreation.

Residential Land Uses: Suburban Augusta has expanded into southern Edgefield County along the Aiken County line near US-25 and SC-230 (Martintown Road) affecting the Merriwether community. Edgefield Road, Sweetwater Road, Murrah Road, and Martintown Road corridors are areas where well-regulated and planned neighborhood businesses could be blended with existing and future single family residential. Larger scale retail activities should be directed to the US25 (Edgefield Road) corridor. Interest in making these land use changes is continuing and can be expected to extend more deeply into Edgefield County along the US-25 and the SC-230 corridors in the near future requiring careful decision-making to balance new development and potential traffic and utility requirements with protection of existing homeowner investments and infrastructure requirements.

Residential growth elsewhere in the county is a continuation of the residential trend around the Pine Ridge Country Club – Strom Thurmond High School area. Other residential density would likely build up in the vicinity of any new industry.

Neighborhood facilities are likely to be needed in areas outside the town limits. These activities should be located within easy access to major transportation corridors to expedite access and provide service to a larger area.

Utilities: As water, wastewater, power, and telecommunications utilities expand service along the Trenton-North Augusta corridor, new residential, commercial, and industrial sites are likely to follow. The potential for growth has been noted in several areas, but there are some areas where development may be purposely limited or not desired. These are expected to include the national forest areas, prime agricultural lands, and estate residential areas that are identified as needing protection from more dense residential subdivisions and land use conflicts that would substantially change the quality of life.

Agricultural Areas: Edgefield County has extensive prime agricultural lands that are major economic assets to the county and the state. In recent years Edgefield has become the largest peach-producing county in South Carolina, bringing millions of dollars to the local economy every year. The Department of Agriculture has produced a map showing concentrations of important farmlands in Edgefield County. These areas are concentrated near the intersection of North Martintown Road and US-378 in the northwestern portion of the county, and in the triangle formed by the towns of Edgefield, Johnston, and Trenton. These areas represent the highest concentrations of prime agricultural land in the County but are supplemented by other areas as well.

Fortunately for the county, the Merriwether area and the southern end of the US-25 (Edgefield Road) corridor generally have less productive agricultural lands. Therefore, less important agricultural lands are likely to be lost on a large scale to industrial or residential growth in the next five years. However, the 240-acre industrial park along the US-25 corridor southwest of Trenton is not large and represents a potential opportunity for Edgefield County to bring additional employment to the county. Therefore, adjacent peach orchards and plant nursery agricultural lands may be expected to represent temporary “holding” uses through the planning period. Over a much longer time frame, these agricultural uses may be replaced by industrial development. Therefore, the County may be interested in supporting maintaining agriculture uses for about 600 to 1,000 acres as a means to preserve these lands throughout the planning period and provide land resources for develop in the following decade and a half between 2024 and 2040.

Undeveloped Land: Areas classified on the future land use map as undeveloped are expected to be used much in the same manner as at present. For example, sparse residential settlement and farming are expected to be the major uses of undeveloped land throughout the northern and western portions of the county.

Special care should be taken as previously undeveloped land becomes developed in the future. Factors that should be considered when changes take place are available infrastructure, soil capacity, environmental hazards (wetlands, floodplains, etc.), slope constraints, and the overall development goals for the county.

Historic Areas: The preservation of historic sites and the development of potential historic districts are an important part of any land use decision. Edgefield County is blessed with a wealth and variety of places, which can be considered historic. The potential for tourism and associated revenues are great. Opportunities such as the Heritage Corridor continue to be explored and Edgefield has one of the interpretive centers along the corridor located one block of the downtown square. Historic resources are acknowledged and maintenance of these resources with compatible surrounding uses should be supported.

FUTURE LAND USE MAP

A future land use map (**Figure 7.1**) represents the land use patterns that a community aspires to create for the future. It helps guide planning and local decision making, especially for making decisions regarding zoning and development. The plan is a guide and differences between the future land use map and current land use do not represent a change in zoning for that area, but rather guidance for redevelopment, rezoning, or the development of vacant land.

The future land use map helps inform decision makers when rezoning requests are made, and whether or not the proposed change fits the community's land use goals for the future and was developed with considerations of how the land is currently used, the desires of the county for future development, the development market, and the desires of the business and residential communities.

The future land use map consists of a number of categories that illustrate the primary uses recommended for each area. Some non-conforming land uses may not be shown on the map because they are small anomalies with minimal impact on the underlying land parcel or adjacent properties, they may represent continued uses from a previous decision or allowance, or they may be transitional uses

RURAL AND RESIDENTIAL LAND USE CATEGORIES

Open Space & Recreation – This category represents land uses that provide open space, conservation and recreation activities, including both passive and active recreational uses and public lands (currently) owned by the U.S. Forest Service. Part of the mission of the U.S. Forest Service is to manage a portfolio of lands owned by the U.S. government and entrusted to the Forest Service, and the resources of these lands including forests, rangelands, plants, minerals, geology, water, fish, wildlife, and recreation activities on U.S. Forest lands. Other lands in this category include public open space and parks, golf courses, and designated recreation lands. Portions of National Wild Turkey Federation Center are included.

Rural Agricultural – This category represents low-intensity rural land uses including undeveloped natural areas, forested areas, tree farms, flood plains, pastures, fields, and active agricultural land uses, barns, accessory buildings, and single family dwellings. The category includes vacant land generally suited for agriculture, animal husbandry, hunting, fishing, hiking, camping, forestry, wetlands, stream buffers, floodplains, and other conservation uses. The category also includes land that is desirable to be maintained in a natural state to protect the public health, safety and welfare as a buffer or long term future use. Some passive recreation features such as trails and boardwalks, .

Estate Residential – This category features very low density single family residential development on large lots. However, the minimum lot size in this land use area may vary on the basis of suitable topography and access to utilities. It is assumed that some portions of this area may be developed at 0.5 units per acre (approximately two acres in lot size) or conditional higher densities where appropriate to provide developers with flexibility in creating affordable home sites. Water, power, and communications cables are assumed to be tied to the local dedicated street system with substantive added costs in extending into deep lots. The areas in this land use category are not considered likely to provide adequate densities to support the expansion of extensive public sewer collection systems or wastewater treatment and may require higher costs for other utilities as a trade-off for more land.

INSERT FIGURE 7.1 - FUTURE LAND USE MAP ON OVERSIZED PAGE HERE...

See the map at the end of the electronic file

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Suburban Residential – This category indicates single-family residential land uses and lots in a suburban scale subdivision pattern typical of development from the 1950’s to the 1990’s. Streets may be curvilinear to fit topography and limits of the original parcel size and shape. Although the pattern of development can be limiting, streets should provide multiple access and egress to reduce length of utility lines and redundancy for access. Natural conditions, connectivity to utilities and the market are to determine lot sizes. Some areas within this category may have deeper lots to ensure building and septic field site development.

Village Suburban Residential - This land use category includes single family and multi-family development at 2 to 6 units per acre. Single-family lots may be developed in a “new urbanist” traditional (or historic grid) pattern and scale. The category assumes smaller lots and higher area densities for residential development. The pattern of street development tends to be more grid-like and should be laid out to provide multiple access and egress points, and redundancy and reduced lengths for utility lines and services. The land use category may include some attached housing at the appropriate density and also may include some small commercial or employment uses to service the area and promote “walkability” for residents.

Multi-Family Residential – This category indicates condominiums, duplexes, townhomes, apartments, and other multi-family uses that have a density greater than six units per acre in the unincorporated area of the county. These land uses require water, wastewater collection, and accessibility to bus transit, sidewalks, and commercial uses.

COMMERCIAL AND MIXED USE LAND USE CATEGORIES

Neighborhood Commercial – This category includes a variety of commercial uses including community or pedestrian scale retail and office uses such as corner grocers, lawyers’ offices, restaurants, etc. It may also include *Highway Oriented Uses* for businesses that are oriented to major traffic ways such as general stores, gas/service stations/repair shops, roadside fruit and vegetable stands, office buildings, business parks, and other professional office uses.

