

# COMPREHENSIVE PLAN

## 2020



Prepared by Lower Savannah Council of Governments  
on behalf of the Bamberg County Planning Commission



# Table of Contents

**Introduction..... 1**

    Overview .....1

    Guide to the Comprehensive Plan .....2

    Comprehensive Plan Elements .....2

    Planning Background.....3

    Vision Statement and Goals .....5

**Chapter 1- Population Element ..... 7**

    1.1: Overview.....7

    1.2: Background and Inventory of Existing Conditions .....7

    1.3: Population Element Goals ..... 17

    1.4: Population Element Strategies and Time Frames..... 18

**Chapter 2- Economic Element ..... 19**

    2.1: Overview..... 19

    2.2: Background and Inventory of Existing Conditions ..... 19

    2.3: Economic Development Element Goals..... 34

    2.4: Economic Development Element Strategies and Time Frames ..... 34

**Chapter 3- Natural Resources Element..... 36**

    3.1: Overview..... 36

    3.2: Background and Inventory of Existing Conditions ..... 37

    3.3: Natural Resources Element Goals..... 48

    3.4: Natural Resources Element Strategies and Time Frames..... 49

**Chapter 4- Historic and Cultural Resources Element ..... 50**

    4.1: Overview..... 50

    4.2: Background and Inventory of Existing Conditions ..... 50

    4.3: Historic and Cultural Resources Element Goals ..... 68

    4.4: Historic and Cultural Resources Element Strategies and Time Frames ..... 68

**Chapter 5- Community Facilities Element..... 70**

    5.1: Overview..... 70

    5.2: Background and Inventory of Existing Conditions ..... 70

    5.3: Community Facilities Element Goals..... 96

5.4: Community Facilities Element Strategies and Time Frames ..... 97

**Chapter 6- Housing Element..... 98**

6.1: Overview..... 98

6.2: Background and Inventory of Existing Conditions ..... 98

6.3: Housing Element Goals ..... 107

6.4: Housing Element Strategies and Time Frames ..... 107

**Chapter 7- Transportation Element..... 109**

7.1: Overview..... 109

7.2: Background and Inventory of Existing Conditions ..... 109

7.3: Transportation Element Goals..... 119

7.4: Transportation Element Strategies and Time Frames ..... 120

**Chapter 8- Priority Investment Element ..... 121**

8.1: Overview..... 121

8.2: Background and Inventory of Existing Conditions ..... 122

8.3: Priority Investment Element Goals..... 123

8.4: Priority Investment Element Strategies and Time Frames..... 124

8.5: Implementation Initiatives ..... 125

**Chapter 9- Land Use Element ..... 129**

9.1: Overview..... 129

9.2: Existing Land Use ..... 129

9.3: General Land Use Policies ..... 134

9.4: Land Use Element Strategies..... 135

9.5: Future Land Use and Growth Management ..... 136

9.6: Future Land Use Recommendations..... 136

**Additional Resources and References ..... 136**

Definitions ..... 136

Index of Resources ..... 136

Appendix A: Implementation Matrix..... 136

Appendix B: Maps ..... 136

## Index of Tables

Table 1.1:	Population for County Incorporated Places, 1980-2021
Table 2.1:	Annual Unemployment Rate
Table 2.2:	Labor Force Trends
Table 2.3:	Employment Wage Statistics
Table 2.4:	Top 10 Place Residents are Commuting To
Table 2.5:	Top 10 Places Residents are Commuting From
Table 2.6:	Age of Worker by Industry
Table 4.1:	National Register of Historic Places
Table 5.1:	Bamberg County Facilities
Table 6.1:	Total Housing Units: 1990 to Current Year
Table 6.2:	Facility and Service Barriers to Habitable Housing
Table 6.3:	Mortgage Status by Monthly Housing Costs as a Percentage of Household Income
Table 7.1:	Bamberg County C-Fund Projects
Table 8.1:	Bamberg County Capital Improvement Projects
Table 9.1:	Existing Land Use Categories: Bamberg County

## Index of Figures

Figure 1.1:	Population of Selected Counties, 2015-2020
Figure 1.2:	Bamberg County Age Profile
Figure 1.3:	Bamberg County Racial Profile, 2000-2021
Figure 1.4:	Population by Race, 2016
Figure 1.5:	Population by Age and Sex, 2010-2021
Figure 1.6:	Households
Figure 1.7:	Household Income
Figure 1.8:	2016 and 2021 Household Income Comparison
Figure 2.1:	Annual Unemployment Rate Trends
Figure 2.2:	Employment by Industry
Figure 2.3:	Average Annual Wage by Industry
Figure 2.4:	Top 20 Largest Employers
Figure 6.1:	Housing Type
Figure 6.2:	Housing Tenure
Figure 6.3:	Median Value of Owner-Occupied Housing Units

## Index of Maps

Map 1.1:	Median Income for Bamberg County by Census Tract
Map 2.1:	All Jobs Density Map
Map 2.2:	Low Income and Low Access to Food
Map 2.3:	LILA with Limited Vehicle Availability
Map 3.1:	Bamberg County FEMA Floodplain
Map 3.2:	Edisto River Basin
Map 4.1:	Historical Sites
Map 5.1:	Water Service Systems
Map 5.2:	Wastewater/Sewer Service Systems
Map 5.3:	Solid Waste Collection Sites
Map 5.5:	Fire Districts

Map 5.6: Law Enforcement/Police Stations

Map 5.7: Medical Facilities

Map 5.8: Library Branches

Map 5.9: Public Schools and Districts

Map 7.1: US and SC Highway Network

Map 7.2: Traffic Volumes

Map 7.3: Transit Service Routes

Map 8.1: Bamberg County Priority Investment Areas

Map 9.1: Existing Land Use: Bamberg County

Map 9.2: Future Land Use: Bamberg County

# Introduction

## Overview

The Bamberg County 2020 *Comprehensive Plan* (the Plan) is the future vision for preservation and development in Bamberg County for the next ten years. The Plan establishes strategies for the County to pursue to maintain and enhance its quality and uniqueness with a focus on strategies that the County government can directly influence and achieve.

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

1. The major policies and directions of the 2007 Plan and the land use review are still largely valid and accurate. All future Plan updates and reviews should stay the course and build upon previous Plans.
2. Like many rural counties in South Carolina, Bamberg County's population is in decline and is also aging. It is in the County's best interest to encourage and support economic development and education opportunities that would bring more young families to the County.
3. The broad nature of comprehensive planning is important for a successful future, however, there are areas in the County where more detailed land use studies and planning will be necessary.
4. The County is only one of many stakeholders in the region that can influence the preservation of resources, form of development, and provision of services and infrastructure. It is vitally important that the County recognize its ability to manage its destiny and establish working relationships and/or formal agreements with other jurisdictions and agencies that contribute to the quality of life.
5. The Plan places an emphasis on the need for a diversity of housing types that are affordable to county residents and located near existing infrastructure while preserving and protecting the rural area for future generations. A commitment to balance social, economic and environmental considerations is required to achieve the objectives set forth in the Plan.

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

## Purpose and Intent

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

The Bamberg County 2020 *Comprehensive Plan* will guide public decision-making affecting the quality of life in Bamberg County through the year 2030. The Plan identifies the community's vision for the future. The vision articulates the essential components of the quality of life in Bamberg County as

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

## Guide to the Comprehensive Plan

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

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

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

## Comprehensive Plan Elements

- *Chapter 1 Population Element* is the assessment and inventory of population and demographic data to establish existing conditions, forecasts for planning purposes, and strategies to stay apprised of the continually changing needs and preferences of the population.
- *Chapter 2 Economic Development Element* is the overview of the economic environment and strategies to influence employment and business growth in the County to support the population.



- *Chapter 3 Natural Resources Element* is the recognition of the diverse natural assets in the County and additional strategies beyond those in the Land Use Element to protect and preserve these features.
- *Chapter 4 Historic and Cultural Resources Element* is the recognition of the diverse historical and cultural assets in the County and additional strategies beyond those in the Land Use Element to protect and preserve these features.
- *Chapter 5 Community Facilities Element* is the inventory and status of the various facilities serving the population of Bamberg County, and strategies to ensure continued quality services in the future.
- *Chapter 6 Housing Element* is the assessment of housing conditions and needs in the County and strategies to ensure adequate and affordable housing supply is available in the future.
- *Chapter 7 Transportation Element* is the overview of transportation data and efforts in the County and region as well as a list of necessary improvements to the road network. This Element includes, through reference, the strategies and information in the 2017-2022 State Transportation Improvement Program (STIP), as well as those strategies identified in the Lower Savannah Council of Governments (LSCOG) Long Range Transportation Plan (LRTP).
- *Chapter 8 Priority Investment Element* is the element that prioritizes the investment of County resources into the various strategies of the Plan and lists the major initiatives the County should undertake in pursuit of the Plan strategies/recommendations.
- *Chapter 9 Land Use Element* is the history of land use development and strategies to shape the future of the Bamberg County landscape and geographic distribution of preservation and development. This element includes strategies for location, quality, and quantity of land uses.

## Planning Background

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

## Planning in Bamberg County

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

## **History of Planning in the County**

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

The 2007 Plan is the effective planning document for the unincorporated portions of Bamberg County.

## **Updating the Plan**

This Plan is the result of the state mandated ten year update cycle, the need for the County to conform to the new state statutes (The Priority Investment Act) requiring additional elements in the Plan, and a response to changing economic and growth trends. The County took a comprehensive approach to updating, amending and reviewing the Plan including public outreach, full Planning Commission involvement, and a team of professional planners who assisted in evaluation of trends, and creation of the 2019 Plan Update.

The updated Plan relied heavily on data collected during the decennial U.S. Census. Beginning with the 2010 Census, much of the data used in the adopted plan was no longer collected. Data on such topics as housing, education, and income is now collected by the U. S. Census Bureau's American Community Survey. This change presented significant challenges in the preparation of this plan revision. Some data is no longer collected. Some data characteristics are not the same as those previously collected by the decennial census. Additionally, a sampling technique is used and often it produces three or five-year estimates rather than annual figures. South Carolina state agencies have similarly revised their data collection and reporting. When applicable, the effect of the change in data availability is identified in the revised plan.

## **The County's Role and Other Players**

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

The County must focus on coordination and agreements with other agencies to implement the Plan. While this Plan outlines a vision for the future, it is necessary to also recognize the importance of the other agencies outside the direct control of the County.

## Vision Statement and Goals

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

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***“Bamberg County will be a community where citizens can feel safe, raise their families, obtain quality education and employment, and thrive in a community with an exceptional quality of life.”***

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### ***Mission Statement***

Bamberg County’s mission is to be financially stable and a fiscally responsible government that will utilize technology, communication and ingenuity to provide the opportunity for a high quality of life by ensuring that excellent infrastructure is available to its citizens; where citizens and public safety agencies have the resources to work together to provide a safe community to live and do business in; where quality housing and healthcare options are found; where first-class recreation facilities provide a physical outlet for individuals and families; and where there is a favorable business climate that provides job opportunities to present and future generations.

### **Goals**

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

#### **2.2.1: Population Element Goal**

To retain and grow a socioeconomically diverse population by encouraging employment and education opportunities to help improve current population trends.

#### **2.2.2: Economic Element Goal**

Bamberg County will focus on increasing opportunities for its citizens and foster fiscal health for county government services and facilities.

#### **2.2.3: Natural Resources Element Goal**

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

#### **2.2.4: Historic and Cultural Resources Element Goal**

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

**2.2.5: Community Facilities Element Goal**

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

**2.2.6: Housing Element Goal**

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

**2.2.7: Transportation Element Goal**

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

**2.2.8: Priority Investment Element Goal**

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

**2.2.9: Land Use Element Goal**

Preserve the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.

## Chapter 1: Population Element

### 1.1: Overview

#### Purpose and Intent

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

Data used for this section are from ESRI, which compiles 2000 and 2010 U.S. Census data and makes projections based on that data and the U.S. Census Bureau's American Community Survey (ACS). This data is comprehensive in nature, covering a spectrum of demographic indicators.

### 1.2: Background and Inventory of Existing Conditions

As part of the 2020 Comprehensive Plan Update, Bamberg staff, with the help of the Lower Savannah Council of Governments and Civitas, a national consulting group, prepared and analyzed population and growth forecasts, past population trends, municipal boundaries and growth variables using 2010 U.S. Census Bureau data and current year estimates. Projections were included, where available, using U.S. Census figures and ESRI Business Analyst Online (BAO). It should be noted that ESRI uses 2000 and 2010 Census Data to make projections, and this information should be valued more for its projection of future trends over time rather than actual population data.

#### Population

Bamberg County's population has declined steadily since the 1980s, and recent population figures show a continuation of this trend. In 2017 there were 14,842 persons residing in Bamberg County (2017 5-year ACS). This represents a 10 percent decrease in population over the 2000 Census total of 16,558.

#### Municipal Capture Rates

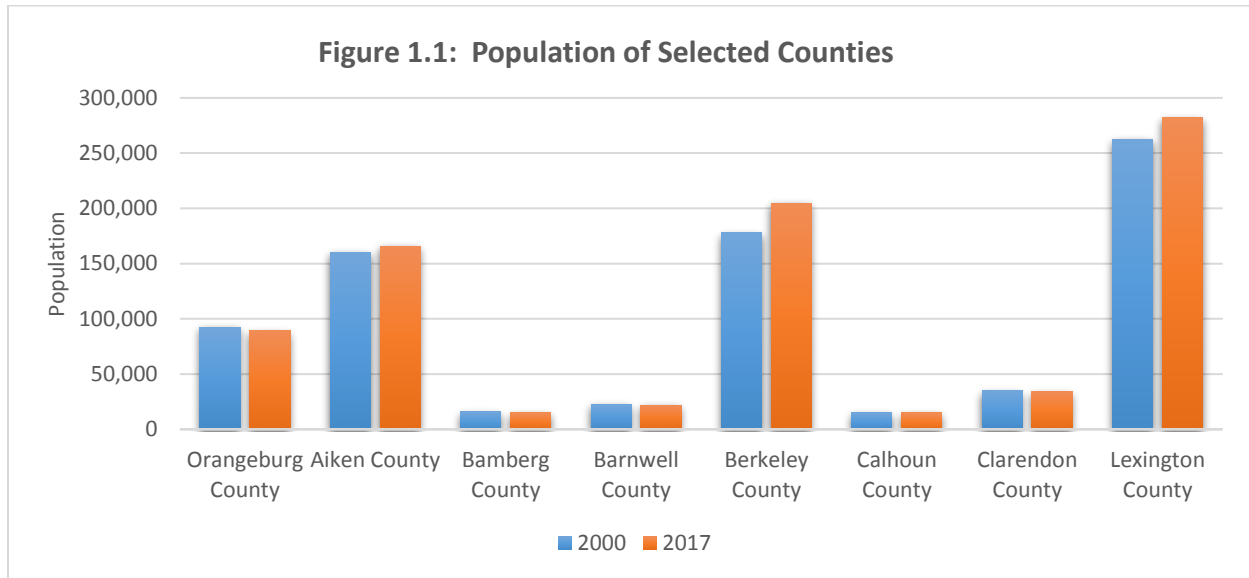
*Table 1.1: Population for County Incorporated Places, 2000-2023* shown below depicts the changes in growth for the five municipalities in Bamberg County. Four of the five municipalities – Bamberg, Denmark, Ehrhardt and Govan – show a decline in population. The exception is Olar, which shows an estimated increase in population of 30 percent from 2000 to projected year 2023.

Municipality	2000	2010	2018 (est.)	2023 (proj.)
Bamberg	3,733	3,607	3,457	3,361
Denmark	3,328	3,538	3,262	3,139
Ehrhardt	614	545	583	582
Govan	67	65	65	63
Olar	237	257	319	328
<b>County Total</b>	<b>16,658</b>	<b>15,987</b>	<b>15,583</b>	<b>15,175</b>

Source: 2000 & 2010 Census; ESRI

Key components of population change include births, deaths and migration. The decline in Bamberg’s overall population is attributed to socioeconomic factors, specifically a decrease in the availability of job opportunities for higher skilled workers, along with a lack of access to post-secondary education.

As the fourth smallest county in South Carolina both in terms of total land area and population, Bamberg sits in the context of six adjacent counties half of which, like Bamberg, have experienced stagnant or declining population growth since 2000, namely Barnwell, Calhoun, Clarendon and Orangeburg counties. Aiken, Berkeley and Lexington counties by contrast have experienced growth. A comparison of population trends from selected surrounding counties is illustrated below in *Figure 1.1: Population of Selected Counties*. Unlike the ESRI data, which shows future population projections, American Community Survey data is historical survey data.



Source: 2010 Census & 2013-2017 ACS

### Population Composition

Bamberg County’s population, while showing some shifts and new trend lines, has experienced little change in racial composition since 2000, with the majority population Black. The number of White residents has shown a slight decrease, while the number of Hispanics living in the county has grown slightly. Over the same period, the population has aged with the fastest growing demographic aged 65-74; the largest number of residents are between the ages of 55 and 64. These changes have an impact on the provision of services. The following sections provide details on the county’s composition since 2000, including some demographic projections.

### ***Age Distribution***

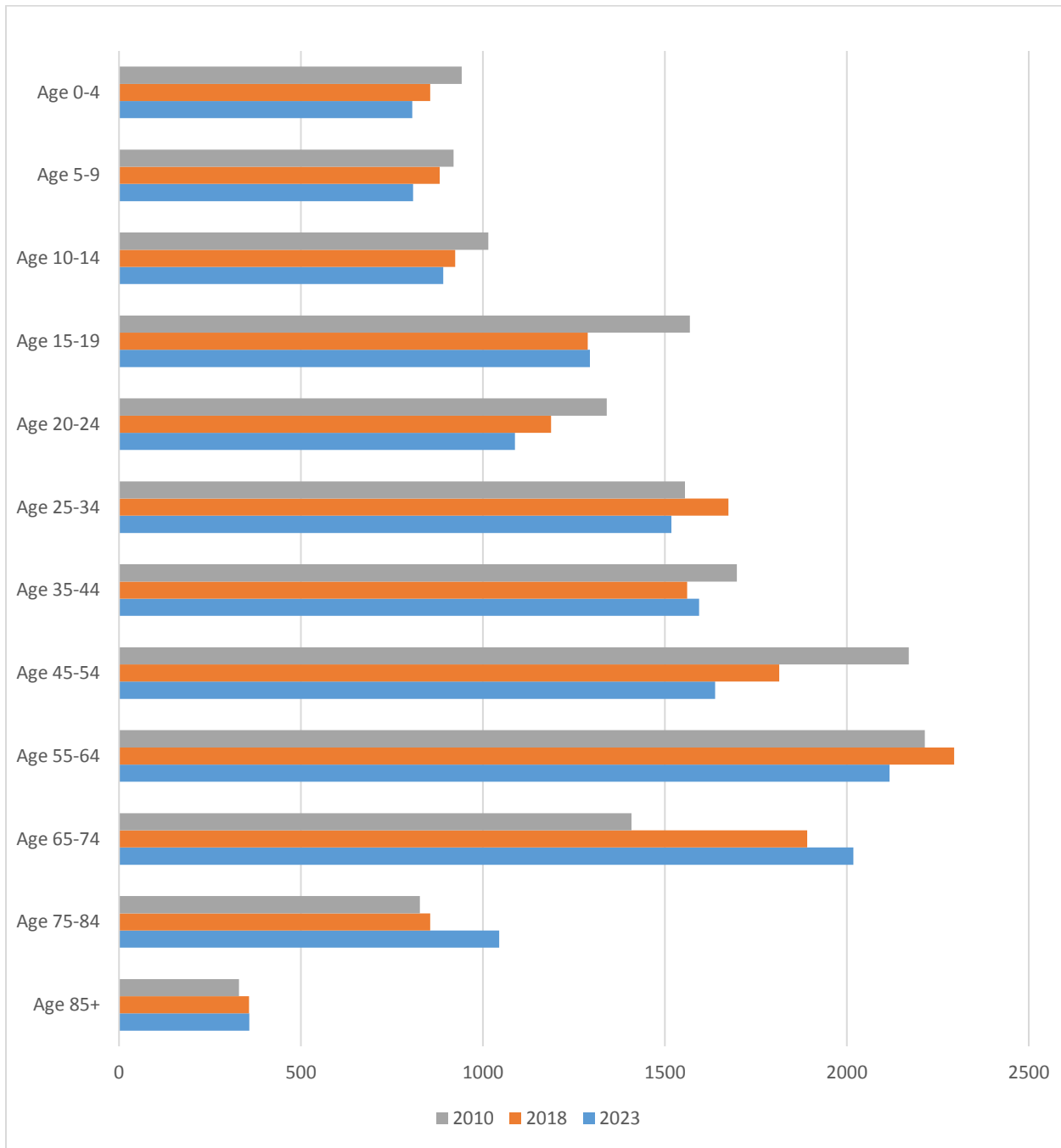
Bamberg County's population is aging, a trend which is also seen in other parts of the country, as reflected in *Figure 1.2: Bamberg County Age Profile, from 2010 to 2021* on the following page. The percentage of residents age 45 years and older increased from 43.5 percent in 2010 to 47.3 percent in 2023. Additionally, residents age 65 years and older increased from 16 percent in 2010 to 22.5 percent in 2023.

An aging population has a need to access public transportation and housing that is affordable and located within proximity of quality of life services, such as medical care and groceries.

In 2018, 28.3 percent (4,423 residents) of the county's population was between the ages of 20 and 44 years. This younger group contains mostly Millennials (those born between the early 1980s and early 2000s) and Generation Xers (those born between the early 1960s and early 1980s). Lifestyle preferences are distinct among younger residents, as many prefer dense urban and suburban settings with opportunities for walkable communities and public transportation. Younger generations also prefer to communicate in different ways with a heavy emphasis on social media. The county should identify new mechanisms (ex. social media outlets and innovative community workshops) to engage its younger population in the community planning process.

In 2018, 25.3 percent (3,948 residents) of the county's population was 19 years of age and younger. Educational and employment opportunities are crucial in retaining and attracting younger people to the county.

**Figure 1.2: Bamberg County Age Profile**



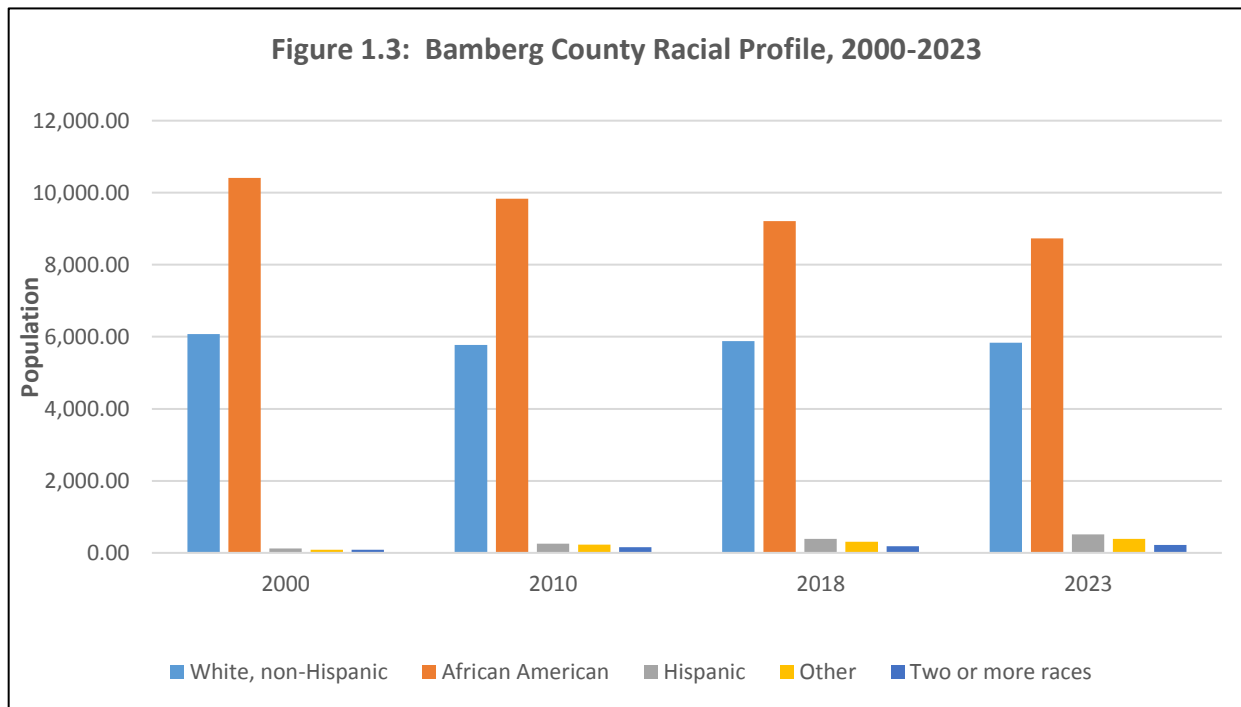
Source: 2010 Census Bureau; ESRI



***Racial Composition***

In 2000, the racial composition of the County was less than 1% Asian, American Indian, Native Hawaiian, or other Pacific Islander. The remaining 99.6% of the population consisted of 6,075 (36.5%) White, 10,411 (62.5%) African American, and 118 (0.7%) Hispanic. The Other race category made up less than 1% (83) of the total population.

US Census Bureau, 2010 figures reflect fairly stagnant figures in African Americans: 61.5% or 9,837, and a decrease in White: 36.1% or 5,770. The Asian, American Indian, Native Hawaiian and Other Pacific Islander, or Some Other race category increased slightly to 1.4% (225). Two or more races reflected an increase to 1%, or 155 people, and the Hispanic population saw a slight increase to 1.6%, or 258 people.

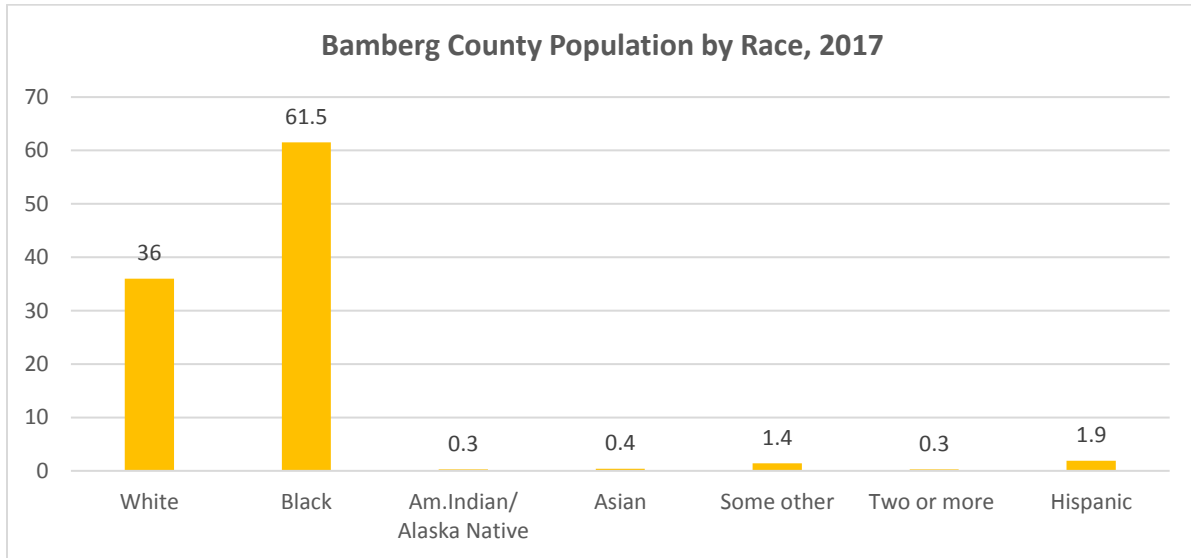


Source: 2000 & 2010 Census; ESRI

Data Note: “Other” is all other races (Asian, Native American/Alaskan Native, Native Hawaiian/Pacific Islander, “Some other race”)

Figure 1.4 below shows 2017 current year estimated population by race for Bamberg County.

**Figure 1.4: Bamberg County Population by Race**



Source: 2013-2017 ACS

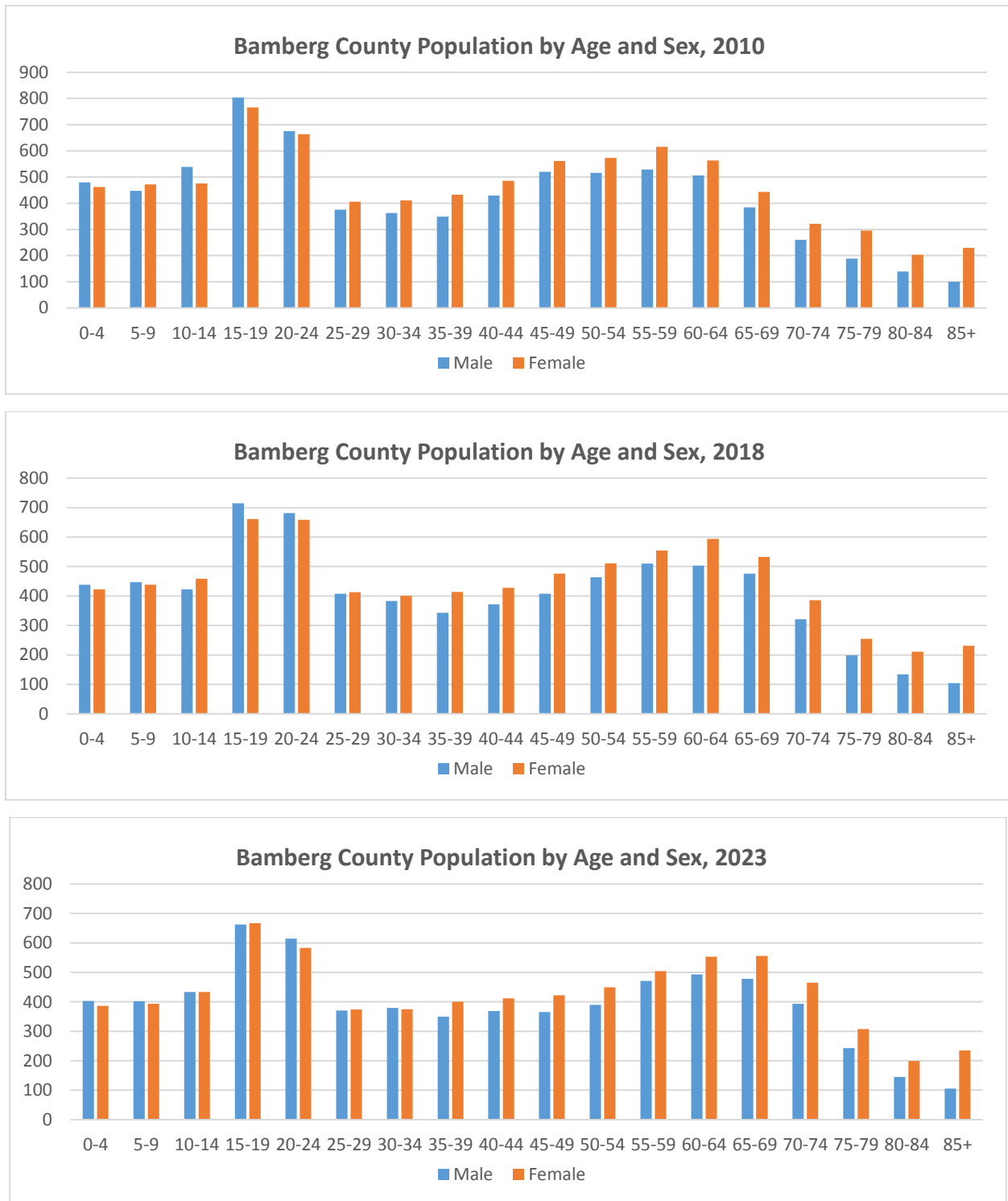
Data Note: Native Hawaiian/Pacific Islander were 0 percent.

The figure above estimates in 2017 there were 9,134 Blacks; 5,340 Whites; 288 of Hispanic origin; 318 other; and 50 indicating two or more races. The 2023 projections do not anticipate significant change in race categories.

***Gender***

The majority of Bamberg County residents are female, with 52 percent (8,383) compared to 48 percent (7,605) male, according to 2010 U.S. Census reports. ESRI 2018 estimates and 2023 projections show similar percentages. *Figure 3.1.5: Population by Age and Sex* for Bamberg County shows years 2010, 2018 estimates and 2023 projections.

**Figure 1.5: Bamberg County Population by Age and Sex, 2010-2023**



Source: 2010 Census, ESRI

### ***Education***

Bamberg County has a higher percentage of high school graduates (or the equivalent) compared to the state as a whole. The illustration below, as reported by the 2013-2017 American Community Survey (ACS), 5-year estimates show that nearly 32 percent of the population age 25 and older have received a high school diploma. Additionally, 19.1 percent of the same population age attained a Bachelor's degree or higher. This is lower than the statewide percentage of 27 percent. Educational attainment and enrollment will be discussed in further detail in the Community Facilities Element of this Plan.

	<b>Bamberg County</b>	<b>Percent</b>	<b>South Carolina</b>	<b>Percent</b>
Less than 9 <sup>th</sup> grade	671	6.8%	148,353	4.5%
9 <sup>th</sup> -12 <sup>th</sup> grade	1,415	14.3%	299,123	9.0%
High school grad/equivalent	3,156	31.9%	978,521	29.4%
Some college	1,530	15.5%	692,360	20.8%
Associate's degree	1,239	12.5%	309,163	9.3%
Bachelor's degree	1,245	12.6%	571,099	17.2%
Graduate/professional degree	646	6.5%	326,982	9.8%
Source: 2013-2017 ACS (S1501)				

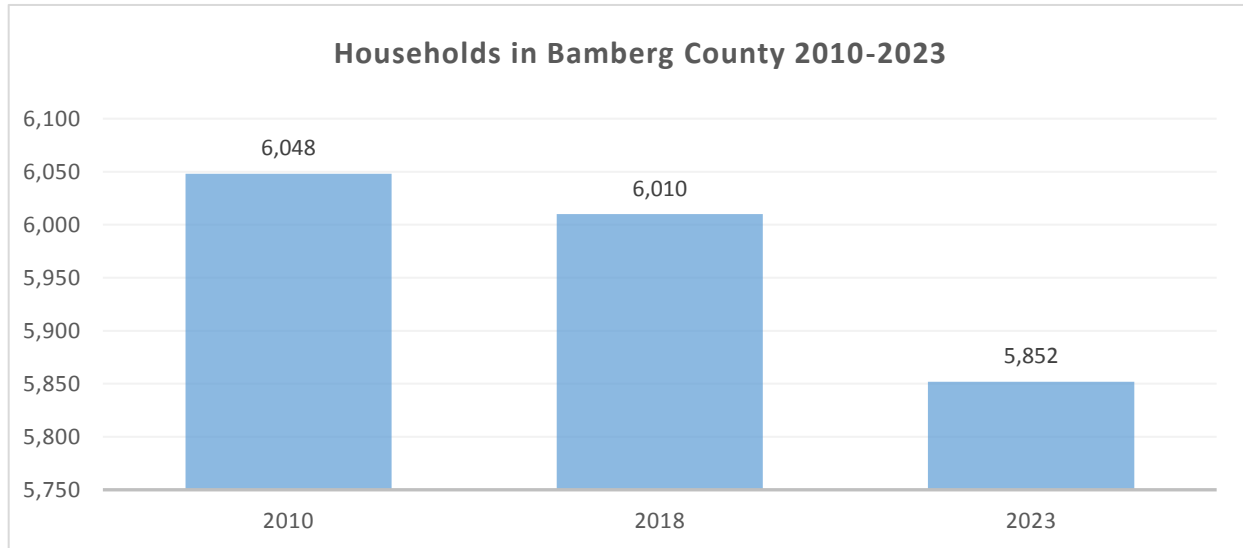
### ***Household Size & Composition***

The average household size in Bamberg County in 2017 was 2.45 persons (5,587 households), slightly lower than the state average household size of 2.54. Married couple families made up 41.3 percent of all households in Bamberg County followed by nonfamily households at 35.5 percent.

	<b>Bamberg County</b>	<b>Percent</b>	<b>South Carolina</b>	<b>Percent</b>
Total Households	5,587	--	1,871,307	--
Average Household Size	2.45	--	2.54	--
- Married couple family	2,306	41.3%	881,602	47.1%
- Male householder, no wife	332	5.9%	83,365	4.5%
- Female householder, no husband	966	17.3%	273,394	14.6%
- Nonfamily household	1,983	35.5%	632,946	33.8%
Source: 2013-2017 ACS (S1101)				

From 2010 to 2017, the number of households in Bamberg County declined from 6,048 to 5,587. A decrease also was observed in 2017 ACS data and estimated in 2018 (6,010 households). ESRI projects that the number of households will continue to decline into 2023 with estimates of 5,852. *Figure 1.6: Households in Bamberg County* shows the number of households in Bamberg County in 2010, 2018 and 2023.