Commercial/Community Mixed Activity Use Center – This category indicates larger commercial and retail business uses and activity centers and planned unit developments (PUDs) that include major commercial activities. This includes large-scale (big box) stores, malls, strip commercial centers, hotels, and major highway commercial uses, and mixed use development areas where a blend of residential, commercial, cultural, institutional, or even industrial uses may be proposed. The key function of a mixed use area is that the diverse uses are physically and functionally integrated so as to create a pedestrian-friendly atmosphere, internal parking requirements, setbacks and other dimensional standards. This would include multi-use corridors, transit-oriented villages, and other developments that support a “live/work/play” environment.

INDUSTRIAL LAND USE CATEGORIES

Agribusiness Industrial – This land use category is specifically tailored to identify suitable areas that can provide a mix of light industrial and agricultural land uses for the development and support to local agricultural activities. Agribusinesses usually include the collection, processing, packing, and shipping of farm produce and related materials and the management of agrochemicals to protect crops from pests and enhance crop yields. Agribusiness Industrial category lands are expected to remain in rural areas with relatively small requirements for public water, sewer, or energy.

Light Industrial/Office-Distribution – This land use category identifies low-impact or high-tech manufacturing, distribution or warehousing uses.

Heavy Industrial – This land use category identifies areas for heavy manufacturing, seaport, utilities, and other higher-impact industrial uses. The category also includes areas with requirements for heavy truck traffic, and extraction industries that may require blasting or other noise production.

PUBLIC LAND USE CATEGORIES

Open Space & Recreation – This category represents land uses that provide open space, conservation and recreation activities, including both passive and active recreational uses and public lands (currently) owned by the U.S. Forest Service. Part of the mission of the U.S. Forest Service is to manage a portfolio of lands owned by the U.S. government and entrusted to the Forest Service, and the resources of these lands including forests, rangelands, plants, minerals, geology, water, fish, wildlife, and recreation activities on U.S. Forest lands. Other lands in this category include public open space and parks, golf courses, and designated recreation lands, and portions of the National Wild Turkey Federation Center.

Transportation – Communications – Utilities (TCU) – This category identifies public, semi-public, and quasi-public land uses that accommodate corrections campus facilities, utility service distribution, freight handling, communications tower arrays, and other public service facilities. These land uses may have fewer desirable impacts on adjacent land uses including truck traffic, security fencing and patrolling, airport and railroad noise and poor visual aesthetics. For the purpose of the comprehensive plan, prisons are included in this category.

Institutional/Campus – This category identifies public land uses and campus facilities for schools, universities, government offices, churches, and other institutional uses. These land uses are likely to be destinations for travel, gatherings, and employment which may create impacts on surrounding land uses activities. Large correctional institutions (prisons) and TCU facilities are included in the TCU category below.

The table to the right summarizes the future land use plan by acreage and percentage of the unincorporated area of the County. The municipalities of Edgefield, Johnston, Trenton and North Augusta occupy 2.1% of the county. The largest land use is Rural Agricultural on nearly 2/3 of the county (65%). Other major uses are Estate and Suburban Residential (18%) and Recreation-Open Space and National Forest (9.7%). Other land uses accommodate only 3.9% of the county, and no multi-family land uses were identified although multi-family zoning is permissible in several other land use categories.

Table 7.3: Composition of Edgefield County Future Land Uses

Land Use Category	Acres	Percentage %
Rural Agricultural	211,641	65.1%
Estate Residential	27,275	8.4%
Suburban Density Residential	35,053	10.8%
Village Density Residential	1,743	0.5%
Multi-Family Residential*	0	0.0%
Neighborhood Commercial	2,984	0.9%
Commercial and Mixed Use	169	0.05%
Recreation/Open Space/National Forest	31,535	9.7%
Institutional/Campus	635	0.2%
Agribusiness/Industrial	3,881	1.2%
Light Industrial/Office-Distribution	2,249	0.7%
Heavy Industrial	744	0.2%
Public/TCU	436	0.1%
Unincorporated County	318,344	97.9%
Towns and Cities	6,734	2.1%
TOTAL	325,078	100.0%

• Note: Although no future Multi-Family land use areas are identified in the plan, multi-family developments may be located in Village Density Residential areas.

Source: Robert and Company, January 2019

LAND USE AND ZONING

Land use is different from zoning and it is imperative to understand that these are separate items. The land use designation provides a basic category for the most appropriate land use(s) to be recommended within a general area. Land use plans are based on projections and assumptions regarding future populations and conditions. They reflect the goals and objectives of the preparing governing bodies. Therefore, the plan is not expected to be rigid. It is expected to be flexible and change over time as new information is added and incorporated into the plans.

Zoning identifies specific uses that are permitted or prohibited on a property and the requirements to regulate the size, bulk, height, and placement of buildings or ancillary facilities allowed. It may specify a variety of outright or conditional uses of land and is considered to be a technique of land use planning with much more stringent conditions regarding what is acceptable and what must be denied as not meeting basic parameters.

The following table identifies land use categories and appropriate zoning requirements

Table 7.4: Future Land Use with Applicable Zoning Allowances¹

Land Use Category	Preferable/Allowed Zoning Districts		
	Acceptable	Conditional	Not Allowed
Rural Agricultural	Farming / General Development, Large Lot Single Family Residential, Commercial uses.	Smaller Lot Residential, Light Industrial uses	Heavy industry
Estate Residential	Large Lot Single Family Residential Modular and stick built housing.	Smaller Lot Residential, Commercial uses.	Industrial, Manufactured Housing
Suburban Density Residential	All Single Family Residential	Commercial uses	Industrial
Village Density Residential	All Single Family Residential	Commercial uses, Multi-Family Residential.	Industrial
Multi-Family Residential	Multi-Family Residential, Single Family Residential, Light Residential-oriented commercial.	Commercial	Industrial
Neighborhood Commercial	Service-oriented Commercial	All Residential	Industrial
Commercial / Mixed Use Activity Center	Special use commercial district	Multi-Family Residential	Heavy industry
Recreation and Open Space ¹	Special Purpose	N/A	N/A
Institutional/Campus ¹	Special Purpose	N/A	N/A
Agribusiness/Light Industrial	Heavy farming/General Development, Light industrial and distribution, Commercial.	Large Lot Residential	Heavy industry
Light Industrial/Office-Distribution	Light industrial and distribution, Commercial.		Heavy industry
Heavy Industrial	Heavy industrial, Light Industrial		
Public/TCU ¹	Special uses		
Town & City (Out of Scope)	Not applicable	N/A	N/A

Note ¹: Conservation, Parks and Recreation, Institutional, and TCU future land use categories can include any zoning district.

Note ²: Floodplains may be shown in an olive color to help illustrate the need to conserve waterways and floodplains in the plan.

ZONING AND DEVELOPMENT STRATEGIES

Edgefield County adopted the Land Development Ordinance in 2000 taking the first major step towards ensuring that development meets existing and future community needs. The Land Development Ordinance included zoning regulations to serve as a primary tool for local government officials to implement the land use element of the comprehensive plan. The ordinance preamble cites the purpose for the ordinance as:

"... promoting public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; lessening congestion in the streets; securing safety from fire; providing adequate light, air, and open space; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the creation of a convenient, attractive and harmonious community; protecting and preserving scenic, historic, and ecologically sensitive areas; facilitating the provision of public services, affordable housing, and disaster evacuation, in harmony with the adopted Comprehensive Plan for Edgefield County, . . ."

Edgefield County Land Use Ordinances

The Land Development Ordinance includes standards and regulations previously adopted and contained within the following ordinances:

- *Edgefield County Subdivision Ordinance*
- *Edgefield County Airport Safety Zoning Ordinance*
- *Edgefield County Sexually Oriented Business Ordinance*
- *Edgefield County Manufactured Home Ordinance*
- *Edgefield County Commercial and Industrial Land Development Ordinance*
- *Edgefield County Flood Damage Prevention Ordinance*
- *Weapons Firing Range Ordinance*

The above ordinances are countywide in application and the standards and regulations contained therein are in effect in the un-zoned areas of the county. Additional zoning regulations have been added for certain areas of the county, as delineated and shown on official zoning maps. Areas not included in a zoning district are referred to as un-zoned areas. The following sections and regulations (only) apply to the un-zoned areas of the county.

Regulations for Un-zoned Areas of Edgefield County

The Land Development Ordinance establishes additional zoning regulations that are applied on top of the regulations listed above for portions of the County that are officially zoned or in a special development district. The following zoning districts and special development districts are designated by the ordinance. Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives:

- *Flood Hazard District*
- *Airport Compatibility District Regulations*
- *Manufactured Housing Regulations*
- *Weapons Firing Ranges and Gun Clubs Regulations*

- *Sexually Oriented Businesses Regulations*

ZONING AND DEVELOPMENT CATEGORIES

Zoning Districts

RD	Residential/ Agricultural
RR	Rural Residential
GD	General Development
ID	Industrial
LC	Limited Commercial

Special Development Districts

FH	Flood Hazard
AC	Airport Compatibility
HOD	Highway Overlay

RD - Residential-Agricultural Development District: The purpose of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings exclusive of residentially designed and standard designed manufactured housing, and related support uses. This district is also desired to allow greater use flexibility for large tracts, 10 acres or more in size.

RR - Rural Residential Development District: This district seeks to preserve the rural nature of development within its boundaries, managing density and fostering growth that is relatively quiet, low traffic, and otherwise compatible with existing development. Through regulations aimed at achieving these ends, the district is intended to maintain the quality of life that citizens, farmers, and business owners of the district have historically enjoyed.

GD - General-Agricultural Development District: This district is intended to accommodate most of the projected growth in the unincorporated area of the county during the time span of the County's Comprehensive Plan. It corresponds generally with the Edgefield County Comprehensive Plan. This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, and the like, and as such is intended to provide the regulations and capital improvements, which will attract development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit development of generally suburban character, providing for a full range of residential uses as well as commercial, institutional, and industrial uses.

ID - Industrial Development District: The intent of this district is to promote and accommodate industrial development in suitable environs separated from potentially incompatible uses, including residential, social, and medical uses. This district also is intended to protect potential sites for industrial development.

LC - Limited Commercial District: The LC District is intended to meet the commercial and service needs generated by residential areas. Goods and services commonly available in this district are of the "convenience variety", and relatively compatible with and suitable to locations in proximity to residential subdivisions.

SPECIAL DEVELOPMENT DISTRICTS

FH - Flood Hazard Districts: The intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction. Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage and prolonged business interruptions to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC - Airport Compatibility District: It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- Protect and promote the general health, safety, economy, and welfare of airport environs;
- Prevent the impairment and promote the utility and safety of airports;
- Promote compatible land uses and development around airports;
- Protect the character and stability of existing land uses; and
- Enhance environmental conditions in areas affected by airports and airport operations.

HOD - Highway Overlay District: The intent of this district is to protect residents, enhance developments and improve the traffic flow on primary highway corridors in Edgefield County. The County Council may establish additional Highway Overlay Districts by ordinance on other highways in various areas of Edgefield County. One potential future highway overlay designation is on Currytown Road between Sweetwater Road and Azalea Lane.

(a) Delineation of Highway Overlay Districts: Applies to property parcels fronting on or within four hundred (400) feet of the right of way of the roads listed below, except for property zoned residential:

- (1) Murrah Road Extension
- (2) Five Notch Road from the Aiken County Line to the intersection of Murrah Road Extension
- (3) Sweetwater Road from the intersection of Five Notch Road to the Aiken County Line
- (4) US Highway 25 South from the Aiken County Line to the intersection of Greenhouse Road and US Highway 25

NEW ZONING OVERLAY DISTRICTS

Overlay districts will play a role in some parts of the county to modify specific zoning conditions and development requirements. These overlays are to be prepared by staff as part of more detailed studies to address specific issues regarding aesthetic design, density, appearance, accessibility, and zoning requirements to meet County objectives. Separate overlays are recommended for three road corridors: one for the Highway 25 corridor to support development, one for the Sweetwater Road corridor, and one for the Martintown Road corridor. Two other new overlays are intended to provide area recommendations at the edges of Edgefield and Johnston.

Figure 7.2: Overlay Areas

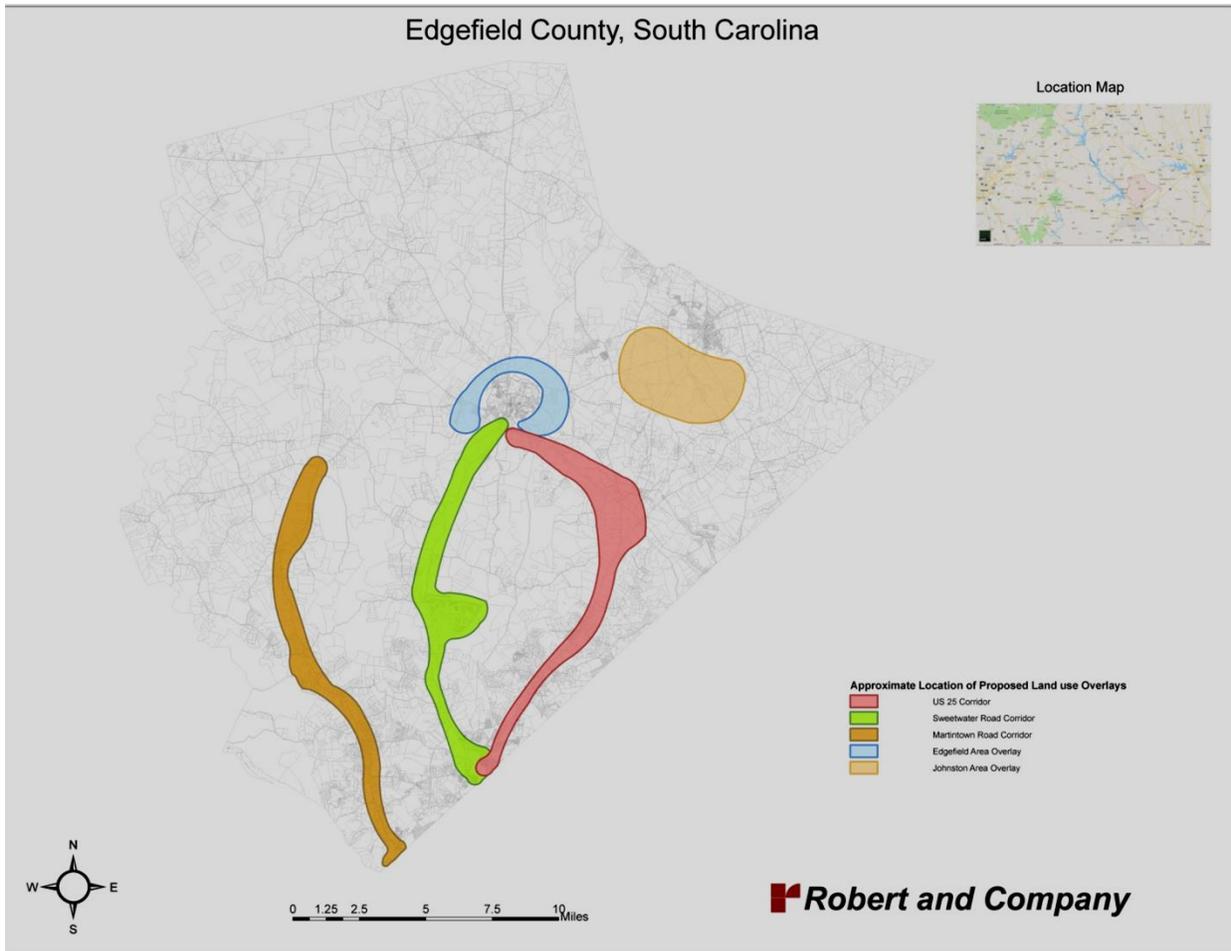


Figure 7.2 above illustrates the five areas for land use overlay recommendations to be prepared. Examples of the potential zoning overlay recommendations are provided below to outline their make-up and function:

Sweetwater Road Overlay – This overlay would recommend setbacks from the road, wooden fences, including wood post with wire. Preservation of pastures, stable/farm architectural styles. The zoning may allow for some small commercial uses, including things like a small grocer or butcher shop, which might sell local products, and stables or equine activity centers. This type of non-residential zoning should be consistent with the estate residential land use and may be split into residential zonings of varying densities to spread out any higher residential density areas from being too close. A very restrictive commercial zoning may be allowed along some areas along the corridor at appropriate locations.