**Figure 1.6: Households in Bamberg County, 2010-2023**



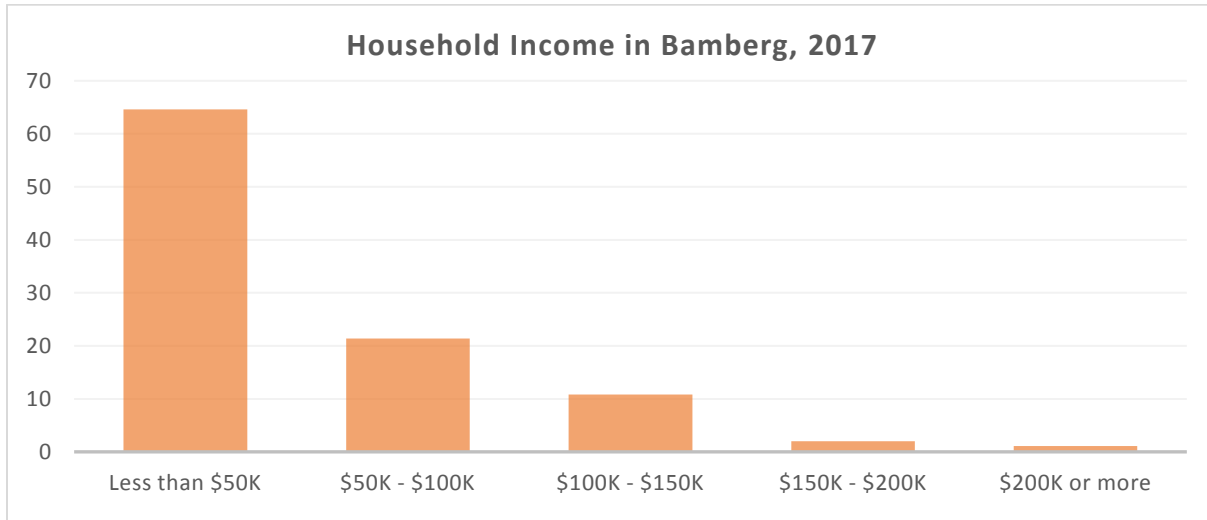
Source: 2000 Census Bureau; ESRI

***Income Levels***

Bamberg County, like the rest of the nation, experienced higher unemployment during the economic collapse of 2008. Couple that with the county’s lack of significant infrastructure and its disconnection from Interstate 95, Bamberg suffered more than most during that period with slower recovery. Approximately 21.5 percent of households had an income of less than \$15,000 in 2017. The median household income in 2017 was \$32,330. Projections for 2021 show median household income in Bamberg County at \$33,733.

The slowing of the local economy will be discussed in more detail in the Economic Development Element. Figure 1.7 on the following page shows the percentage breakdown of household income in Bamberg County.

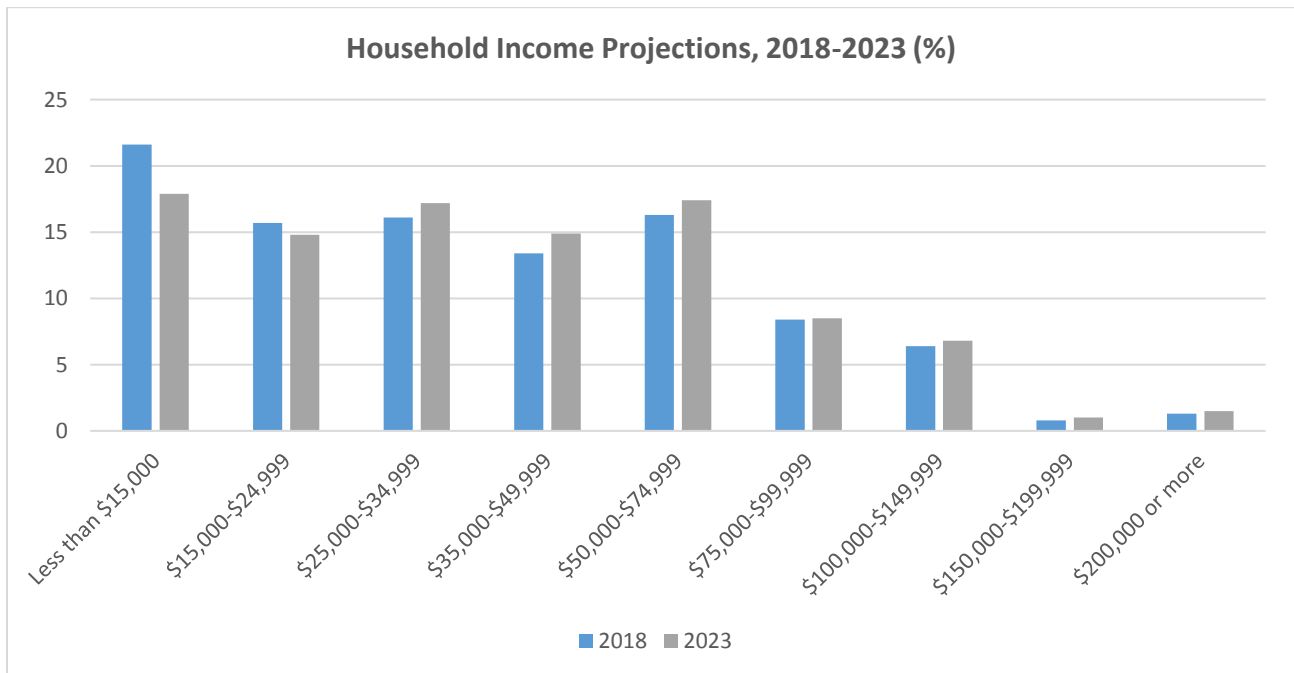
**Figure 1.7: 2015 Household Income**



Source: 2013-2017 ACS (S1901)

The figure below compares ESRI’s 2018 estimated household income to 2023 projected year household income.

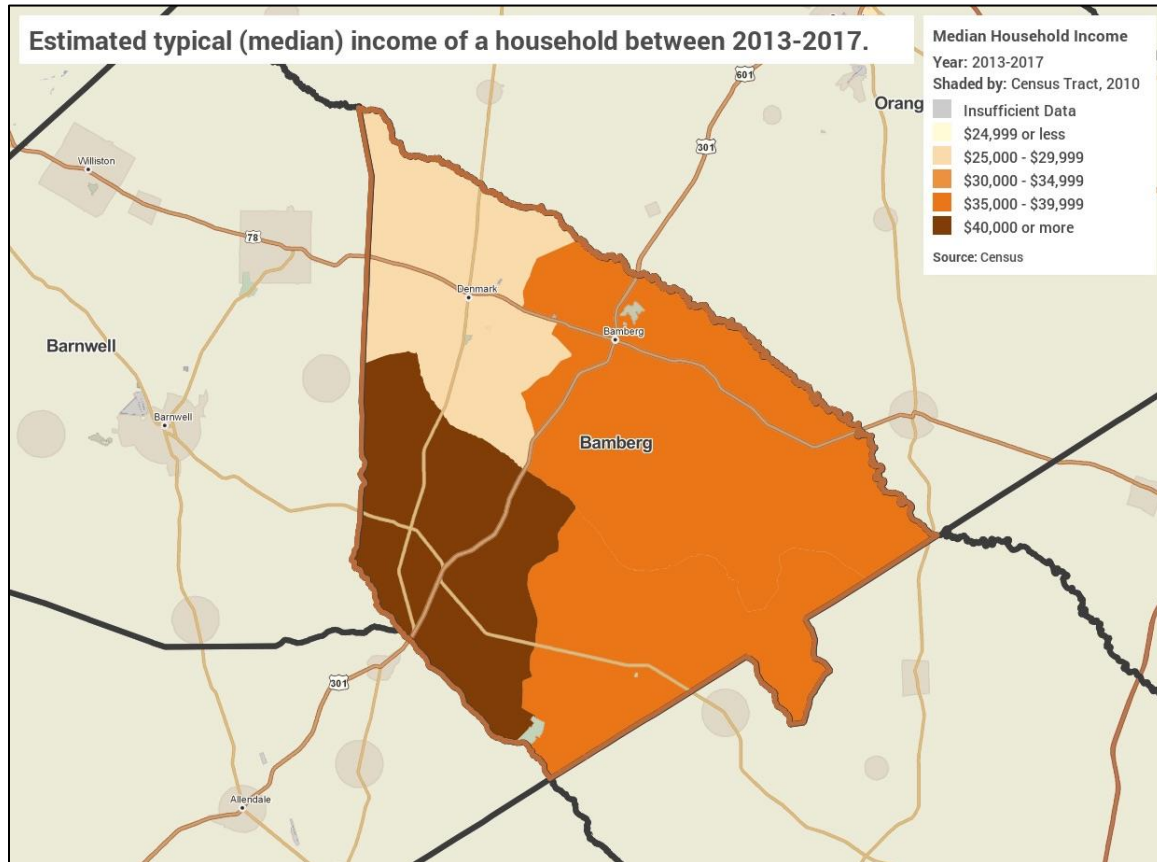
**Figure 1.8: Household Income Projections by Percent of Population, 2018-2023**



Source: ESRI

Map 1.1 below shows the median incomes by census tract for Bamberg County.

**Map 1.1: Median Income by Census Tract**



### 1.3: Population Element Goals

Bamberg County is losing population- youth are leaving the county for work and education opportunities, while the Baby Boomer generation is aging out and is not being replaced. In order to retain and attract a socioeconomically diverse and growing population in an environmentally and fiscally sustainable manner, Bamberg County will need to promote educational and employment opportunities, and community services with particular attention to low- and moderate-income residents.

#### Population Element Needs

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

- Monitoring population and cultural shifts and national trends
- Developing policies to meet the needs of the county’s population
- Encouraging diversity within communities.

#### 1.4: Population Element Strategies and Timeframes

The county will undertake the following strategic actions in support of the vision and goals of this Comprehensive Plan. These implementation strategies will be reviewed at a minimum of every five years and updated every 10 years from the date of adoption of this plan.

- P 1. Monitor population growth trends and demographic shifts as indicators of population change and use this information to guide future updates to the Comprehensive Plan.
- P 2. Develop land use strategies and implementation measures that address the needs of the population.
- P 3. Support a diverse population through land development regulations which accommodate a range of housing, transportation and employment opportunities.
- P 4. Continue to monitor and evaluate population, cultural shifts and national trends for their potential impacts on land use and development patterns.
- P 5. Adopt innovative planning and zoning techniques (i.e. Form-Based Zoning, Floating Zones or Overlay Zoning District regulations) that encourage diverse communities and respect culture and history.
- P 6. Identify new mechanisms (such as social media outlets and innovative community workshops) to engage the county's younger population in the community planning process.
- P 7. Review and support existing and new social service programs for seniors, especially in the lower economic levels. Services can include increased transit, activities and medical services through the Council on Aging or other organizations.
- P 8. Retain and recruit young families who want the rural lifestyle with appropriate employment opportunities and community activities.



## Chapter 2: Economic Element

### 2.1: Overview

While the nation's economic collapse in 2008 hit Bamberg County harder than the state as a whole, the county has been gaining ground and showing signs of economic improvement even in the face of an aging and declining population. From 2009-2012, unemployment in the county averaged 15.95 percent compared to 10.55 percent for the same period statewide and 8.98 percent nationally. But steady gains over recent years have cut the county's unemployment by more than half (7.4 percent in 2017, compared to state and national averages of 4.3 and 4.4, respectively). And median household income has increased 34.7 percent, from \$24,007 in 2000 to \$32,330 in 2017.

The major industries in Bamberg County are educational services, health care and social services followed by manufacturing and retail trade. While traditional manufacturing and agribusiness are a backbone of the county's industrial base, Bamberg has recently attracted Southern Current, a leading developer in the residential, commercial and utility-scale solar markets. The company is launching a new solar farm in Bamberg County with an investment of \$8.4 million.

Bamberg County operates in a right-to-work state with low utility costs, low corporate income tax rates, low cost of living, and low construction and labor costs with the second lowest union rates in the country. For companies with more than 75 employees, the state of South Carolina automatically offers financial incentives as a way to attract businesses. These incentives take the form of tax credits, property tax relief and grants for construction and workforce training.

The Southern-Carolina Alliance (SCA) is the economic development entity for the County. SCA acts as the liaison with the State, surrounding counties, and other entities to attract industries and commerce to Bamberg County.

#### **Purpose and Intent**

Economic development is a vital component of the Comprehensive Plan, tying recommendations for business and employment growth with land use, transportation and housing recommendations. The purpose and intent of this section is to provide strategies to ensure Bamberg County is a key player in supporting a unified economic development vision for the region. The strategies for economic development should foster a stable and competitive business climate to draw business and industry to the region and should support and strengthen the economic viability of existing targeted industries, such as agricultural and wood-based products. The strategies contained in this element are also intended to encourage business start-ups, including small business enterprises, and to attract new targeted industry sectors to Bamberg County. The county, in partnership with SCA, should continue to promote the development of a trained quality workforce, evaluate new economic opportunities as they arise, and support the other recommendations of this plan as part of the comprehensive strategy for the future of the county.

### 2.2: Background and Inventory of Existing Conditions

Bamberg County is located in the southwestern coastal plains of South Carolina and is bordered by Allendale, Barnwell, Colleton, and Orangeburg Counties. The Edisto River defines Bamberg County's boundary on the northeast; the Salkehatchie River defines its border on the southwest and the Little Salkehatchie River runs through the middle of the county.

Bamberg County is home to several manufacturers that produce a wide range of specialty, precision products. Many have a long history in Bamberg County. Phoenix Specialty Manufacturing, Freudenberg Sealing Technologies (formally Tobul Accumulator), and UTC Aerospace (Delavan Spray Technologies) have important manufacturing operations. Phoenix provides a wide range of precision components to the aerospace industry. The Freudenberg Group, a German-based company, ships its highly engineered products globally to more than 50 countries serving the aerospace, automotive and energy industries. UTC-Delavan manufactures spray nozzles for a variety of industrial applications. In addition, Bamberg County is home to many small manufacturers in the forest products, agribusiness and other manufacturing sectors. A variety of industrial sites are available providing easy access to both the Charleston and Savannah ports.

### **Key Economic Development Allies**

Beyond Bamberg County and the SCA mission for economic development activities and initiatives, several local and state agencies and nonprofit organizations provide regional service offerings to businesses and industries. These include:

The S.C. Department of Commerce serves the state of South Carolina and provides support at the county level throughout the corporate recruitment process. It offers initiatives designed to retain and expand manufacturing, corporate headquarters, research and development, and other significant business operations. The state offers financial incentives, which can include offsets to the state corporate income tax, grants and cash rebates to underwrite some business project costs, and workforce training programs designed to deliver a “turn-key” workforce at little to no cost to the employer.

Southern Carolina Alliance is a regional non-profit industrial development agency serving Allendale, Bamberg, Barnwell, Beaufort, Colleton, Hampton and Jasper counties. SCA is responsible for recruiting new industry to the region and assisting local businesses to grow and succeed. SCA manages the South Carolina Advanced Technology Park located near Barnwell in the Town of Snelling, the CrossRhodes Industrial Park in Bamberg County, and the Salkehatchie Industrial Park in Allendale County.

Area municipalities provide business sites, particularly within Denmark and Bamberg. These municipalities are valuable allies to Bamberg County in the recruitment, retention and expansion of businesses.

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

Bamberg County Chamber of Commerce works collaboratively with the city and county to pursue initiatives designed to advocate for good public policy that safeguards and improves the area’s business climate. The chamber is active in public education, higher education, infrastructure and other projects.

Voorhees College, founded in 1897, was the first historically black college and university in South Carolina accredited by the Commission on Colleges of the Southern Association of Colleges and Schools. Located in Denmark, Voorhees College is a four-year, co-educational, career-oriented liberal arts college affiliated with the Episcopal Church and the United Negro College Fund.

Denmark Technical College opened in 1948 as the Denmark Branch of the South Carolina Trade School System. In 1969, the name changed to Denmark Technical Education Center. After receiving full accreditation from the Southern Association of Colleges and Schools in 1979, the school adopted its present name, Denmark Technical College. Denmark Tech was directed by the State Board of Technical and Comprehensive Education to serve a statewide population because of its uniqueness as the only technical school in the state with resident facilities for students. Denmark Tech serves the broad educational needs of the people of South Carolina by offering a diversity of programs at a cost compatible with the economic status of its constituents. Currently, however, the legislature is debating the potential closure or repurposing of the school due to a multitude of factors, including a decline in enrollment.

### *Economic Snapshot*

Below is an economic snapshot of Bamberg County. Since 2000, the general population of Bamberg County has declined, resulting in a decrease of 4.6 percent of the county's labor force. Median household income, however, increased 34.7 percent and unemployment decreased from 11.7 percent in 2000 to 6.5 percent in 2017. (Note: The Bureau of Labor Statistics, unadjusted unemployment rate for 2017 shows a slightly higher figure of 7.4 percent.)

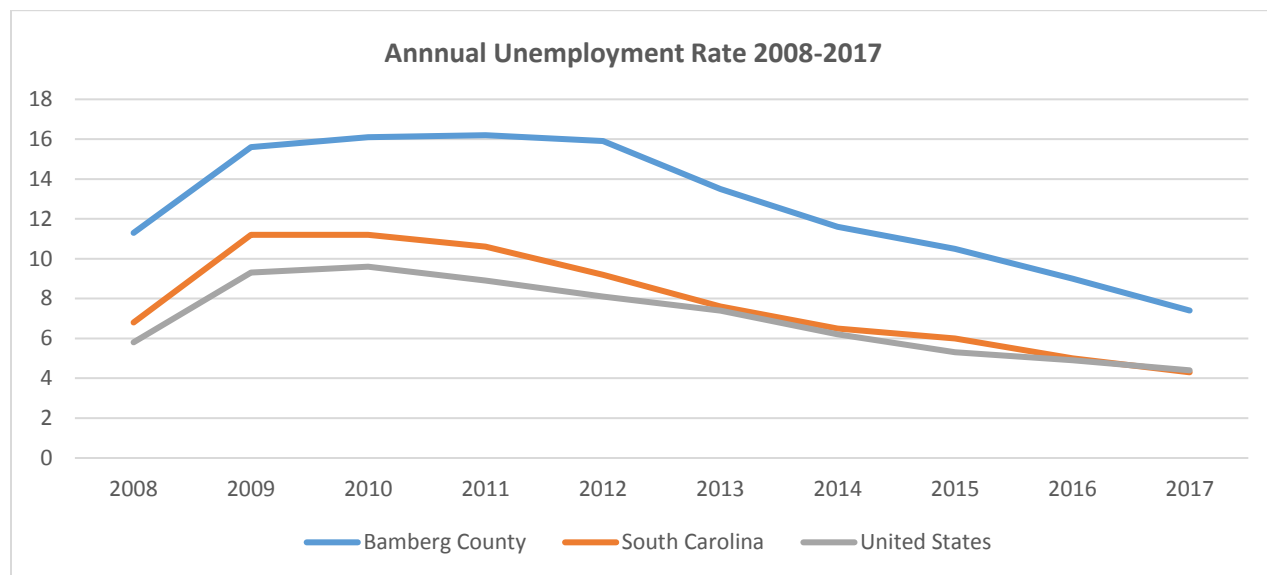
	<b>2000</b>	<b>Percent</b>	<b>2017</b>	<b>Percent</b>	<b>Percent Change 2010-2017</b>
Population 16 yrs and over	13,013	100.0%	12,097	100.0%	-7.0%
- In labor force	6,743	51.8%	5,978	49.4%	-4.6%
- Unemployment rate	--	11.7%	--	6.5%	44.4%
Median Household Income	\$24,007	--	\$32,330	--	34.7%

Source: 2000 Census; 2013-2017 ACS

### *Unemployment Rate*

Below in Figure 2.1 is a trends analysis and comparison of the unemployment rate for Bamberg County as reported by the Bureau of Labor Statistics (BLS). Unemployment rates for Bamberg County peaked during the 2010-2011 time period and is quantified in Table 3.2.2.