Highway 25 Corridor Overlay – This overlay would require appropriate setbacks and sign controls along the Highway and may include some architectural regulations to give the corridor a consistent sense of place, and prevent it from becoming disjointed, ugly, and looking unplanned. A special zoning district for automobile sales may define and designate an area for car dealerships and auto services to ensure adequate depth and buffers to adjacent residential areas. This is intended to prevent major loss of highway frontage real-estate to car sales and limit car dealerships to a specified area rather than a continually transitioning strip (an example is the Highway 17 corridor in the West Ashley area of Charleston County).

The Highway 25 Corridor also would identify service and heavy traffic commercial zoning at or near intersections with more varied commercial zoning in-between. North of Rainbow Falls the overlay may

specify more residential zoning along the highway, including some higher density, small lots, multifamily housing developments, etc. Some service commercial may be allowed where appropriate, but heavy industry should be focused into the industrial park and exclude areas adjacent to natural resources. Zoning for lighter industry and office development around the park and agricultural (agribusiness uses) should be located on the north side of the corridor across the street from the industrial park.

Martintown Road Overlay – An overlay district to protect the wooded element of this area may include appropriate setbacks, clearing controls, etc. along the corridor. These controls should be coordinated with transportation improvements along the road corridor to enhance site visibility, road alignment, and stormwater drainage. Zoning at intersections should allow commercial services with conditions to ensure that access/egress and site appearance are consistent with land use planning goals and local conditions. Only larger lot subdivisions should be allowed, and residential structures may be limited to stick built housing. The overlay could include some elements like on Sweetwater, such as wooden fences, but needs to have its own distinct character.

Town of Edgefield Growth Area Overlay – Edgefield has its own sense of place and architectural style. Zoning should be of higher density homes, walkable, and allow service commercial. An overlay district might encourage mason, brick, stucco, retaining walls. As you move away from the center of town zoning can be more inclusive of residential building types. Commercial zoning along 25, perhaps 2 types, keep services closer to town, and larger commercial further down. Buffer with residential zoning and rural to make sure there is a definite beginning/ending to the Town of Edgefield before you get close to Trenton. This is also true of Johnston and Edgefield, however suburban residential around the Bi-Lo.

Town of Johnston Growth Area Overlay - Along SC23 in the areas adjacent to the Johnston city limits, an overlay may be identified to maintain low density residential/agricultural zoning. As one gets closer to the town, the zoning overlay may accommodate increasingly smaller lots with single family homes.

Adopting these Overlays - In summary, these overlay districts are recommendations to be examined by Edgefield County as part of an update of County zoning and land development regulations.

LAND DEVELOPMENT REGULATIONS

The purpose of this portion of the ordinance is to advance the objectives of the South Carolina Local Planning Enabling Act of 1994 to require harmonious, orderly, and progressive development of land in pursuit of public health, safety, economy, good order, appearance, convenience, morals, and the general welfare. In furtherance of these objectives, the regulation of land development in the county (zoned and un-zoned areas) is designed:

- To encourage economically sound and stable development;
- To assure the timely provision of required streets, utilities, and other facilities and services to new land development;
- To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian in and through new land developments;
- To assure the provision of needed public open space and building sites in new land developments through the dedication or reservation of land for recreation, education, transportation, and other public purposes; and
- To assure, in general, the wise and timely development of new areas in harmony with the Comprehensive Plan of Edgefield County.

General Site Design Standards

Site Analysis: An analysis is required to be made of characteristics of the development site, such as site context, geology and soil, topography, ecology, existing vegetation, structures, and road networks, visual features, and past and present use of the site.

Site Design Considerations: Site design should take into consideration all existing local and regional plans and should be based on the site analysis. To the extent practical, development should be located to preserve any natural features on the site, to avoid areas of environmental sensitivity, to minimize negative impacts and alteration of natural features, to avoid adversely affecting ground water and aquifer recharge, to reduce cut and fill, to avoid unnecessary impervious cover, to prevent flooding, to provide adequate access to lots and sites, and to mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

Preservation Areas and Resources: The following areas and resources shall be preserved to the extent consistent with the reasonable use of the site:

- Unique and/or fragile areas. including wetlands
- Trees 24" or more DBH (Diameter Breast Height)
- Flood prone areas as determined by FEMA (Federal Emergency Management Agency) and delineated on flood boundary and floodway maps for the county.
- Habitats of endangered wildlife as identified on Federal and State lists.
- Historically significant structures and sites as listed on federal, state, and/or local lists of historical places.

Suggested Additional Zoning Districts

Only a portion of Edgefield County has current zoning regulations. New zoning district categories may be recommended to be added to the Edgefield County Zoning Ordinance at the future ordinance updates. These should be identified in an update to the Edgefield County zoning and land development ordinance in the near future.

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Comprehensive Plan Element 8 – Transportation

The Transportation element of the Comprehensive Plan evaluates the safety, reliability, and the ability of the current and future transportation network to support economic development and mobility in the county.

The transportation network in the county not only provides access between the towns in the county, but also important connections to Augusta and Aiken as well as I-20 to the south. The transportation network connects Edgefield County residents from their homes to work, recreational opportunities, places of worship, educational, and employment opportunities.

TRANSPORTATION NETWORK

The Edgefield County transportation network is comprised of Principal Arterials, Minor Arterials, and Local Collector Roadways. The Functional Classification Map illustrates the various roadway functional classes in the county. There are no freeway facilities in the county. I-20 is located just south of the county, and there are several interchanges on I-20 that provide access to the county.

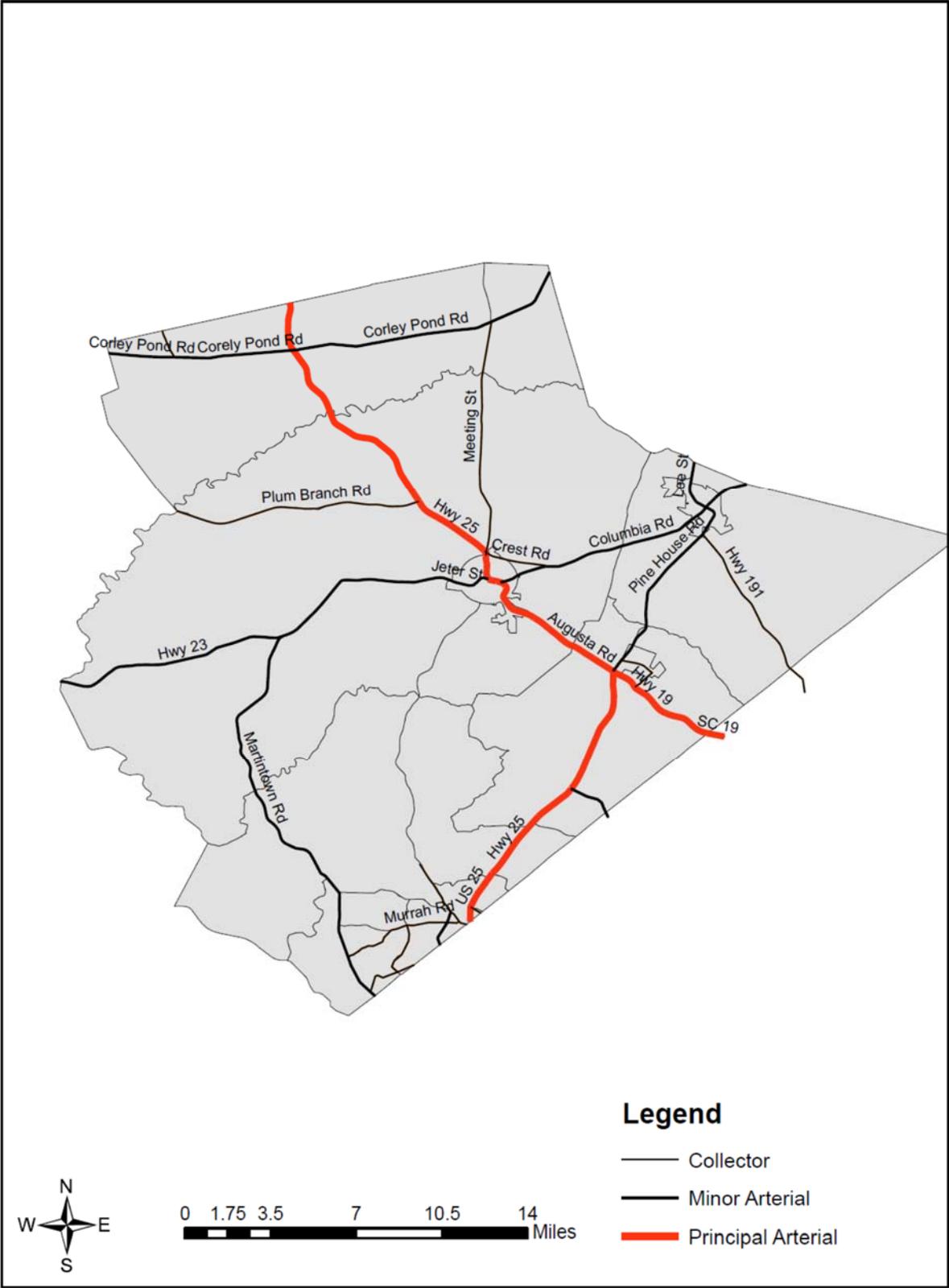
US 25 is the primary arterial in the county. US 25 provides access between North Augusta, Trenton, and Edgefield. US 25 is a four lane rural highway with a median in North Augusta and is currently being widened from two to four lanes from North Augusta to just south of Trenton.