**Figure 2.1: Annual Unemployment Rate Trends**



Source: Bureau of Labor Statistics, unadjusted

**Table 2.2: Annual Unemployment Rate**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bamberg County	11.3%	15.6%	16.1%	16.2%	15.9%	13.5%	11.6%	10.5%	9.0%	7.4%
South Carolina	6.8%	11.2%	11.2%	10.6%	9.2%	7.6%	6.5%	6.0%	5.0%	4.3%
United States	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.4%

Source: Bureau of Labor Statistics, unadjusted

Based on the table above, Bamberg County has a higher unemployment rate when compared to the state of South Carolina and the United States. As of 2017, the unemployment rate for Bamberg County dropped to 7.4 percent, compared to the state’s rate of 4.3 percent.

*Employment*

The Table 2.3 shows the annual labor force, employment and unemployment data for Bamberg County from 2008 to 2017.

**Table 2.3: Labor Force Trends for Bamberg County**

<b>Table 2.3: Labor Force Trends for Bamberg County</b>				
<b>Time Period</b>	<b>Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate</b>
2008	6,326	5,614	712	11.3%
2009	6,435	5,428	1,007	15.6%
2010	6,509	5,460	1,049	16.1%
2011	6,316	5,290	1,026	16.2%
2012	5,800	4,877	923	15.9%
2013	5,580	4,827	753	13.5%
2014	5,563	4,920	643	11.6%
2015	5,460	4,888	572	10.5%
2016	5,317	4,838	479	9.0%
2017	5,230	4,842	388	7.4%

Source: Bureau of Labor Statistics, unadjusted

The total civilian labor force for Bamberg County in 2017 was 5,230, of which 92.6 percent were employed and 7.4 percent were unemployed.

The Table 2.4 shows estimated average wage information for Bamberg County and compares it to South Carolina for the year 2017. The average weekly wage and annual wage were both significantly lower than that of the state as a whole.

**Table 2.4: Employment Wage Statistics**

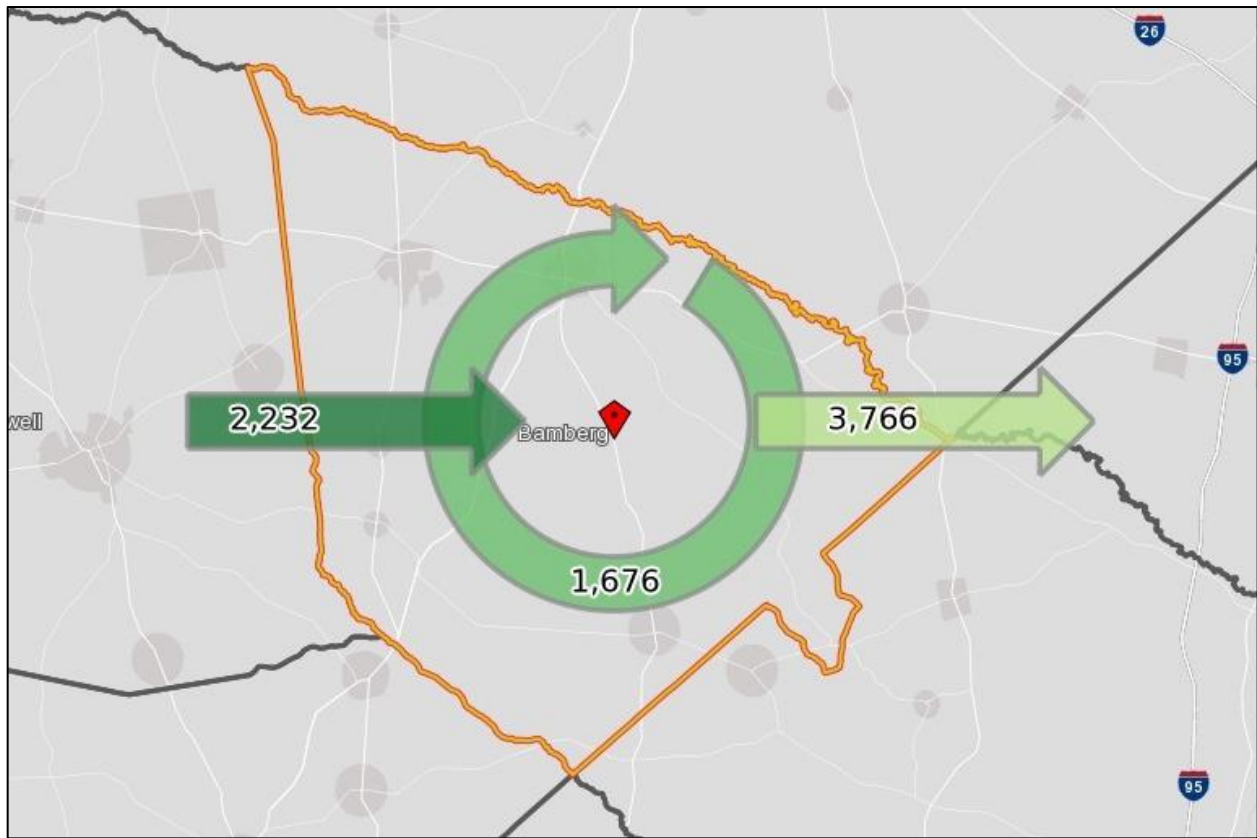
<b>Table 2.4: Employment Wage Statistics (annual)</b>			
	<b>Avg. Employment</b>	<b>Avg. Weekly Wage</b>	<b>Avg. Annual Wage</b>
Bamberg County	3,887	\$634	\$32,969
South Carolina	2,035,341	\$850	\$44,177

Source: Bureau of Labor Statistics, 2017

### *Worker Commuter Patterns*

Commuting data provides insight on the traveling patterns of employees in and out of Bamberg County. Additionally, worker commuting patterns reveal a great deal about the relative strength and size of the county's economic base. Generally speaking, the larger the job market, the more likely an area is to be a worker importer. Bamberg County is exporting more workers than it is importing. Below are illustrative data from the U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2015 showing the inflow and outflow of jobs in the county.

**Map 2.1: Inflow/Outflow of Jobs in Bamberg County, 2015**



Source: 2015 LEHD, OnTheMap

<b>Table 2.5: Inflow/Outflow Job Counts in 2015 (all jobs)</b>		
	<b>Count</b>	<b>Percent</b>
Employed in Bamberg	3,908	100.0%
Employed in Bamberg, but living outside the county	2,232	57.1%
Employed in Bamberg, and living inside the county	1,676	42.9%
Living in Bamberg	5,442	100.0%
Living in Bamberg, but employed outside the county	3,766	69.2%
Living in Bamberg, and employed inside the county	1,676	30.8%

Source: 2015 LEHD, OnTheMap

The 2015 LEHD data indicate that for Bamberg County, 1,676 workers live and work in the county. An estimated 2,232 workers travel into the county, while 3,766 workers travel outside the county for their place of work.

The majority of workers who commute to work in Bamberg County come from the neighboring counties of Orangeburg and Barnwell. The top 10 places residents are commuting from are shown in Table 2.6.

**Table 2.6: Top 10 Counties Where Workers Live Who have a Job in Bamberg County**

<b>Table 2.6: Top 10 Counties Where Workers Live Who have a Job in Bamberg County</b>		
<b>County</b>	<b>Workers</b>	<b>Percent</b>
1. Bamberg County, SC	1,676	42.9%
2. Orangeburg County, SC	680	17.4%
3. Barnwell County, SC	368	9.4%
4. Colleton County, SC	188	4.8%
5. Aiken County, SC	132	3.4%
6. Dorchester County, SC	103	2.6%
7. Allendale County, SC	85	2.2%
8. Richland County, SC	77	2.0%
9. Lexington County, SC	67	1.7%
10. Charleston County, SC	56	1.4%
<b>All Other Locations</b>	<b>476</b>	<b>12.2%</b>
<b>All Counties</b>	<b>3,908</b>	<b>100.0%</b>
Source: 2015 LEHD, OnTheMap		

The figure below outlines the labor statistics in Bamberg by industry. The largest industry is Educational Services, healthcare and social services followed by Manufacturing and Retail Trade. It should be noted that according to the Bureau of Labor Statistics, the fastest growing sector in the United States is the health care and social assistance while manufacturing is one of the most rapidly declining sectors in the United States. South Carolina is projected to see an increase in healthcare and social assistance and accommodation and food services over the next five to seven years.

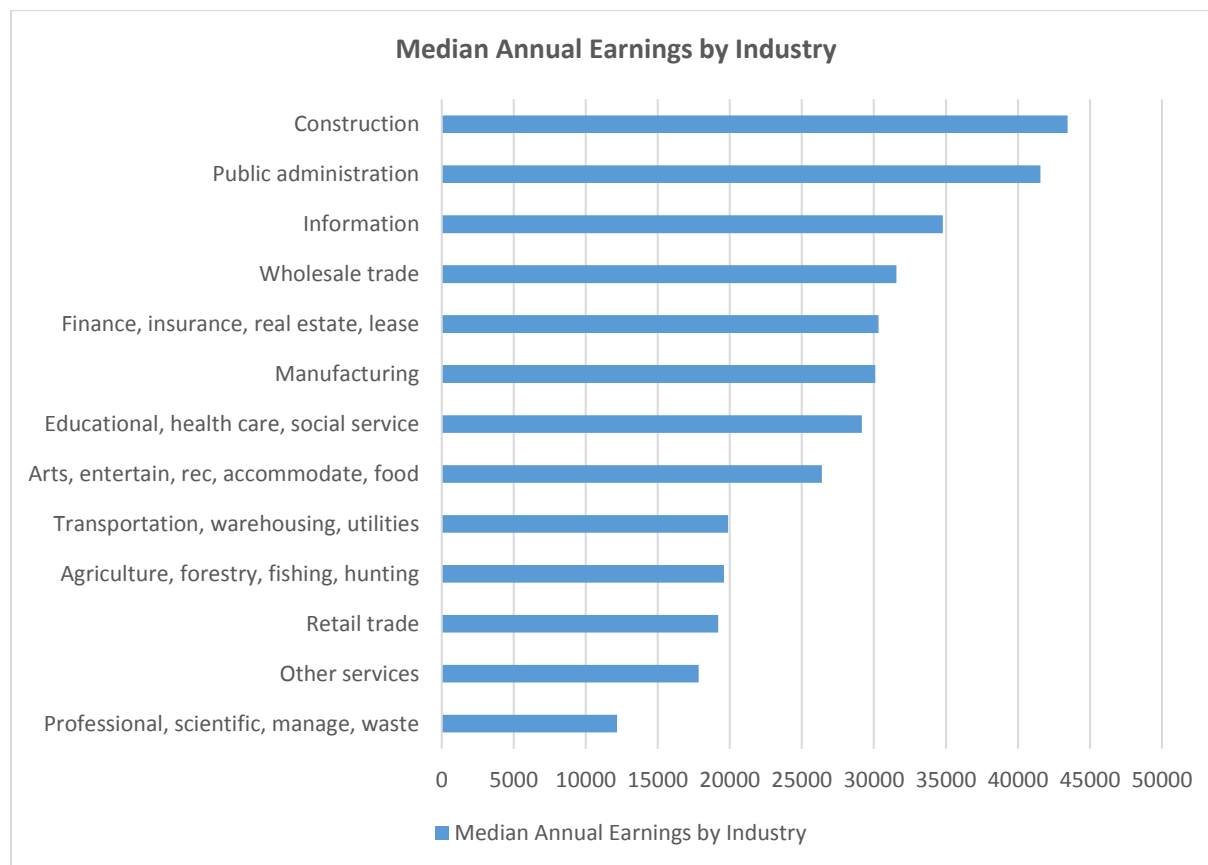
**Table 2.7: Employment by Industry**

<b>Table 2.7: Employment by Industry</b>		
<b>Industry</b>	<b>Workers</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	125	2.2%
Construction	319	5.7%
Manufacturing	1,278	22.9%
Wholesale trade	73	1.3%
Retail trade	532	9.5%
Transportation and warehousing, and utilities	196	3.5%
Information	91	1.6%
Finance and insurance, real estate, rental and leasing	137	2.4%
Professional, scientific, management, admin and waste	201	3.6%
Educational services, health care and social assistance	1,771	31.7%
Arts, entertainment, rec, accommodation, food services	256	4.6%
Other services, except public administration	155	2.8%
Public administration	458	8.2%
<b>Total</b>	<b>5,592</b>	<b>100.0%</b>
Source: 2013-2017 ACS (DP03)		

Income stagnation has been observed across the United States. The decline of manufacturing, increases in automation, and the shift to lower-wage service jobs are cited as factors. Industries with a complex service orientation and relatively low impact from globalization have accrued the highest wage gains. These industries include technology, engineering/science and finance/insurance. Sectors like manufacturing, transportation and health care have tended to lag. Figure 2.2 shows wages by industry for South Carolina as of 2017. This insight could be useful for recruitment of new industry and for specific educational attainment that aligns with growing fields.



**Figure 2.2: Median Annual Earnings by Industry**



Source: 2013-2017 ACS (B24031)

**Table 2.8: Age of Worker (16yrs and over)**

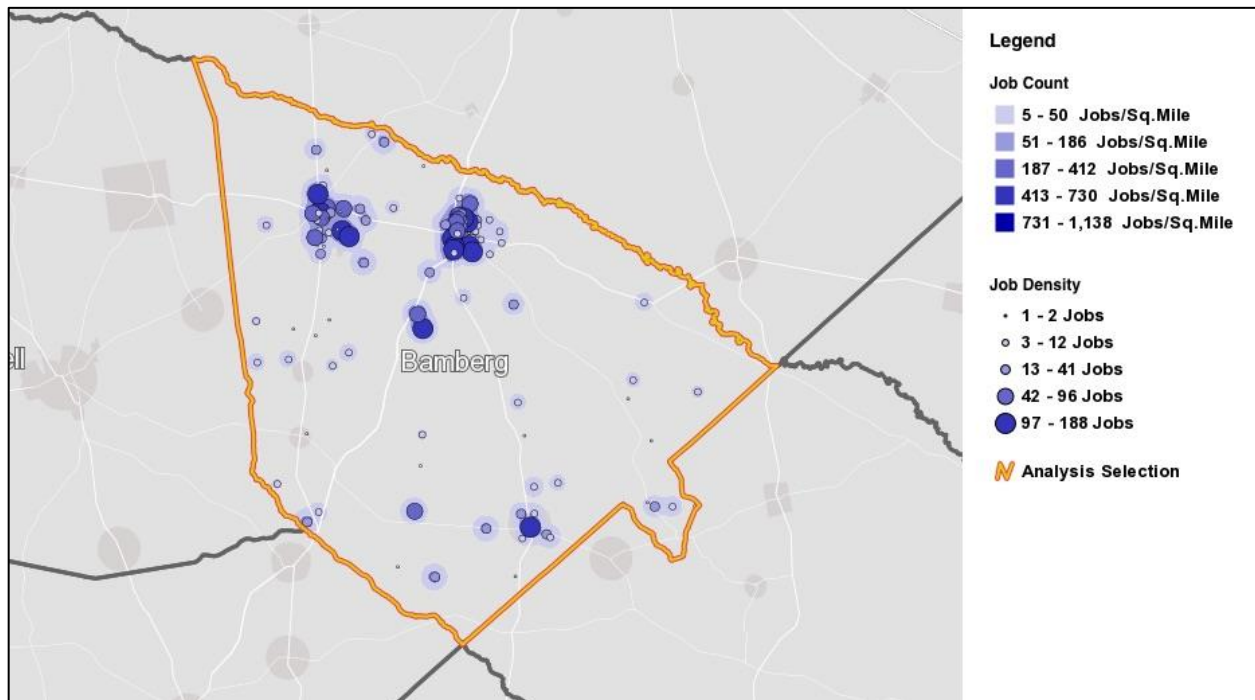
<b>Table 2.8: Age of Worker (16yrs and over)</b>			
	<b>Population 16yrs over</b>	<b>Estimated Employed Population</b>	<b>Percentage</b>
16 to 19 years	885	92	10.4%
20 to 24 years	1,310	362	27.6%
25 to 29 years	783	577	73.7%
30 to 34 years	592	415	70.1%
35 to 44 years	1,788	1,409	78.8%
45 to 54 years	1,709	1,200	70.2%
55 to 59 years	1,133	637	56.2%
60 to 64 years	998	465	46.6%
65 to 74 years	1,740	338	19.4%
75 years and over	1,159	99	8.5%
<b>Total</b>	<b>12097</b>	<b>5,594</b>	<b>46.2%</b>

Source: 2013-2017 ACS (S2301)

**Table 2.9: Top 20 Largest Employers (Listed Alphabetically)**

<b>Table 2.9: Top 20 Largest Employers (Listed Alphabetically)</b>	
<b>Corporation Name</b>	
BAMBERG COUNTY	
BAMBERG COUNTY DISABILITIES & SPECI	
BAMBERG COUNTY SCHOOL DISTRICT 2	
BAMBERG SCHOOL DISTRICT 1	
BLACK WATER BARRELS LLC	
BODDIE NOELL ENTERPRISES INC	
DELAVAN SPRAY LLC	
DENMARK TECHNICAL COLLEGE	
EDISTO ELECTRIC COOPERATIVE INC	
EMK INC	
FREUDENBERG SEALING TECHNOLOGIES	
KINSOUTH CORPORATION	
PRUITTHEALTH - BAMBERG LLC	
RANDSTAD US LP	
SPECIALTY WASHER CO OF SOUTH CAROLI	
SUMMIT FOOD SERVICE LLC	
THE ENTERPRISE BANK	
VOORHEES COLLEGE	
Source: SCDEW, Bamberg County 2019 Community Profile, 2018 Q2	

**Map 2.2: All Jobs Density by Square Mile**



Source: 2015 LEHD, OnTheMap

This map illustrates the job density per square mile in Bamberg County and all jobs count by census block from 2015 U.S. Census Bureau LEHD data.