The remaining roadways in the county are primarily two lane rural highways with limited or no shoulders. The other principal arterial in the county is Augusta Road (SC 19). Minor arterials include Martintown Road, SC 23, Murrah Road, Jeter Street, Columbia Road, Pine House Road, Lee Street, and Corley Pond Road. The remaining roadways in the county fall under the Collector functional classification.



US 25 in North Augusta

Edgefield County Functional Classification

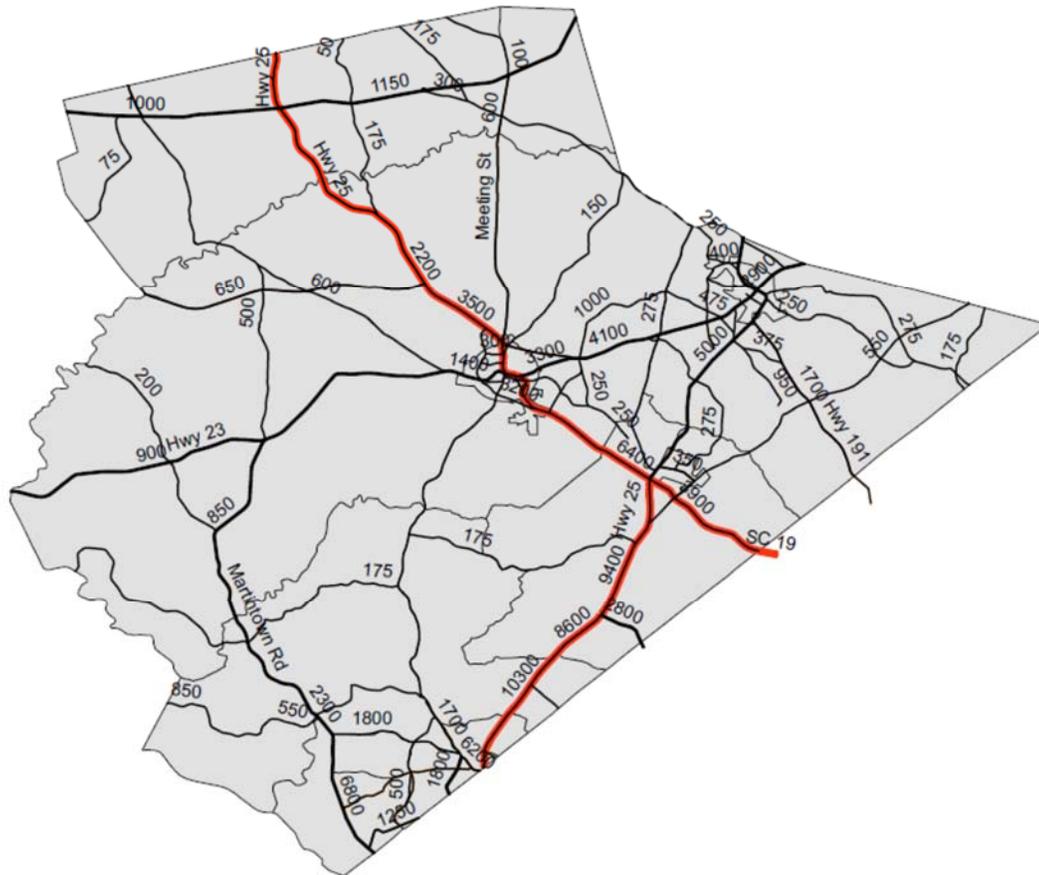


The SCDOT traffic count database includes numerous daily traffic counts throughout Edgefield County. The traffic count map illustrates that most of the roads in Edgefield County are low volume roadways with existing daily counts < 5000. US 25 is by far the most heavily traveled roadway in the county with daily traffic south of Trenton in the range of 10,000 vehicles per day. The only other roadways with daily traffic counts > 5000 are Martintown Road in the southern portion of the county and a small segment of US 25 northwest of Trenton.

The low daily traffic counts are consistent with the current conditions volume/capacity analysis which illustrates that all of the roadway segments in the county are currently operating at a Level of Service (LOS) C or better which is consistent with light to moderate traffic conditions. In the future year 2040, the LOS will be D or better for all of the roadways in the county, with the exception of the segment of US 25 between Trenton and Edgefield. This section of US 25 is currently being evaluated for a roadway widening in the future which would improve the LOS to an acceptable level for this section.

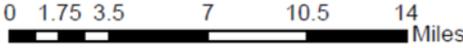
A review of the crash data indicated that crashes occur at the highest rates along US 25 south of Trenton, Pine House Road between Johnston and Trenton, and Martintown Road and West Five Notch Road in the southern portion of the county. The crashes in the southern portion of the county are consistent with a developing suburban area where there are numerous curb cuts combined with high vehicle speeds on the mainline. A lack of shoulders/lighting and limited sight distance further contribute to crashes in this area. A number of safety projects are planned for US 25 and Pine House Road which would help mitigate the high crash locations along this corridor.

Edgefield County Daily Traffic Counts



Legend

- 2017 ADT
- Collector
- Minor Arterial
- Principal Arterial



Edgefield County 2015 Level of Service



Legend

- 2015_Edgefield LOS A_B
- 2015_Edgefield LOS C

Edgefield County 2040 Level of Service



Legend

- 2040_Edgefield LOS E_F
- 2040_Edgefield LOS C_D
- 2040_Edgefield LOS A_B



Edgefield County Crash Locations 2015-2018



TRANSIT SERVICES

Existing transit service in Edgefield County is provided by the Edgefield County Senior Center. The service is primarily for the elderly, persons with disabilities, college students, and other local residents who do not have personal transportation and/or the ability to drive. The fare for the service is mileage based and is open to all Edgefield County residents. The cost structure is:

0-5 miles = \$5

5-10 miles = \$10

10-15 miles = \$15

15-20 miles = \$20

20-25 miles = \$25

25-30 miles = \$30

30-35 miles = \$35

35-40 miles = \$40

40-45 miles = \$45

45-50 miles = \$50

Over 50 miles = \$1.50 per mile

Adult escorts ride free for all medical related trips, but pay full price for non-medical trips. Veterans pay a discounted rate. The operating hours are between 7:30 AM-4:30 PM, Monday-Friday.