**State and Local Taxes**

The state of South Carolina features one of the lowest corporate income taxes in the nation (5 percent) and Bamberg has a below average sales and use tax (8 percent) when compared to communities across the U.S., according to TaxFoundation.org. Local property taxes are levied according to a state statutory formula, which derives an assessed value from the appraised value of real and business personal property multiplied by an assessment value (10.5 percent for manufacturers; 6 percent for other business) and then multiplies that assessed value by a local millage rate factor. This local millage rate factor is determined by the cost of delivering local services and the value of the local tax base. According to the S.C. Association of Counties: *Property Tax Rates by County 2016 Report*, which was released in January 2017, Bamberg County had a base millage rate of .16760. The value of one mill, based on county operations only, was \$29,316. This figure helps to determine the county’s tax base for comparative analyses.

**Financial Incentives**

The state of South Carolina has enacted a variety of financial incentives for businesses for over two decades. These incentives are intended to promote the creation of new jobs and leverage new capital investment, and they generally consist of credits against the state corporate income tax, local

property tax relief, grants for infrastructure, site preparation, or facility construction, and turn-key customized workforce training during facility ramp-up.

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

#### *Statutory Incentives*

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

Statutory incentives include:

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

#### *Discretionary Incentives*

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

- Fee-in-lieu of taxes (FILOT) – a company investing more than \$2.5 million can negotiate with the county to have its investment taxed at a six percent assessment, rather than the 10.5 percent which typically applies to all business personal property (e.g. machinery and equipment, computers, etc.) and to all manufacturing property (including land and building). This incentive also sets the local millage rate at its current level for the next 20-30 years. A company investing more than \$150 million and

hiring 200 or more employees is eligible to negotiate with the county for an enhanced FILOT (“super-fee”) featuring a four percent assessment rate.

- Job development credit (JDC) – a company which proposes substantial hiring of employees at salary rates meeting or exceeding the county’s average per capita income can negotiate with the state to receive JDC, an incentive which derives from a portion of the state’s employee tax withholding. After its application is approved by the S.C. Coordinating Council for Economic Development, the company enters into a Revitalizing Agreement with the SC. Commerce Department wherein it guarantees its hiring schedule, as well as the specific cost items (site preparation, facility construction, etc.) toward which the JDC will be placed. Once hiring targets are achieved, the reimbursement JDC payments flow to the company on a quarterly basis over a 10-year period.

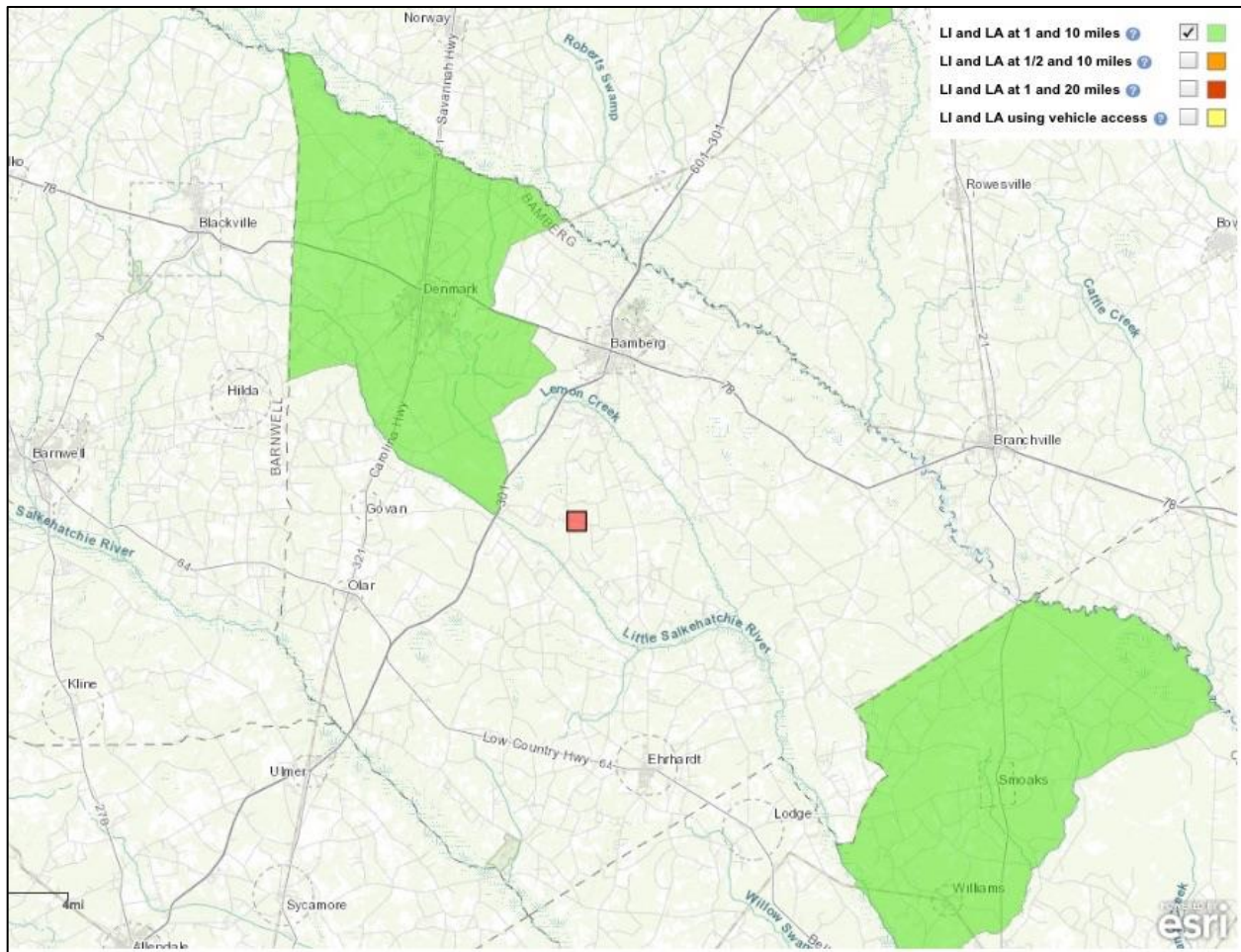
### **Food Access Economics**

The U.S. Department of Agriculture (USDA) defines food deserts as “urban neighborhoods and rural towns without ready access to fresh, healthy, and affordable food. Instead of supermarkets and grocery stores, these communities may have no food access or are served only by fast food restaurants and convenience stores that offer few healthy, affordable food options. The lack of access contributes to a poor diet and can lead to higher levels of obesity and other diet-related diseases, such as diabetes and heart disease.” The USDA uses census tracts with a substantial share of residents who live in low-income areas that have low levels of access to a grocery store or healthy, affordable food retail outlets to identify food deserts.

According to this data, 6,016 (41.8 percent) of Bamberg County residents live in food deserts. Of that, 37.3 percent (2,007) have low access to a supermarket or large grocery store within a 1-10 mile area. The issue deteriorated in 2018 when the Bi-Lo grocery store closed in downtown Bamberg. This is not only a health issue, but an economic development issue. The S.C. Food Access Taskforce reports that statewide, residents in food deserts spend \$311 million annually on groceries outside of their local community and that untapped local markets could support approximately 529,000 square feet of grocery retail. This directly results in job creation, savings in transportation costs, increased tax revenue, and most importantly improved access to healthy food.

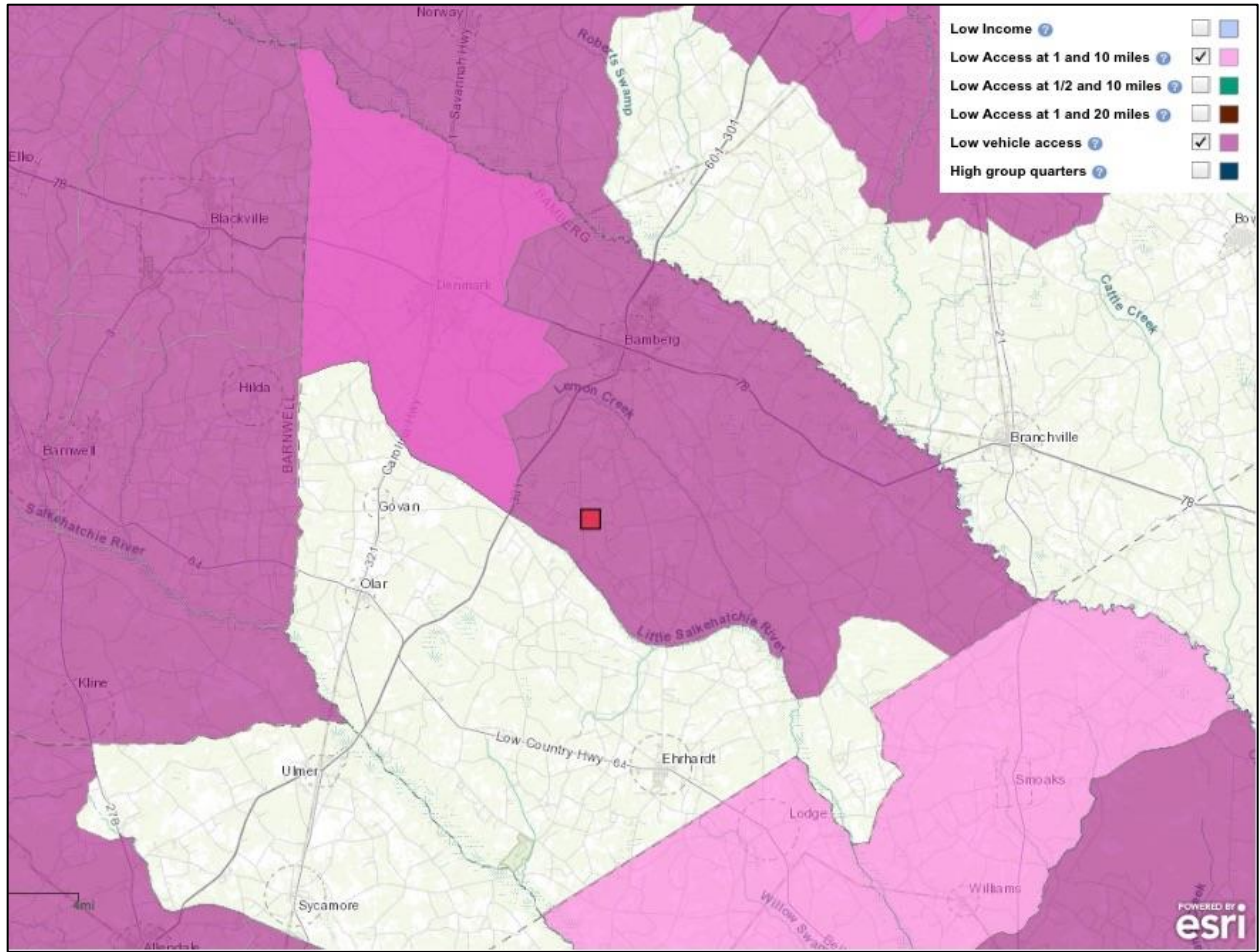
On the following two pages are maps based on census tract reflecting populations with low income and low access to food, as well as areas where there are low levels of vehicle availability. Consumer choices about food spending and diet are likely to be influenced by the accessibility and affordability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

Map 2.3: Bamberg County Low Income and Low Access to Food, 2015



Source: USDA Economic Research Service, Food Access Research Atlas 2015

**Map 2.4: Bamberg County Low Income and Low Access to Food with Limited Vehicle Availability, 2015**



Source: USDA Economic Research Service, Food Access Research Atlas 2015

The above map shows those census tracts with more than 100 households with no access to a vehicle, and more than a half mile from the nearest supermarket.

### 2.3: Economic Development Element Goals

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

#### Economic Development Element Needs

Economic development element needs include, but are not limited to the following:

- A unified economic development vision for the Bamberg region
- Fostering a stable and competitive business climate
- Supporting existing industries; encouraging new business start-ups, including small business enterprises; and attracting new targeted sectors to Bamberg County
- Accommodate industrial development while preserving prime farm land

### 2.4: Economic Development Element Strategies and Time Frames

The following strategic actions should be undertaken by the county in support of the objectives of the various economic development agencies that promote and serve the county and in support of the strategies of the other elements of this plan. These implementation strategies will be reviewed at least every five years and updated every 10 years from the date of adoption of this plan.

- ED 1. Encourage and support initiatives and strategies to maintain and improve the business climate through property tax relief, stream-lined regulatory processes, and addition of infrastructure critical to business.
- ED 2. Encourage mixed-use developments in proximity to neighborhoods to provide for business growth and development and to provide retail and personal services to local residents.
- ED 3. Support incentives for underutilized commercial centers for redevelopment and re-use that to allow for mixtures of residential and non-residential uses.
- ED 4. Designate land with regional access and access to services and amenities for business uses to support growth of new and existing sectors of employment.
- ED 5. Support economic development objectives of the Lower Savannah Council of Governments.
- ED 6. Encourage rural area economic development efforts that provide jobs for the local population and promote community sustainability.
- ED 7. Promote and enhance agricultural activities in the rural area by providing incentives to keep land in active agricultural production.
- ED 8. Support economic development objectives through land use regulations that encourage the provision of high quality and affordable housing.
- ED 9. Support tourism by continuing to protect valuable historic, natural and cultural resources through adequate land development regulations.
- ED 10. Continue to highlight the natural and agricultural heritage of the county in promotional materials for economic development.



- ED 11. Continue to promote the development and maintenance of all infrastructure including: services, amenities and transportation networks that support economic development activities. This would include capital improvement plans and coordinated priority investment.
- ED 12. Utilize intergovernmental agreements with other municipalities, agencies and jurisdictions to strategically focus regional resources on prime economic development sites within the county.
- ED 13. Support the enhancement of existing and new businesses through infrastructure funding initiatives, code enforcement and beautification programs.
- ED 14. Support the efforts of the Bamberg County Economic Development Commission and other supporting agencies.
- ED 15. Adopt innovative planning and zoning techniques to authorize the combination of land uses within communities, including land uses that facilitate economic development opportunities within and in close proximity to such communities.
- ED 16. Support the initiatives in regional plans to educate the local workforce.
- ED 17. Support those other entities in the community that are promoting economic development.
- ED 18. Support the preservation of rural agricultural farming lands in the county.
- ED 19. Examine a potential strategy for the creation of a healthcare and social assistance hub around the new RMC Emergency Medical Center.

## Chapter 3: Natural Resources Element

### 3.1: Overview

Natural resources play a significant role in the character and quality of life in Bamberg County. As a requirement under the South Carolina State Planning Law, this element focuses on the many natural assets that are a part of the rural character of Bamberg County, including the benefits they bring, but also the challenges, risks and vulnerabilities the county faces. As a steward of natural resources, the county has a responsibility to coordinate with other jurisdictions and agencies to minimize the impacts of growth on the natural environment.

The landscape of Bamberg County is characterized by agricultural and forestlands, wetlands and extensive plant and animal habitats. Bamberg County has an abundance of surface water sources primarily from the Edisto and Salkehatchie rivers. These natural resources are especially beneficial for agriculture, industry, tourism, recreation and they also contribute to the physical beauty of the county.

The Edisto River Basin, which extends from the Carolina sandhills to the tidelands at the Atlantic Ocean, is a highly important ecosystem. The basin is a rich landscape that has attracted and supported humans for thousands of years. It is a major source of drinking water for many counties and supports wildlife habitats, including a number of endangered species.

The challenge Bamberg County faces is to strike a healthy balance between the benefits of development that agriculture and industry bring as well as the risks that come with them. Guidelines help minimize infrastructure-related sources of pollution, particularly storm water run-off and sedimentation due to development activities and construction. These should include standards for controlling non-point source pollution and Best Management Practices for forestry, agriculture and construction activities, as well as surface water extraction from natural waterways.

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

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

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

## **Purpose and Intent**

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

## **3.2: Background and Inventory of Existing Conditions**

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

### **Climate**

Bamberg County is typical of southeastern areas in that it has a humid subtropical climate, characterized by ample rainfall, mild winters, and hot summers. The climate is suitable for many agricultural, economical, and recreational endeavors. The annual average monthly temperature is 65°F and the average yearly rainfall is 45.8 inches, with a mean snowfall rate of 1 inch (*South Carolina State Climatology Office*). Historically, times of lower than average and highly variable rainfalls, coupled with above normal temperatures have pushed most of South Carolina into various drought stages with abnormally dry conditions. Many counties were back in a normal range as of April 2018. Bamberg County was assessed as normal as of the last drought committee decision in May 2018. Over the past 14 years (July 2005 to July 2018), Bamberg County has ranged in drought status from normal to severe. Agricultural production is affected by the lack of rain and extremely high temperatures. In the summer months the range for drought is abnormally dry to severely dry.

### **Topography**

Bamberg County lies in the southwestern part of South Carolina in the upper and middle Coastal Plain. The land is gently sloping to undulating and ranges in elevation from 100 to 270 feet above sea level. The higher areas are along the western boundary, and slope is gradual and to the southeast. The county contains several egg-shaped, swampy depressions commonly called "Carolina Bays" which are circular depressions thought to be Aeolian features dating to the late glacial period, and which are scattered about the state. In Bamberg County, these bays extend from northeast to southwest in the central part of the county. The Carolina Bays vary from a few acres to more than a square mile in size.

Before it was settled, Bamberg County was covered by a vast forest. Pine and hardwood trees grew on the uplands, and cypress and gum were in the swamps. The upland forest now consists of loblolly and longleaf pines, and there are a few oaks, hickory, persimmon, beech, and dogwood. In the swamps,

cypress and blackgum are the dominant trees. Most areas have an undergrowth of brush, vines, and shrubs.

## **Water Resources**

Bamberg County has an abundant supply of surface waters. The South Fork Edisto River and the Edisto River form the county's northeastern boundaries, while the Salkehatchie forms the southwestern boundary. These rivers, in addition to the Little Salkehatchie and Lemon Creek form the major drainage areas of the county. Bamberg County lies in the Ashley-Combahee-Edisto River Basin (ACE). All surface water in the ACE River Basin eventually drains into estuaries along the Atlantic Coast.