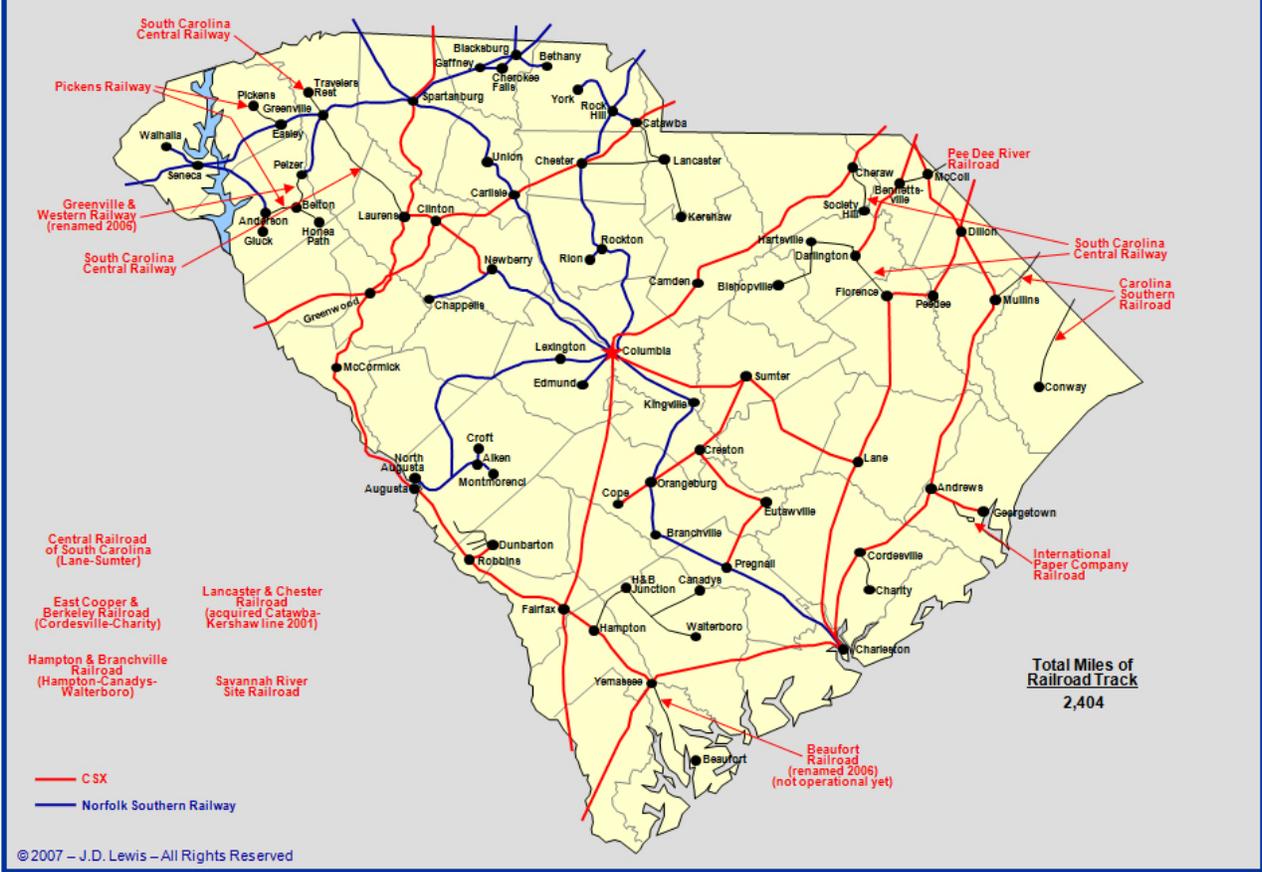
BICYCLE/PEDESTRIAN NETWORK

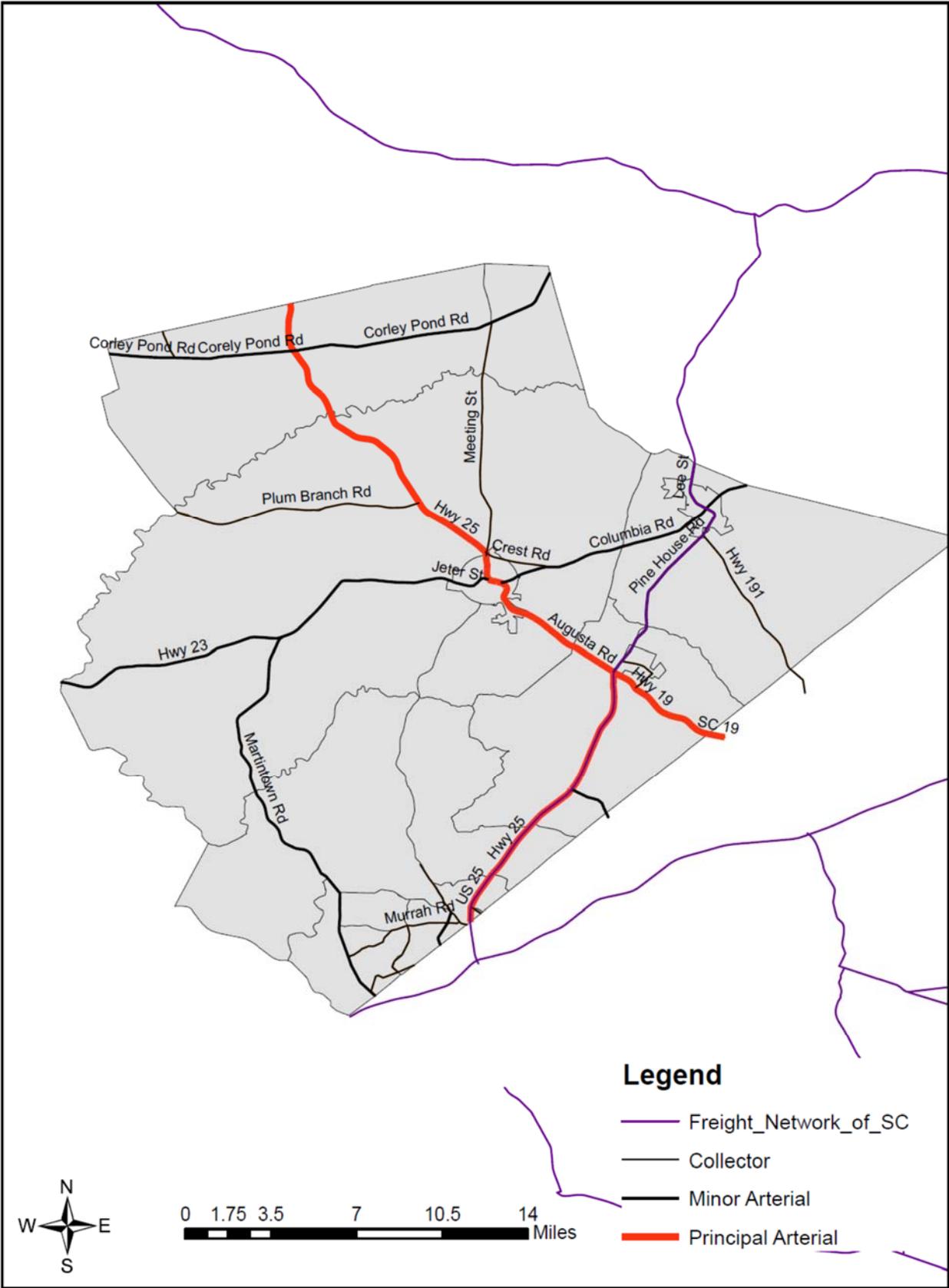
The existing Bicycle/Pedestrian network is limited to sidewalks in the Town Center areas of Edgefield, Trenton, and Johnston and the Ten Governors Trail between BUS US 25 (Augusta Road) and Norris Street in the City of Edgefield. An unused railroad right of way exists between Edgefield and North Augusta which could be used to extend the Ten Governors Trail in the future to tie into the City of North Augusta Trail System near the proposed Northview Park. The right of way could also be extended along Murrah Road to Merriwether Middle School and to the City of North Augusta Greenway trail.

FREIGHT NETWORK, TRUCKING AND RAILROADS

The freight network in Edgefield County includes a Norfolk Southern rail line, and SCDOT designated freight routes to serve truck traffic. The Norfolk Southern line passes through Johnston and connects North Augusta to Lexington and Columbia. The SCDOT designated freight routes include US 25 between North Augusta and Trenton, Pine House Road, and Lee Street.

South Carolina Railroads - 2007





PORTS AND AIRPORTS

Edgefield County is located in the piedmont region of South Carolina and is about 200 miles from the nearest seaport facilities at Charleston and Savannah. Access to the port facilities at Charleston is available via I-20 and I-26. The closest river port facility is Augusta.

Airports at Augusta and Columbia provide passenger airline services with connecting flights across the US and the world. Augusta Regional Airport at Bush Field (AGS) is located seven miles south of Augusta. And is served by airlines flying to Atlanta, Charlotte, and other cities on a seasonal basis. Columbia Metropolitan Airport (CAE) is five miles southwest of Columbia in Lexington County with regular service to Atlanta, Charlotte, New York, Philadelphia, Washington, Chicago, Houston, and Orlando. It also is a hub for UPS.