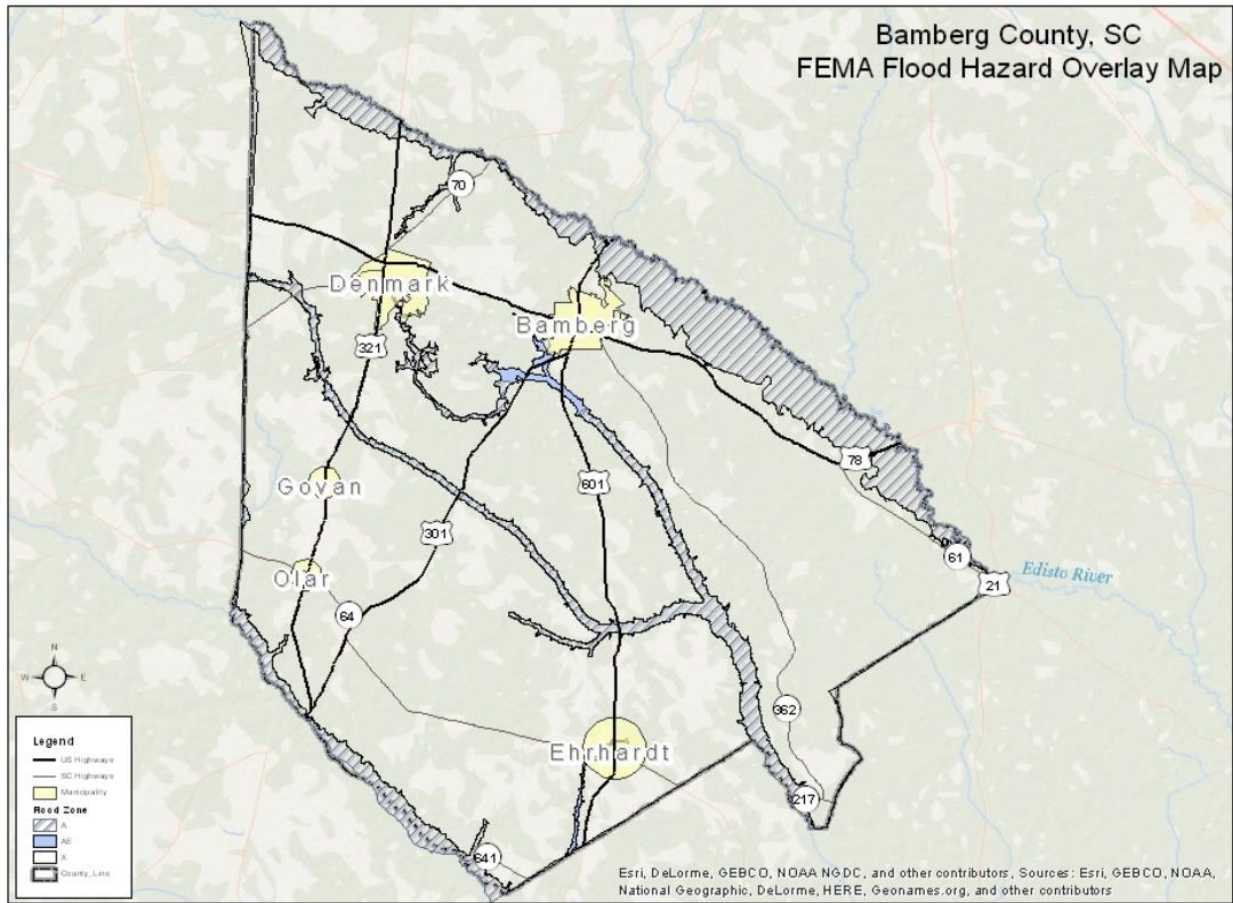
The principal aquifer in Bamberg County is the McBean formation. An aquifer of secondary importance is the Barnwell formation. Principle aquifers often yield large amounts of water to municipal and industrial supplies. The secondary aquifers yield smaller amounts to rural domestic and agricultural uses. As water is pumped from an aquifer, the ground water is replenished by movement of surface water into the aquifer. This surface water comes mainly from precipitation. Since water seeps through the ground to reach an aquifer, well water has been filtered. Even though a major portion of organic contaminants are filtered out, a high content of dissolved materials may still exist.

Generally ground water requires less treatment prior to use as drinking water than surface water. Although, where contaminated surface waters enter the aquifer, there is danger of contamination of ground waters. It is important to protect areas where ground and surface waters meet in order to eliminate contamination.

Floodplains are another important natural resource in Bamberg County. They perform vital natural functions such as temporary storage of floodwaters, moderation of peak flood flows, maintenance of water quality, groundwater recharge, the prevention of erosion, a habitat for diverse natural wildlife populations, recreational opportunities, and aesthetic quality. Flooding in the County is primarily due to intense severe thunderstorm activity and the effects of hurricanes and tropical storm events from the coastal area. The Federal Emergency Management Agency (FEMA) has determined areas subject to flooding in the County. The primary risks classifications used were the 1-percent-annual-chance flood event, the 2-percent-annual-chance-flood event, and areas of minimal flood risk.

On the following page is a floodplain map for Bamberg County. Bamberg County's Flood Hazard Map depicts two primary flood zones: Zone X and Zone A. The extent of these zones can be expressed by flood depth. Zone X is categorized in the moderate to low risk areas, and is described as the area determined to be outside the 500-year flood and protected by levee from 100-year flood. Zone X for Bamberg County can be quantified as areas of 2-percent-annual-chance of flood, areas of 1-percent-annual-chance of flood with average flood depths of less than one foot or with drainage areas less than one square mile. Zone A is categorized in the high-risk areas with a 1-percent-annual-chance of flooding.

**Map 3.1: Bamberg County FEMA Floodplains**



Source: ESRI, FEMA

In 2012, the United States Congress passed the Biggert-Waters Flood Reform Act of 2012, which mandated changes to FEMA policies, as well as the National Flood Insurance Program (NFIP). These changes most significantly impact local flood insurance rates. To attempt to mitigate not only high flood insurance costs but also the impacts of future hazards, Bamberg County continuously works with local government entities to create and implement the *Bamberg County Hazard Mitigation Plan (HMP)*. The plan was originally adopted in 2005, and updates occur every five years to ensure the plan is relevant. The County adopted its most recent HMP 5-year updated plan in April 2016. All five (5) municipalities within Bamberg County have adopted the Hazard Mitigation Plan, and this collaboration ensures that all communities within the County agree to implement the strategies set forth in the Plan.

**Aquatic Habitat**

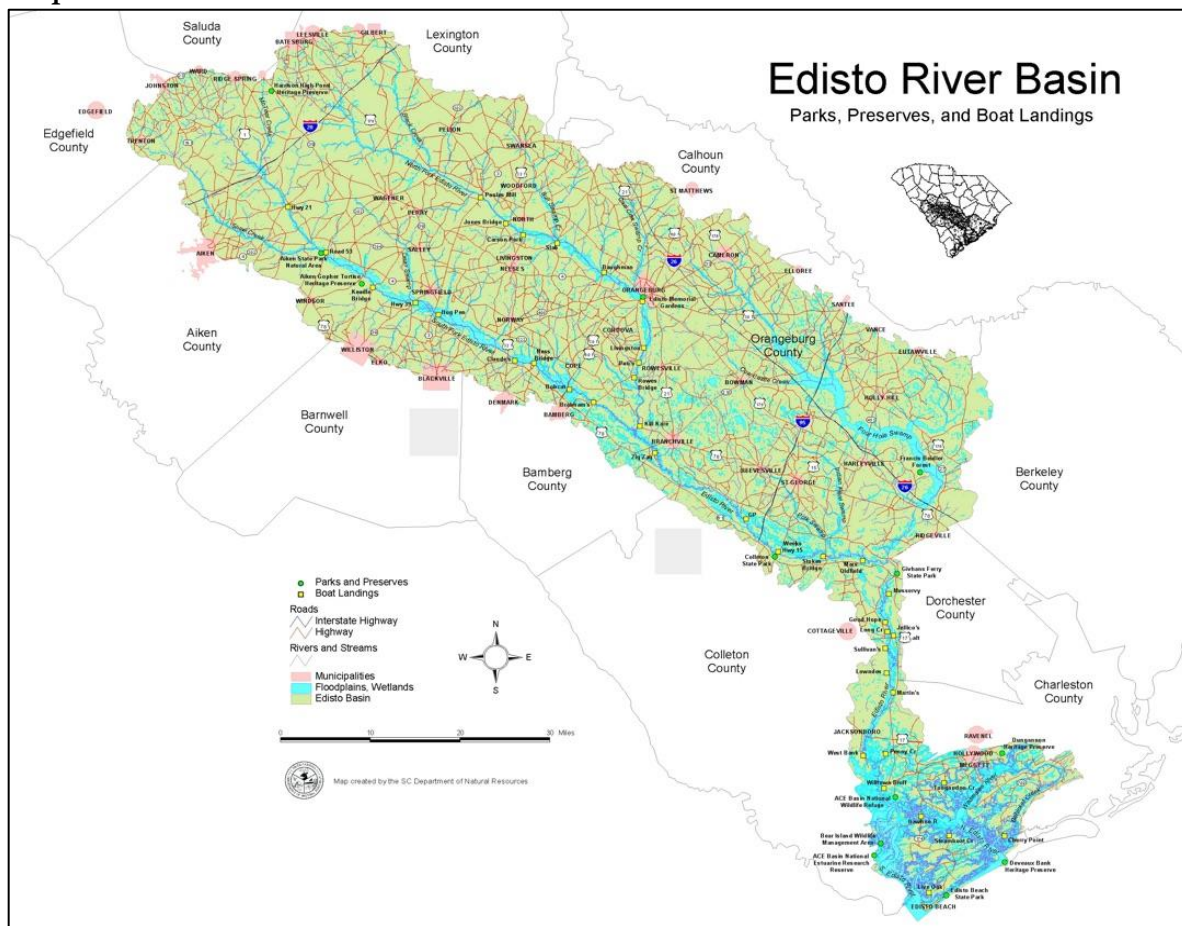
The aquatic habitat of Bamberg County includes freshwater ecosystems. Freshwater ecosystems include swamps, bays, floodplains, lakes, ponds, creeks, reservoirs, and rivers. Each of the habitats is

characterized by unique hydrologic and water quality conditions, as well as biological communities adapted to survive and reproduce in those environments. SCDHEC gathers water quality data and prepares a listing of impaired water bodies as required by the *Clean Water Act*. The list can be found by visiting the SCDHEC website at [www.scdhec.gov](http://www.scdhec.gov). The sources for impairment of waters are identified, as well as recommended corrective actions to improve water quality.

### Edisto River Basin

The Edisto River Basin extends from the Carolina Sandhills to the tidelands at the Atlantic Ocean. The basin is a rich landscape which has attracted and supported people for thousands of years. Residents and visitors continue to enjoy the natural and cultural features and rural lifestyles of the Edisto Basin. The basin contains the longest free-flowing blackwater river in America, and encompasses twelve counties. Below is *Map 3.2: Edisto River Basin*.

**Map 3.2: Edisto River Basin**



Source: SC DNR

The basin supports a variety of recreational opportunities. These range from paddling the narrow, winding, tree-clogged upper reaches to motoring the Intracoastal Waterway and sea kayaking the salt marshes. In between, one can find canoes, kayaks, small and large fishing boats, ski boats, and jet skis.

Below is a list of places (landings, parks, and preserves) that provide access to the waters of the Edisto River Basin in Bamberg County.

#### **Bamberg County – South Fork Edisto River**

- Claude’s Landing (end of Road 365 off Road 49, near Sweden)
- Bobcat Landing (at Hwy 301/601 bridge, north of Bamberg)
- Brabham’s Landing at Cannon Bridge (Road 20/39 bridge, east of Bamberg)

#### **Bamberg County – Edisto River, main stem**

- Zig Zag Landing (end of Road 434 off Hwy 61 near Farrell Crossroads)

The Friends of the Edisto (FRED) is a non-profit organization that was established in 1998 to facilitate conservation of natural resources and to encourage and support sustainable economic development within the Edisto River Basin. Much more information about the basin and Edisto River can be found on their website at [www.edistofriends.org](http://www.edistofriends.org).

#### **Wildlife Habitat**

Bamberg County contains 395 square miles of gently sloping land that ranges in elevation from 100 to 270 feet above sea level. The County contains upland forests consisting of loblolly and longleaf pines and includes a few oaks, hickory, persimmon, beech, and dogwood. In the swamps, cypress and black gums are the dominant trees. The moist soils support hickory, loblolly pine, slash pine, black gum, sweet gum, holly, live oak, and water oak. Most areas have an undergrowth of brush, vines and shrubs. (*Source: Bamberg Soil Survey*) Many egg-shaped swampy depressions called bays occur in the central part of the county. (*Source: SCDNR*) Carolina bays are elliptical basins found throughout the Atlantic Coastal Plain. They are aligned along a northwest-southwest axis, the long axes of all Carolina bays parallel one another. The soil is high in organic matter and contains hydrogen. Bays act as basins that collect rainwater runoff and hold it above ground. They vary in size, ranging from less than an acre to several hundred acres. The vegetative communities associated with bays vary both within individual bays and among different bays, but are generally of a wetland type. Carolina bays often support abundant wildlife. Several rare, threatened, or endangered plant and animal species are associated with Carolina Bay features. Cathedral Bay, also known as Chitty Bay or Chitty Pond, is a 58-acre Heritage Preserve located near the junction of SC Highway 64 and US Highway 301 in Bamberg County. It is a striking example of a pond cypress pond. (*Source: SC Wildlife Magazine*) Pond Cypress is the dominant and generally the only tree species occurring in this type of bay. The natural fluctuation of the water level in the bay provides habitats required by a variety of amphibians, which use the pond as a breeding site. Lisa Matthews Memorial Bay, owned and managed by the SC Native Plant Society (*Source: SCNPS*), is a 52 acre Preserve consisting of a wonderfully diverse Carolina Bay and associated uplands. The most important feature and primary management responsibility on the property is a population of federally endangered *Oxypolis canbyi* (Canby’s Dropwort) that occurs in the bay. (*SCNPS*)

### **South Carolina Wildlife Federation Wildlife and Industry Together (WAIT) Program**

The South Carolina Wildlife Federation Wildlife and Industry Together (WAIT) Program is designed to encourage corporate landowners to integrate wildlife habitat needs into corporate land management decisions. As South Carolina becomes increasingly developed, there is less land available for wildlife. Corporate landowners can offset habitat loss by devoting their under-utilized lands surrounding a facility to wildlife. To become WAIT certified, SCWF staff visits with the industry to determine projects suited for the site. Some examples for certification with wildlife habitat enhancements of the program include:

- Carolina Fence Garden
- Animal Nesting Boxes
- Nature Trails
- Created Wetlands/Ponds
- Butterfly Garden
- Meadow Creation
- Wildlife Food Plots and Shrubs

For more information about the WAIT Program, visit <http://www.scwf.org/industry-habitats/> .

*(Source: SCWF)*

### **Endangered Species**

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

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



**Table 3.1: List of At-Risk, Candidate, Endangered and Threatened Species, Bamberg County, 2018**

Category	Common Name / Status	Scientific Name	Survey Window / Time Period	Comments
Amphibian	Gopher frog (ARS)	<i>Lithobates capito</i>	Breeding: Oct-Mar	Call survey: Feb-Apr
Bird	American wood stork (T)	<i>Myceteria americana</i>	Feb 15-Sept 1	Nesting season
Bird	Red-cockadad woodpecker (E)	<i>Picooides borealis</i>	March 1-July 31	Nesting Season
Crustacean	n/a			
Fish	Atlantic sturgeon* (E)	<i>Acipenser oxyrinchus*</i>	March 1-May 30; Oct 1-Dec 15	Temperature dependant: 17-20c
Fish	Blueback herring* (ARS)	<i>Alosa aestivalis*</i>	Mid-Jan-mid May	Peak: March-April
	Shortnose sturgeon* (E)	<i>Acipenser brevirostrum*</i>	February 1-April 30	Spawning migration
Insect	Monarch butterfly (ARS)	<i>Danaus plexippus</i>	August-December	Overwinter population departs
Mammal	Tri-colored bat (ARS)	<i>Perimyotis subflavus</i>	Year round	Found in mines/ caves in winter
Mollusk	n/a			
Plant	Boykin’s lobelia (ARS)	<i>Lobelia boykinii</i>	May-July/August	
Plant	Canby's dropwort (E)	<i>Oxypolis canbyi</i>	Mid-July-Sept	
Reptile	Gopher tortoise (C)	<i>Gopherus polyphemus</i>	April 1-October 31	Active period
Reptile	Southern hognose snake (ARS)	<i>Heterodon simus</i>	Most of the year	
Reptile	Spotted turtle (ARS)	<i>Clemmys guttata</i>	February-mid April	

Source: SC DNR

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

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

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

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

**BGEPA** Federally protected under the Bald and Golden Eagle Protection Act

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

**CH** Critical Habitat

**E** Federally Endangered

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

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

**T** Federally Threatened

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

### Soils

Soils have a direct and sometimes critical effect on land use planning and serve as indicators of physical conditions which may have a significant influence on specific site locations. Many kinds of soils occur in Bamberg County. These soils range from dry to wet. Texture of the surface soil ranges from sand to clay loam, but the dominant soils are loam sand to sandy loam. The soils developed from marine deposits consisting of beds of sand and sandy clay. In much of the county, marl underlies the marine

deposits. Different soils are on uplands, on stream terraces, on first bottoms, and in small areas of local alluvium. Because of heavy rainfall, the soils have been severely leached of plant nutrients and contain a medium to very small amount of organic matter. They are medium acid to strongly acid.

The arrangement of soils in main patterns is called soil associations. There are eight soil associations in Bamberg County. Six of the eight soil associations are on uplands. Soil association 7 is on stream terraces, and association 6 is on flood plains. The Marlboro-Faceville association is nearly level and gently sloping. It contains well drained soils with clayey subsoil. This association makes up about 21.5% of the county and is on broad, gently sloping plains that are pocketed with many oval and irregularly shaped depressions. Lakeland-Eustis association is on nearly level to sloping plains that are marked with a few oval depressions. The association is in uplands of the lower and middle Coastal Plain and makes up 18% of the county. The Norfolk-Goldsboro-Rains association consists of broad, nearly level to undulating plains that contain a few large, egg-shaped depressions, or Carolina bays, and many irregularly shaped, flat, somewhat poorly drained and poorly drained areas. This association occupies 32% of the county and is mainly located in the southern and central parts of the county. The Lynchburg-Goldsboro-Rains association consists of broad flats and gently undulating areas.

In the broad flats are very poorly defined drains and many scattered depressions. A few large Carolina bays occur. This association occupies about 7% of the county and is in the eastern part. Portsmouth-Lakeland association has many large Carolina bays that are surrounded by low sand ridges. The Carolina bays are large, flat, and very poorly drained. The low, narrow ridges are nearly level to gently sloping and consist of droughty sand. This association occupies about 5.5% of the county and occurs in the northeastern and southeastern parts. The Alluvial land-Swamp association is made up of very poorly drained soils that occur throughout the county in narrow strips along the major streams. It is covered with a dense growth of hardwoods and water-tolerant plants. The association occupies about 11% of the county. The Wahee-Izagora-Leaf association is on long, narrow, nearly level stream terraces. Most of the association is on the terraces that border the Edisto River along the northern and eastern boundaries of the county, but a small area is along the Little Salkehatchie River in the southeastern part. The association occupies 4% of the county. The Lakeland-Vaughn-Norfolk association consists mainly of gently sloping hilltops, sloping to moderately steep side slopes, narrow draws, and small, narrow stream bottoms. It occupies less than 1% of the county and is in the northwestern part.