The Edgefield County Airport (6J6) near Trenton is owned and operated by the County and provides two turf runways. Runway 11-29 is 2,640 foot long and Runway 15-33 is 1,584 feet long. The County Airport provides about 96 operations per year and support up to 30 based general aviation aircraft.

The Aiken Regional Airport (AIK) is located about five miles southeast of Trenton in Aiken County near the interchange of I-20 and US 1 Highway. The airfield features a 5,500 foot long asphalt runway running Northeast and Southwest and a 3,800 foot long North/South asphalt runway with full Fixed Base Operator (FBO) services.

PROJECT RECOMMENDATIONS AND STRATEGIES

The project recommendations were developed by comparing SCDOT programmed improvements to the crash analysis, volume/capacity analysis, and bike/ped analysis. Additional projects were then recommended to address any remaining deficiencies in the future transportation network.

Project	Funding Source
Martintown Road from I-20 to Old Martintown Road (Widen from 2 to 4 lanes)	Unfunded
S-178 with S-339 - Edgefield (Springhaven Road and Murrah Road) Safety Improvement	SCDOT
SC 121 with S-41 and S-104 - Edgefield Safety Improvement	SCDOT
US 25 with S-257 - Edgefield (Augusta Road and Star Road) Safety Improvement	SCDOT
US 25 (Trenton to North Augusta)	SCDOT
US 25 (Edgefield to Trenton)	SCDOT
SC 121 (Johnston to Trenton)	SCDOT
SC 121 (SC 19-SC 23)	Unfunded
Martintown Road safety improvements*	Unfunded
S-19/34 safety improvements*	Unfunded
Ten Governors Trail Extension*	Unfunded

**New projects recommended in plan*

One new project to be examined is a potential extension of Bettis Academy Road Extension to Sweetwater Road (likely to a new intersection located south of Mount Vintage). Surveys, engineering studies, and decisions regarding rights of way are required prior to determining the feasibility of this project, and alternate routes including the use of existing rights of way should be considered as part of determining the potential viability of a “best route.” It is assumed this project may be added to the long term work program.

In addition to these projects, the county is encouraged to develop policies related to Complete Streets Design, Access Management, and Mixed-Use Development which would improve the quality of future development in the county. Policy recommendations and changes to zoning to allow more flexibility for Mixed-Use development lead to the following improvements to the transportation network:

- Increased connectivity within and between new developments
- More local parallel routes to major arterials to serve local trips
- Reduces local travel on major arterials
- Concentrates turning traffic at key/signalized intersections
- Improved parking circulation
- Improved safety on arterials
- The ability to develop Complete Streets within new developments to serve all modes of transportation
- Minimizes the need to introduce bike lanes on high speed arterials
- Reduces impacts of new developments on existing signalized intersections
- Increased ability to generate and accommodate pedestrian trips

CHAPTER 9 - PRIORITY INVESTMENT PROGRAM

This section complements the Goals and Policies made throughout the Comprehensive Plan document, by helping schedule the implementation of capital improvements, initiatives, ordinance updates, and other projects. The program is divided into short and long term action items, short term being within the next five years (2019 to 2024) and long-term (2025 to 2040). Where possible, the year of implementation, the responsible department or agency, the possible funding sources, and estimated costs as of 2019 are provided for each item or project. Some items will not have costs – others will depend on the scope of the project, to be determined at a later time.

Items in the Implementation Program are derived from two sources – the goals and policies of this comprehensive plan and recommended implementation projects from Edgefield County operating departments. The items provided by originated from the individual capital programs of the County and other items added as "desirable" recommendations from the Edgefield County staff and the Comprehensive Plan Steering Committee. The latter projects may require additional information to identify the funding required to carry the item forward.

The adoption of the 2019-2024 Comprehensive Plan by the County Council advances this implementation agenda. An update on the identified projects and policies is provided on the following pages.

SHORT TERM PLANNING PROJECTS

POPULATION SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Prioritize infrastructure and planned development along US 25 to support growth of employment, commerce, and homes to meet demand.	2019	On-going	County	County	TBD	
Update zoning ordinance and development regulations to support urban development where appropriate.	2019	2021	County	County	100 to 125	
Coordinate water + sewer infrastructure development plans consistent with anticipated growth areas	2019	On-going	County and ECWSA	ECWSA	TBD	Identify potential cost partnering & potential impact fees
Require underground utilities for major (over 150 lots) subdivisions	2020	2024[+]	County and developers	Developers	TBD	Include in revisions to Land Development code

ECONOMIC DEVELOPMENT SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Use new County "branding" to expand awareness of County Assets and economic development interest	2019	2019	County	County	TBD	Underway with adoption of new logos, coordinate with marketing the County to investors
Identify/implement gateway signage and landscaping in accord with updated County "Branding"	2020	2022	County	County	TBD	Coordinate with marketing the County to investors
Explore Tax Allocation Districts (TAD), impact fees, economic development grant programs, Community Improvements Districts (CIDs), and Infrastructure Development Districts.	2020	On-going	County	County	TBD	Include in revisions to Land Development code
Manage economic development to recruit business and employment centers to balance with housing and infrastructure for water/sewer	2019	2019	County and ECWSA	ECWSA		
Update zoning ordinance and prepare education program to encourage mixed residential, office, commercial and employment by developers where appropriate.	2019	2020	County	County		Include in revisions to Land Development code
Work with Regional agencies and Fort Gordon to recruit "cyber" industries to region.	2019	2023	County, Cities, and regional agencies			Underway, coordinate with marketing County to investors

NATURAL RESOURCES SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Update zoning to restrict densities on environmentally sensitive lands and enforce ordinances on stormwater, erosion, stream banks, and recharge areas	2020	2021	County	County		Include in revisions to Land Development code
Inventory scenic resources and identify for decision-makers	2021	2021	County	County		
Expand zoning categories to allow smaller lot development with conservation buffers where appropriate	2019	2020	County	County		
CULTURAL AND HISTORIC RESOURCES SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Prepare County recreation plan to support a range of parks and cultural resources and coordinate plans with Town resources	2020	2020	County in coordination with Cities and National Forest Service	County	\$	
Create a 501(3)c entity to promote and enhance recreation facilities and activities (including staff and training)	2020	2019	County	County		
Identify and develop new recreation facilities in Merriwether area	2020	2021	County	County		Prepare plan in 2020, acquire property in 2021 for build in 2022
Construct new recreation facilities in Merriwether area	2022	2022	County	County		

Identify and develop recreational activities building in the Johnston-Edgefield-Trenton area	2020	2021	County	County		Prepare plan in 2020, acquire property in 2021 for build in 2022
Construct new recreational activities building in the Johnston-Edgefield-Trenton area	2022	2022	County	County		
Support "greenway" corridor along Ten Governors Trail and access to National Forest Service facilities and resources	2020	2024}	County	County and National Forest Service		
Partner with other entities to support cultural resources partnerships for the arts, senior citizen programs, and quality of life projects	2019	2030[+]	County	County and Cultural Resource Partners		
COMMUNITY FACILITIES SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Expand Water Systems to serve existing and expanded population and commerce.	2019	2030[+]	County and ECWSA	County, ECWSA, and developers		Replace inadequate old systems and expand water lines around towns and along US25 corridor
Support expansion of ECWSA sewer systems along US25, SC 121 and upper areas of Sweetwater Road	2020	2030[+]	County and ECWSA	County, ECESA, and developers		Expand wastewater sewer lines around towns and along US25, 121 and Sweetwater.
Support definition of service area for City of North Augusta sewer systems along Martintown and Sweetwater Roads and US 25	2019	2025[+]	County, ECWSA, and City of North Augusta	County, ECWSA, and City of North Augusta		

Identify resources to fund additional fire and police personnel.	2019	2020	County	County		Identify funding resource
Review AT&T plans to ensure County is made "Broadband Ready" with appropriate and cost effective access to broadband and cable resources.	2019	2020	County support to coordinate system expansion	FCC and Private Providers (AT&T)		Prepare study to coordinate County permitting to support CAF Phase II build-out by AT&T (funded by FCC)
Expand "Broadband" telecommunications systems throughout the County	2019	2021	County	Private Providers (AT&T)		CAF (Connect America Fund) Phase II funding committed to support AT&T to expand access throughout County
HOUSING SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Update zoning ordinance and development regulations to support housing development where appropriate.	2020	2021	County	County		Include in revisions to Land Development code
Identify programs to provide housing choices to keep aging residents in the community.	2020	2020	County and social agencies	County		
Support Countywide efforts to accommodate homeless persons (specifically including single female parents with children) and help them become self-sufficient.	2019	2024[+]	County and social agencies	County and social agencies		