## **Air Quality**

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

The *Clean Air Act* established two types of national air quality standards. Primary standards set limits to protect public health, including the health of “sensitive” populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against visibility impairment and damage to animals, crops, vegetation, and buildings. EPA has set NAAQS

for six principal pollutants, which are called “criteria” pollutants. The *Clean Air Act* requires EPA to review scientific information and standards for each pollutant every five years. In 2008, EPA set new standards for ozone pollution, called primary 8-hour ozone standards that reflect new scientific evidence regarding ozone and its effects on public health and the environment. The new standards set the ozone limit at a maximum of 0.075 parts per million.

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

Nonattainment of NAAQS has serious implications including:

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

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

## **Parks and Recreation Areas**

Outdoor recreational activities are a way of life for many in Bamberg County. Some of these activities include boating, canoeing, camping, hiking, golfing, hunting, and fishing. Both the Edisto River and the Little Salkehatchie River are major attractions for sportsmen and tourists as well as local residents of the county. The Bamberg County Tourism and Recreation Committee (BCTRC) is focused on creating an improved quality of life for residents of Bamberg County through recreation and tourism.

Broxton Bridge Plantation in Ehrhardt is a hunting preserve that offers hunting, fishing, sporting clays, pistol and rifle range, and continental tower shoots. Cinnamon Ridge Hunting Club, also in Ehrhardt, allows hunting for whitetail deer, hogs, wild turkey, quail, and wild boar. Accommodations are available in the lodge. Cathedral Bay Heritage Preserve, located about 1.6 miles south of Olar, is a great example of a Carolina Bay. Carolina Bays range in size from less than an acre to several hundred acres. Bays often support abundant wildlife. Access to Cathedral Bay is by canoe or wading, motorboats are not allowed. Protection of these valuable resources is not only essential in preserving the ecological integrity of the county, but also promotes nature-based tourism and educational ideals.

There are two (2) listed parks and recreation areas for Bamberg County by SC Great Outdoors:

- **Buford’s Bridge Landing** – Located on US 301/US 321 (Buford’s Bridge Highway) near Ulmer. This is a remote landing area providing access to the Salkehatchie River for small boats.
- **Rivers Bridge State Historic Site** – Located off SC 641 at 325 State Park Road, Ehrhardt, SC. This site is on the National Register of Historic Places and is the only state historic site in South Carolina that preserves a Civil War battlefield.

Other recreation areas include:

- **Claude’s Landing** (end of Road 365 off Road 49, near Sweden)
- **Bobcat Landing** (at Hwy 301/601 bridge, north of Bamberg)
- **Brabham’s Landing at Cannon Bridge** (Road 20/39 bridge, east of Bamberg)
- **Zig Zag Landing** (end of Road 434 off Hwy 61 near Farrell Crossroads)

### **Green Infrastructure**

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

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

Researcher Dr. Francis Kuo has found that people with greater access to green environments exhibit better well-being and increased function scores in social, psychological, and physical health. The research also states that access to green environments can help enhance recovery from surgery, improve immune function, improve healthy blood glucose levels, and improve independent living skills and functional health among seniors. Access to green environments enables higher levels of physical activity for all age groups. Dr. Kuo also found that environments with less green space are associated with higher rates of childhood obesity; 15 out of 24 categories of physician-diagnosed diseases, and higher rates of mortality in younger and older adults.

### **Park Areas and Open Spaces**

Community organizations must recognize their specified needs for recreational areas. For future residential neighborhoods, it is important to determine the community’s desire to include park areas within newly developed subdivisions for the use of the homeowners. Savvy residential developers

recognize the value of including qualities to their development that would enhance home or lot sales. *The Wall Street Journal* reported that a national survey by Market Perspectives, Inc. found that walking paths, bike paths, parks and nature preserves were rated as “extremely important” to home buyers over the traditional golf courses, tennis courts and swimming pools which are more costly for homeowners associations to maintain. Where not required by zoning regulations, development incentives should be used to encourage developers to include community parks and open spaces for a win-win situation for themselves and potential home buyers. Many surveys reveal that the majority of homeowners feel that more land should be set aside for natural areas such as parks, open spaces, and forests.

Such amenities promote active lifestyles that result in demonstrated health benefits. Residential development standards should be considered for all new residential developments that provide for open space; connected network of sidewalks, trails, paths, etc. accessible to all residents; and bicycle/pedestrian connection to nearby schools, services, or commercial areas.

### **Adult Outdoor Fitness “Playgrounds”**

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

- Free to users, providing needed resources especially in underserved communities
- People who exercise outdoors are more likely to repeat the behavior
- People who exercise outdoors often engage in the activity longer than those who exercise indoors
- Act as a catalyst to encourage the non-exercising public to engage
- Provide a social outlet for exercise
- Outdoor fitness parks located within the sight lines of playgrounds promote active behavior in adult family members, increase the time spent at the playground, and help promote the importance of lifelong fitness on children
- Combats obesity through a well-rounded workout that can be enjoyed by people of all abilities and fitness levels
- Provide exposure to fresh air, nature, and vitamin D
- Increase interest in related community services such as nutrition education and health screenings
- Promote pride of place among communities where outdoor fitness parks are located
- May qualify for increased grant funding related obesity prevention/reduction
- Increase community capital

Ultimately, the county would benefit from a county-wide study of an equitable system of parks, recreation facilities, and programs to meet the diverse needs of Bamberg County residents and visitors. An equitable system would include both a fair distribution of facilities to serve all areas of the county

as well as ensuring that the underserved lower social economic communities have access to recreation facilities.

### **Keep Bamberg County Beautiful (KBCB)**

The department of Keep Bamberg County Beautiful (KBCB) focuses on engaging the public to take greater responsibility for improving the environment of Bamberg County through efforts in beautification, litter prevention and waste reduction. The department functions as an affiliate of Keep America Beautiful, Inc. (KAB), a national non-profit organization dedicated to preserving the environment by empowering individuals to take greater responsibility of the protection and enhancement of their local communities.

Since its inception, KBCB has received or assisted in bringing in more than \$480,000 in grant funds from various sources like PalmettoPride, DHEC, Keep America Beautiful and more. The organization has also assisted in planting more than 300 trees and shrubs throughout the county, and they are also responsible for creating more than 10 green spaces throughout the county since July 2014. Thanks to the Keep America Beautiful Lowe's Community Partner Grant, in 2017 they opened a community garden, which also includes a fish pond, eight raised beds, a walking trail and much more.

Since their beginning, more than 75,000 pounds of litter have been collected from the roadways, boat landings and parks throughout the county. The department completes most of its work with close to 1,000 volunteers, and the majority of those volunteers are under the age of 18. Along with working with volunteers, KBCB also works with the local South Carolina Department of Transportation office, local businesses, churches, groups and other organizations to fulfill its mission. *(Source: Bamberg County website)*

For more information about Keep Bamberg County Beautiful and to review the 2018 Litter Index Report for Bamberg County visit <http://www.bambergcountysc.gov/Data/Sites/1/media/2018-litter-index-report.pdf>

### **3.3: Natural Resources Element Goals**

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

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

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

markets/vendors, food storage, processing, and distribution centers (food hubs), and cooperatives

### **Natural Resources Element Needs**

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

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

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

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

### **3.4: Natural Resources Element Strategies and Time Frames**

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

- NR 1. Maintain the *Zoning and Land Development Regulations Ordinance* to ensure that natural resources are protected prior to, during, and after development activities.
- NR 2. Continue protecting critical and natural resource areas by designating them for very low intensity uses in the future land use recommendations and the *Zoning and Land Development Regulations Ordinance*.
- NR 3. Promote sustainable, low impact development practices including but not limited to stormwater management, maintenance of vegetative cover, buffers and setbacks, and conservation set-asides in development plans and the *Zoning and Land Development Regulations Ordinance*.
- NR 4. Promote sustainable development patterns by concentrating high intensity development in the Urban/Suburban Area where public facilities and infrastructure exist and encouraging low intensity development in the Rural Area to protect sensitive and unique natural resources.
- NR 5. Continue to comply with state and federal regulations as related to the management and protection of floodplains and wetland areas.

## Chapter 4: Historic and Cultural Resources Element

### 4.1: Overview

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

#### Purpose and Intent

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

### 4.2: Background and Inventory of Existing Conditions

#### General History of Bamberg County

Bamberg County is not one of the original counties of South Carolina; it was formed from part of Barnwell County in 1897. The county is located in the southwestern part of South Carolina in upper and middle Coastal Plains. Bamberg County and county seat are named after local resident William Seaborn Bamberg (1820-1858) and other members of the Bamberg family. Major William S. Bamberg, one of the most influential businessmen in this section of the state, came to the community in the 1840's. His grandfather, John George Bamberg, a native of Germany, settled near Rivers Bridge following the Revolutionary War.

Although the area has been primarily agriculture, several towns developed along the route of the South Carolina Railroad in the mid-nineteenth century.

Like many South Carolina towns, Bamberg was a product of the railroad. Bamberg began around 1832 with the construction of a water tower by the South Carolina Canal and Rail Road Company. The site became variously known as Seventy-Six, Simmon's Turnout, and Lowery's Turnout. The South Carolina General Assembly incorporated the town in 1855 and named it in honor of William Seaborn Bamberg, who had acquired the site in 1846. He and his brothers, Isaac S. Bamberg and General Francis Marion Bamberg, and others settled the area and began creating the town. Bamberg's first post office opened by 1860. With the creation of Bamberg County in 1897, the town of Bamberg became the county seat.

Located in the coastal plain, Bamberg thrived with the railroad and became the commercial center for surrounding farms and plantations. Among its more notable neighbors was the writer William Gilmore



Simms, who lived at his Woodlands Plantation three miles south of town. Another nearby resident was Dr. Francis F. Carroll, who, with his slave Louis Carroll, conducted experiments with the first submarine spar torpedo at Clear Pond, nine miles south of town. In 1865 Union cavalry destroyed the depot and railroad tracks in Bamberg.

After a postwar recovery, Bamberg was prospering again by the 1880s and 1890s. By 1880 the town had a population of 648 and was shipping five thousand bales of cotton annually from its depot. Successful residents built homes on Railroad Avenue and adjacent streets. In 1892 several prominent residents, including General Francis Marion Bamberg, Mayor E. R. Hays, and H. J. Brabham, built the Bamberg Cotton Mill.

Bamberg garnered attention as the site of the Carlisle Fitting School, which was founded by South Carolina Methodists in 1892 and named in honor of James H. Carlisle, president of Wofford College. Until 1932 Carlisle functioned as a preparatory school for Wofford College. The site was leased in 1932 to Colonel James F. Risher, who revamped the curriculum and renamed the institution Carlisle Military School in 1943. The school closed in 1977.

Entering the twentieth century, Bamberg was the most active cotton market between Augusta and Charleston. The coming of the boll weevil in 1921 ended this era of prosperity. Bamberg's role as a commercial and transportation center waned during the economic depression of the 1920s and 1930s. The town retained some importance as a shipping point for Bamberg County watermelons, as a livestock auction center, and as an overnight stop for tourists traveling to Florida on U.S. Highway 301.

Steady, if unspectacular, growth continued throughout the latter half of the twentieth century. In 1983 the 1880–1930 residential area of the town was listed in the National Register of Historic Places. The town later acquired the railroad berm through its center and created a greenway with a walking trail. In 2001 Bamberg hosted its first Antiques Treasure Fest, an annual festival that features antiques and collectibles and a barbecue cook-off.

Source: <http://www.scencyclopedia.org/sc/entries/bamberg/>

## Inventory

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

- The State Historic Preservation Office;
- The SC Institute of Archaeology and Anthropology;
- The National Trust for Historic Preservation;
- The Bamberg County Historical Society
- The Bamberg County African American Historical Society

The Bamberg County Historical Society Building is located at 3127 Main Hwy in Bamberg. This archives building contains irreplaceable historical records, papers and other items related to Bamberg County's past. Several commercial and residential districts have been designated as historically significant as shown in Table 4.1. These and the many natural and scenic resources available are also

enjoyed by county citizens. Other cultural resources include festivals and events, some held annually and others occurring spontaneously or for special purposes.

### **Buildings and Structures**

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

The ***Bamberg Historic District*** is a significant collection of around fifty-six contributing buildings from the period 1880-1930 which presents an accurate depiction of the foremost residential neighborhood of Bamberg of this period. The district was home to several locally important citizens. The buildings are of consistent scale, density, massing and setback, with the largest and most prominent buildings along the central section of East Railroad Avenue. The buildings of the district range from one to two-and-one-half stories and are primarily of frame construction. Most of the buildings are vernacular residences or bungalows with prominent porches and profuse carpenter's ornamentation; a few of the largest and most notable buildings express the more fashionable architectural styles of the era, including Second Empire, Neo-Classical, Queen Anne, Victorian, Romanesque Revival and Gothic Revival. The district also includes a cemetery dating from 1852. The buildings are set on landscaped lots with tall trees. Listed in the National Register May 19, 1983. (SCDAH)

The ***American Telephone & Telegraph Company Building*** is significant not only as an excellent example of early twentieth century corporate architecture in the Georgian Revival style, but also for the role the American Telephone & Telegraph Company played in the development of the telephone and communications industry in early twentieth century low country South Carolina. The two-story Georgian Revival brick building set upon a high basement and featuring a beveled cast or limestone water table was completed in 1923. Constructed under the supervision of T.N. Lacy, district plant superintendent, and D.H. Woodward, district plant engineer, both of Atlanta, the building's twelve-inch thick walls were completed in a finished brick laid in Flemish bond. The plan is an L-shape, with the focus of the five-bay façade being the central entrance's classical limestone frontispiece consisting of flanking Ionic order engaged columns with elongated capitals, a full entablature, and a segmental arched broken pediment with a central cartouche displaying a bell in bas relief. The main floor façade's feature 12/12 double-hung sash windows set in blind arches with cast or limestone keys. The exterior is capped with a cast or limestone cornice and stringcourse. A brick parapet surrounds the building at the roofline and is pierced by decorative grilles which correspond to the windows below on only the front and rear elevations. Listed in the National Register July 8, 1999.



***Bamberg City Hall***, built 1908-09, is significant as an intact example of an early twentieth century governmental building designed by the firm of Sayre and Baldwin, and for its service as Bamberg City Hall from 1909 to 1978. This building is the second separate city hall built in Bamberg; the first, a brick building, was built ca. 1880 and replaced by this building. It was designed by the Anderson, S.C. firm of Sayre and Baldwin, a partnership of Christopher Gadsden Sayre and James J. Baldwin, active in Anderson from 1908 to 1914. Sayre, and later Sayre and Baldwin, were best known during this period for their designs of South Carolina schools. It is a three-story brick and cast stone commercial building with a Classical Revival façade. The façade is organized as a tall building with a base, shaft and capital. Its walls are laid in a variation of common or American bond, with every sixth course consisting of alternating stretchers and headers. At street level the building features stout brick paneled corner piers/pilasters that have been painted white and a cast stone lintel with entablature and projecting box cornice. The box cornice provides a distinct horizontal separation between the first and upper levels of the building. The building also housed the Bamberg City Library on its third floor from 1924 to 1945. Listed in the National Register September 28, 2005.



The historic ***Bamberg County Courthouse*** was built in 1897- the same year that Bamberg County split from Barnwell County. The building was designed by architect LF Goodrich, who also designed the Burke County Courthouse in Georgia and City Hall in Athens, Georgia. It is located at the corner of Main and Second Streets in downtown Bamberg. Originally, it was located in the middle of US 301 and was moved to its present location in 1950. The moving of the courthouse was one of the greatest house-moving projects ever completed in South Carolina at the time. On June 4<sup>th</sup>, 2018, Bamberg County Council approved a resolution supporting a plan to finance much needed renovations of this historic building.



The ***Bamberg Post Office***, built in 1937-38, is significant as an excellent example of a New Deal-era post office with a modern classic or restrained Colonial Revival design produced by the Public Works Division of the U.S. Department of the Treasury, and including a 1939 mural funded by the Section of Fine Arts of the Department of the Treasury. It is also significant as a design directed by Louis A.



Simon, Supervising Architect of the Department of the Treasury, who oversaw a staff of architects designing post offices, courthouses, office buildings, and other federal government buildings under the administration of Franklin D. Roosevelt. This post office was also designed to include offices for the county extension agent and the county home demonstration agent, programs administered by the Extension Service of the U.S. Department of Agriculture, and in part by the Agricultural Adjustment Administration, during the New Deal era.

The featured mural, “Cotton The World Over,” painted in oil on canvas by Dorothea Mierisch of New York, was intended to emphasize the significance of cotton in world, American, state, and local history. The Bamberg Post Office is a

relatively plain, even spare, building, in part reflecting the design philosophy of the Public Works Division and in part reflecting the economy of the second half of the decade in which it was constructed. The building's form is rectangular with any architectural ornamentation decidedly recessed, shallow in relief, or omitted. Its basement walls are laid in smooth cast stone, while the upper red brick walls are laid in English bond, with the only characteristic belying its crispness of form being a distinctly textured pattern created by the alternating courses of headers and stretchers. Listed in the National Register May 22, 2007.

The builder of the ***Bamberg House***, General Francis Marion Bamberg (1838-1905), played a vital role in the growth of the town and county of Bamberg. Gen. Bamberg promoted the educational, religious, economic and cultural growth of the town of Bamberg, served as director and president of the Bamberg Banking Company, and helped establish the Bamberg Textile Mill and served as its director. He also gave a library and gymnasium to the Carlisle Fitting School and large donations for the construction of a new Methodist church. The Bamberg House exemplifies a simplified Queen Anne structure, believed to have been built between 1869 and 1880. The five-sided wing, bay window, gables, brackets and irregularity of plan are all characteristic of this architectural style as are the asymmetrical façade, full length sash windows, and patterned brick chimneys. The tin roof features six chimneys, four of which have corbeled caps. The cornice is supported by wooden brackets. The house also has two remaining outbuildings: a smokehouse and a chicken house. The house is located in one of Bamberg's oldest residential areas amidst structures of compatible architectural style. Listed in the National Register June 29, 1976



The ***Cal Smoak Site*** exists in the Interior Coastal Plain of South Carolina. The site is situated on a sandy ridge that overlooks the bottomland environment of the Edisto Swamp, and one of its small tributaries, Brier Creek. The bottomland flora is typically sweetgum, tupelo, and water oak. The uplands, which are now cultivated, were probably forested in mixed hardwoods, such as oak and hickory. Archeological investigations have shown that the cultural components are represented by Early, Middle, and Late Archaic, and Early, Middle, and Late Woodland periods. There is no indication of Mississippian periods. The clearing of the property, and subsequent cultivation, has resulted in a six to eight inch disturbance of surface soils. The subsoils are undisturbed. The site is significant because it is culturally stratified to a depth of about thirty inches, which has the potential for providing chronological information for the region. The excavation of a relatively small area has also had some effect on the site, but more than 98% of the site remains intact and is capable of providing reliable information about the past. Listed in the National Register January 6, 1986.