LAND USE AND DEVELOPMENT SHORT TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Update Countywide Zoning and Subdivision Regulations	2019	2020	County	County		Include in revisions to Land Development code
Identify management plan for land uses along US25 between industrial park and Edgefield to maintain accessibility and travel flows	2020	2021	County	County		
Identify management plan for land uses and development along Sweetwater Road to maintain unique rural character	2019	2020	County	County		
Identify "placemaking" strategies to support vibrant gateways and community focal points in County and support existing town centers.	2020	2020	County	County and Cities		
Develop plan options for higher density housing options at edges of the towns to support pedestrian-oriented access and services and identify regs to encourage sidewalks, bike lanes, and traffic enhancements in plans	2020	2020	County and Cities	County		
Identify incentives program to support redevelopment in depressed areas.	2020	On-going	County	County		

Transportation Short Term	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
S-178 intersection with S-339 - Edgefield (Springhaven Road and Murrah Road) Safety Improvement			SCDOT	SCDOT, County	\$	Obligated by TIP
SC 121 intersection with S-41 and S-104 - Edgefield Safety Improvement			SCDOT	County, Federal Government	\$	TIP
US 25 at S-257 - Edgefield (Augusta Road and Star Road) Safety Improvement			SCDOT	State and Federal	\$	TIP
US 25 (from Trenton to North Augusta)			SCDOT	State and Federal	\$	TIP
US 25 (from Edgefield to Trenton)			SCDOT	State and Federal	\$	TIP
SC 121 (from Johnston to Trenton)			SCDOT	State and Federal	\$	TIP
SC 121 (from SC 19 to SC 23)			TBD	State and Federal	\$	TIP
Martintown Road from I-20 to Murrah Road - Widen from 2 to 4 lanes	2020	2021	TBD	State and Federal	\$	TIP
Martintown Road safety improvements (from Murrah Road to SC 23) to include intersection and road sight line enhancements.	2020	2021	TBD	State and Federal	\$	Intersections at Woodlawn, Deer Springs, Garrett / Republican, and Georgia / Key Roads, and SC Route 23 at West Store Crossroads.
S-19/34 safety improvements			TBD	State and Federal	\$	Add to TIP
Ten Governors Trail Plan Extension	2019	2024[+]	TBD	State and Federal	\$	Add to TIP

LONG TERM PLANNING PROJECTS

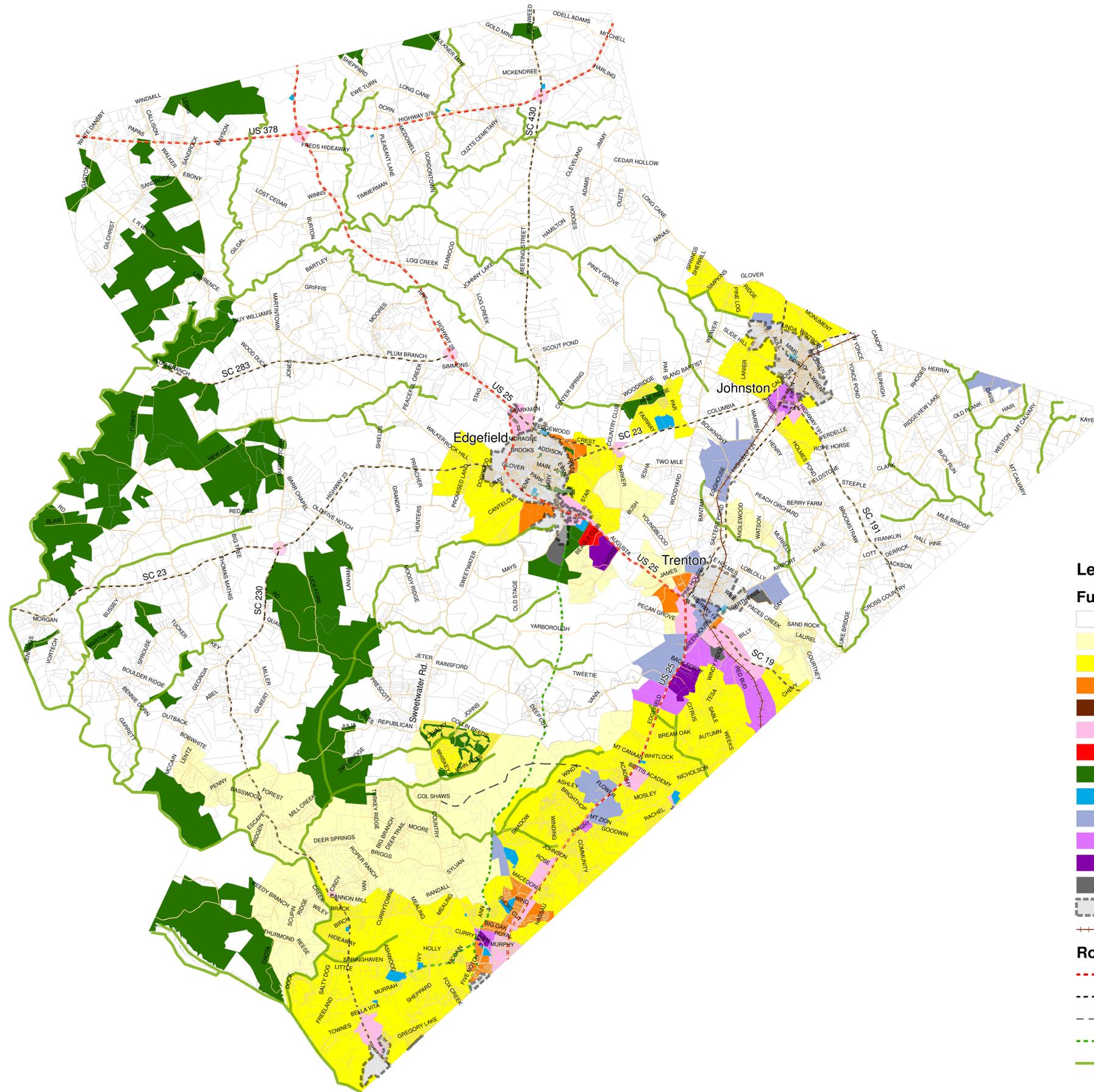
POPULATION LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
ECONOMIC DEVELOPMENT LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Continued Industrial Development	2025	On-going		TBD		Continuing goal of the City, County and Development Commission
NATURAL RESOURCES LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
CULTURAL AND HISTORIC RESOURCES LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
		TBD	County	TBD		

COMMUNITY FACILITIES LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
HOUSING LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
LAND USE AND DEVELOPMENT LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes

TRANSPORTATION LONG TERM	Initiation Year	End Year	Responsible Party/Agency	Possible Funding Source(s)	Cost Est. (x \$1000)	Notes
Pedestrian and Bike Improvements	2019		County and other partners	TBD		
Bettis Academy Road Extension (from 142 Bettis Academy Road to Sweetwater Road at Colonel Shaw's Way)			TBD	County and private developers	26,280,000	
Bettis Academy Road Extension Intersection Improvements			TBD	County and private developers	\$1,160,000	
Bettis Academy Road Extension Bridge(s) crossing Cheves Creek			TBD	County and private developers	\$1,800,000	

Edgefield County, South Carolina

Location Map



Legend

Future Land Use

- Rural/Agricultural
- Estate/Residential
- Suburban Density Residential
- Village Density Residential
- Multi-Family Residential
- Neighborhood Commercial
- Community Mixed Activity Use Center
- Recreation/Open Space/National Forest
- Institutional/Campus
- Agribusiness/Industrial
- Light Industrial/Office-Distribution
- Heavy Industrial
- Public/TCU
- City Limits/Out of Scope
- Railroads

Roads

- Federal Highway
- Major Road
- Possible New Roads
- Bicycle/Pedestrian Trail
- Floodplains