The ***Copeland House*** is significant as an excellent example of a vernacular farm residence built ca. 1795 and for its association with the Copeland Family of Barnwell County (after 1897 Bamberg County), which occupied the house and farmed the property for over one hundred and fifty years. The original core of the Copeland House is a one-story, three-bay, gable roofed log structure with no exterior embellishment. The logs are joined with full dovetails. Two rooms were added in the early nineteenth century, and a porch was added to the east façade in the mid-nineteenth century. Another building campaign in 1907 included a three room, thirty-six foot by fifteen-foot wing and a forty-foot by seven-foot porch attached to the west elevation. The property also includes a frame smokehouse and cane mill shelter that serve as intact examples of late-nineteenth and early-twentieth century agricultural buildings. Additionally there is a family cemetery and adjacent slave cemetery on the property. The Copeland house was used as a family residence from the time of its construction until the mid-1980s when Copeland family descendants sold the property. Listed in the National Register October 18, 1991.



Additionally there is a family cemetery and adjacent slave cemetery on the property. The Copeland house was used as a family residence from the time of its construction until the mid-1980s when Copeland family descendants sold the property. Listed in the National Register October 18, 1991.

Built in 1920, ***Denmark High School*** is an excellent example of Classical Revival educational architecture. The school was significantly enlarged in 1932 and again in 1948 to include a gymnasium and additional classroom space. The original 1920 building, likely the design of Charles Coker Wilson, is laid in five-to-one American bond pattern, contains a soldier course water table and features as its centerpiece a projecting parapet-gabled entrance pavilion with a double-leaf entrance and a two-tiered arched glass transom and archivolt. Denmark High School closely resembles other examples of Wilsons' schools of the same period that typically feature cupolas, chevron-patterned and glazed color tile friezes, similar floor plans, functional layouts, and architectural treatment like the features of this school. This school also has a hipped roof that is clad in gray slates and features exposed rafter tails. Denmark High served the educational needs of the town of Denmark from 1920 to 1985. Listed in the National Register March 29, 2001.



1920 Main Entrance

Constructed in 1856 in the village of Buford's Bridge, ***Mizpah Methodist Church*** is the only extant building from the old Barnwell District town that flourished in the nineteenth century but had all but disappeared by the early twentieth century. The braced frame, sheathed in weatherboard church is an



extraordinary surviving example of the vernacular meeting house form, typical of many rural South Carolina churches, but with the added sophistication of both Greek Revival and Gothic Revival elements. The historic cemetery surrounding the church contains gravestones and iron Maltese cross markers for a number of Confederate veterans, as well as those for many of the church's early families.

In fact, some of the gravestones are signed by their cutters. According to local tradition, Mizpah Methodist Church was the only residence or institution in the Buford's Bridge community that was not burned or otherwise destroyed by Federal troops during their stay during the closing days of the Civil War. Mizpah Church is significant as a tangible reminder of one of Bamberg County's earliest and continuously functioning Methodist congregations. Listed in the National Register December 13, 2000.





**Mount Pleasant Lutheran Church** in Ehrhardt was founded in 1750 when it was known as St. Bartholomew Church and was located approximately one mile south of its present location. When the second church was built in 1835, the name changed to Mount Pleasant Church and the location was also changed. The third building on the same grounds was constructed and dedicated in 1873 during the pastoral care of Rev. C. P. Boozer. The forty-ninth convention of the Synod of S. C. was held here in October of the same year. Under the pastoral care of Rev. A. W. Ballantine, plans were made to remodel the third church building. The work was done in the later part of the year 1924 and Electric lights were installed in 1947 with gas heaters following in 1948. The membership as of the year 2000 was 143. The church school enrollment is 99. The organizations of the church are the Children of the Church, Luther League, and Women's Missionary Society.

**Rivers Bridge.** As General William T. Sherman's army advanced into South Carolina from Savannah, the Confederate Army was able to offer up little resistance and eventually fell back to Rivers Bridge by February 2, 1865. Although they crossed the Salkahatchie River, they were unable to burn the approaches or the main bridge. At this point the Salkahatchie was a dense swamp about a mile and one-half wide, and the approach to the main bridge was over a narrow causeway commanded by elements of General Lafayette McLaw's Division, numbering about 1,200 men. The strength of the Confederate position was disregarded and Sherman's men were ordered to advance across the causeway without stopping. Behind breastworks, Confederate artillery repulsed the advance. For two days, the Confederates were able to delay the Union troops. The engagement ended as the Union army cut two roads through the swamp while continuing its frontal attack, outflanking the Confederates and forcing them to withdraw. The Confederate earthen breastworks remain in an excellent state of preservation and several Civil War artifacts have been found at the site. Listed in the National Register February 23, 1972

**Voorhees College** was founded in 1897 as Denmark Industrial School by Miss Elizabeth Evelyn Wright. Miss Wright's determination to establish a school for poor African Americans based on the ideals of her mentor, Booker T. Washington, never wavered in the face of anger, distrust and prejudice. Her high ideals inspired those who worked with her as well as her benefactors. In 1923 Voorhees became affiliated with the Protestant Episcopal Church and the American Church Institute for Negroes. Many of the buildings on campus were built by students at the campus. These brick buildings had leaded glass windows, curvilinear gables, dentil moldings, decorative brickwork, and cupolas. The

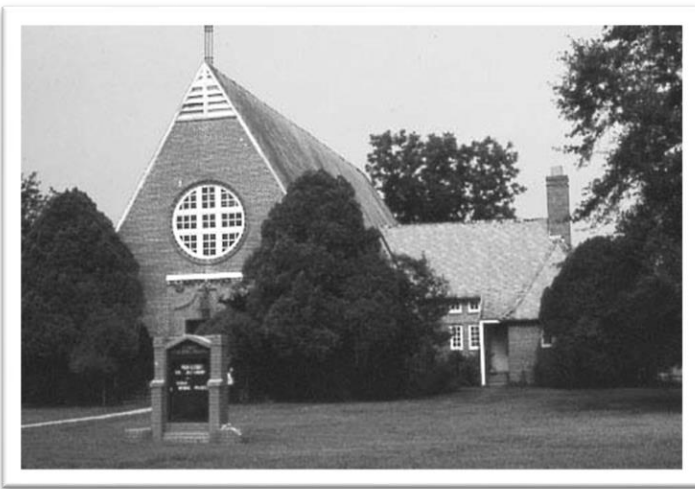


buildings were not simply utilitarian but reflected an admiration for architectural design and a desire to master masonry techniques.

The *Voorhees College Historic District* is located just southeast of the town of Denmark and includes the older portion of the campus in which the majority of the buildings were constructed between 1905 and 1935. The district's significance is derived from its importance as a pioneer in higher education for African Americans in the area. There are nineteen properties within the historical district, of which thirteen are contributing properties due to their architectural and historical significance. The district was listed in the National Register of Historic Places on January 21, 1982. The following is a list of key properties in the historic district with images provided by the South Carolina Department of Archives and History:



*Booker T. Washington Hall* was originally built in 1905 and was known as the Booker T. Washington Hospital- one of the first in the area. It was designed by Professor Wilson Cooke from neighboring Claflin College and was built entirely by African Americans. This two story brick building features Tuscan columns supporting a one story porch across the façade, dentil molding and a leaded glass fanlight. Today the building serves as an administration building for the college and houses the office of the president.



*St. Philip's Episcopal Church* is among many of the historical buildings that can be found on campus. Built in 1931 by masonry students of the college, it features a steep-pitched gable roof, a decorative exterior, and interior brick work.



***The Menafee Trades Building*** is a two story brick building with one story wings on right and left elevations and a projecting pavilion with corbeled cornice and hipped roof cupola on façade. It was added to the school’s campus in 1907 as a gift from Ralph Voorhees. Originally, it housed the trade school, and today it serves as housing for students. The building was named for Martin Menafee, former treasurer of Voorhees and husband of the school’s founder.



***Bedford Hall*** was built in 1912 and was named after Reverend R.C. Bedford, close friend and aid to Booker T. Washington. The Reverend Bedford also served on the school’s first board of trustees. First used as a dining hall, this one story brick building now serves as a faculty research building and also houses classrooms.



**Wright Hall** is a three and one half story brick building constructed in 1932 as a dormitory and named after the school's founder. The building now serves as the school's business and financial aid offices. Some architectural features include casement windows and a corbeled brick cornice.



The campus' first academic building is **Massachusetts Hall**, named for the Diocese of Massachusetts, which helped to financially support the school over the years. This building was built in 1930 and includes an 800 seat auditorium, as well as the Office of the Registrar and Academic Affairs.

The ***St. James Building*** is a two-story brick building that was built in 1932 and housed overnight guests, as well as the economics department. Later it was used as the Department of Business and Economics, and today it hosts the Divisions of Business, Professional Studies, Finance, Criminal Justice, and Sociology.



***Blanton Hall*** is a two and one half story brick building with curvilinear gables, tracery windows, arcaded portico and corbeled chimneys. Built in 1914 as the administration building, Blanton Hall now houses the faculty offices, financial aid office, and classrooms.





The *Grave Site of Elizabeth Evelyn Wright* is also on the register of historic places. The founder of Vorhees College was buried here in December, 1906. Every year since Ms. Wright's death, Vorhees College has celebrated its founding in April, starting with an assembly program. At its conclusion, the participants march to her gravesite for a short graveside ceremony and prayer.

A significant literary landmark, *Woodlands* was the country estate home of William Gilmore Simms, son-in-law of Nash Roach, a gentleman of English descent and wealthy owner of several plantations. In 1836, Simms, noted Southern author, married Roach's daughter, Chevette Eliza, and was given Woodlands Plantation. Simms said in his letters, about 1836-1857, "I am moving into an ancient dwelling largely fallen into disrepair." In 1859, Simms began enlargement of the house, adding a library and nursery wings, which considerably increased the impressiveness of the residence. In 1862, the original house burned except for the library wing. The second house, including much of Simms' extensive personal library, was burned in 1865 by stragglers of the Federal army. In 1868, Simms once again endeavored to "render Woodlands habitable." The present house retains the windows and most of the woodwork Simms assembled in Charleston, where he had a town house. There were also twelve outbuildings that stood in a semi-circle at the back of the house, two remain, although the foundations of all have been located. One became Simms' study. As a result of Simms' literary prominence, Woodlands became a center of literary activity where such distinguished visitors as William Cullen Bryant, G. P. R. James, John R. Thompson, Paul Hayne, James Lawson, and Henry Timrod were frequently received. Listed in the National Register November 11, 1971; Designated as a National Historic Landmark November 11, 1971.



**Table 4.1: National Register of Historic Places, Bamberg County**

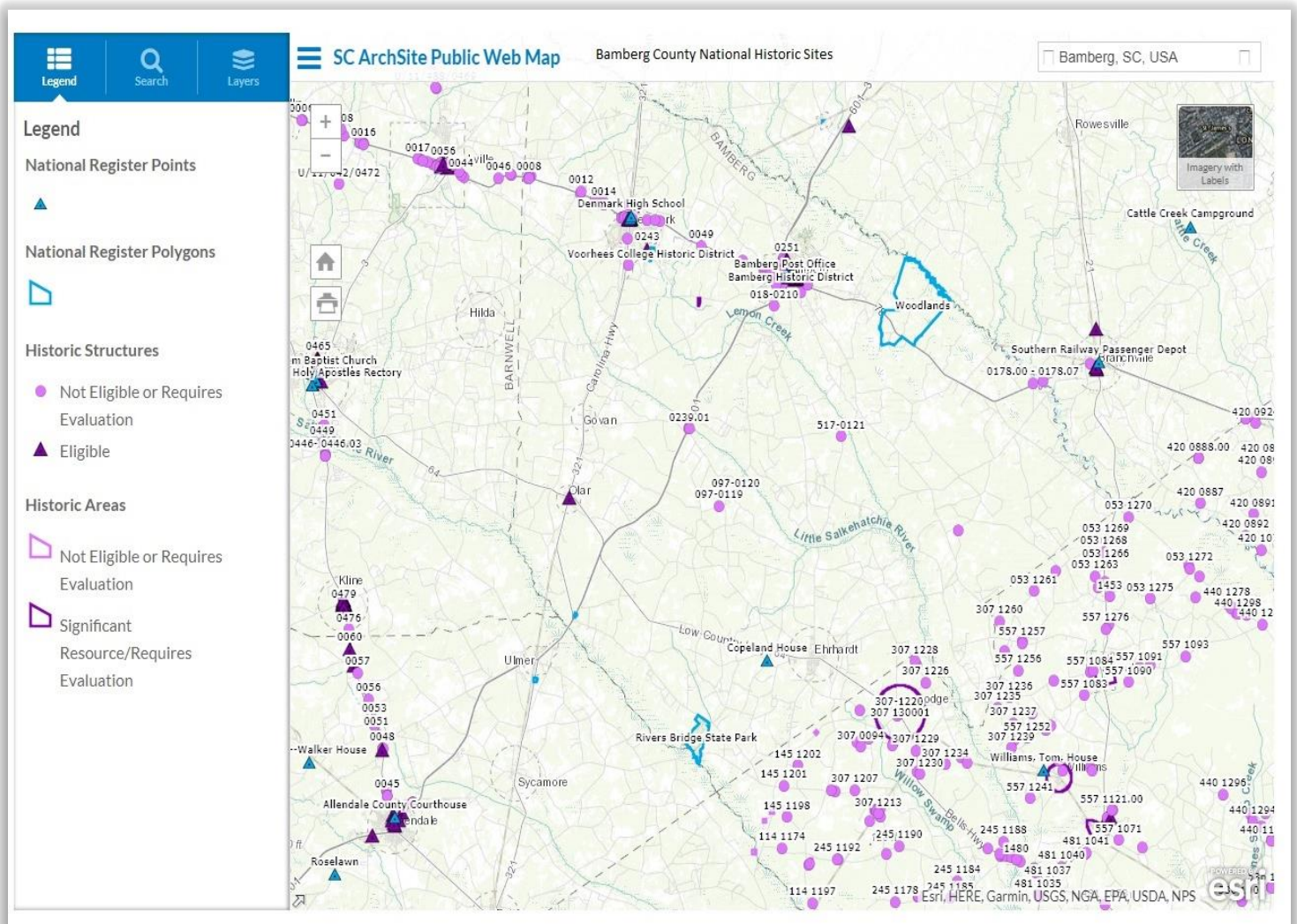
<b>Bamberg County</b>		<b>Date Listed</b>
1.	Bamberg Historic District, Bamberg County	5/19/83
2.	American Telephone & Telegraph Company Building (124 N. Palmetto Ave., Denmark)	7/8/99
3.	Bamberg City Hall (3069 Main Hwy., Bamberg)	9/28/05
4.	Bamberg Post Office, Bamberg County (11995 Heritage Hwy., Bamberg)	5/22/07
5.	General Francis Marion Bamberg House, Bamberg County (N. Railroad Ave., & N. Carlisle St., Bamberg)	6/29/76
6.	Cal Smoak Site, Bamberg County	1/6/86
7.	Copeland House, Bamberg County (S.C. Sec. Rd. 389, Ehrhardt vicinity)	10/18/91
8.	Denmark High School, Bamberg County (N. Palmetto Ave., Denmark)	3/29/01
9.	Mizpah Methodist Church, Bamberg County (Int. of U.S. Hwy. 301 & State Rd. 31, Olar vicinity)	12/13/00
10.	Rivers Bridge State Park, Bamberg County (off SC County Rd. 31, Ehrhardt vicinity)	2/23/72
11.	Voorhees College Historic District, Bamberg County (Denmark vicinity)	1/21/82
12.	Woodlands, Bamberg County (S.C. Hwy. 78, Bamberg vicinity)	11/11/71

Source: SC Department of Archives and History

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

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

Map 4.1: Historical Sites



### Archeological Sites

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

The [Archaeological Resources Protection Act \(ARPA\)](#) forbids the removal of archaeological artifacts from federal lands, and in South Carolina the unlawful entry "upon the lands of another or the posted lands of the state (to) investigate, disturb, or excavate a prehistoric or historic site for the purpose of discovering, uncovering, moving, removing, or attempting to remove an archaeological resource" is prohibited by state law ([SC Code of Laws Section 16-11-780](#)).

## Other Cultural Resources

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

**Morris Brothers Monument/ Olar Police Museum** – A granite marker dedicated to the Town of Olar’s founders and tells brief history of how the community got its name. The former public safety building, a shed-sized building, was in operation until the later part of the twentieth century, with one police officer occupying the space.

**Broxton Bridge Plantation** - Located at 1685 Broxton Bride Rd (Hwy 601). A privately owned plantation featuring Civil War breastworks left over from the battle of Broxton Bridge in 1865 which have been perfectly preserved. Two houses, one built in 1850 and one in 1880 have been restored and are used as a bed and breakfast. Tours available by appointment. Trail riding, fishing and sporting clays are also available.

**Edisto River Trips** – Bamberg County has the most access points and landings along the Edisto River. The Bamberg County Chamber of Commerce organizes free monthly paddle trips along the south fork of the blackwater Edisto River from any of three launches. Choose from Claude’s Landing, Bobcat Landing, or Brabham’s Landing. Bring your own boat and gear, or rent one by contacting Edisto River Adventures. Free shuttle service is also available. For more information, contact the Bamberg Chamber of Commerce, 803-245-4427.

**“Cotton the World Over”** – 11955 Heritage Hwy (US 78), Bamberg. The Mural is located in the lobby of the Bamberg Post Office. One of sixteen in South Carolina, the 6’ x12’ oil on canvas mural was painted by Dorothea Mierisch in 1939 as a New Deal Art Program.

**Denmark Depot** - This old train depot houses a visitor’s information center and an Amtrak station.

**Downtown Denmark** – This small town has several stores for your shopping pleasures. Including an old time five and dime store, an antique store in a building with a history of its own, an art gallery and a hardware store that sells anything from lumber to fine china.

**Erhardt Hall Bed and Breakfast Inn** - Located at 13764 Broxton Bridge Rd (Hwy 601), Erhardt. The Erhardt Hall Bed and Breakfast was previously known as the Roberts House after the family doctor James Roberts, who built the Victorian-style house in 1903. The restored house was constructed of lumber cut from trees off of Dr. Roberts land several blocks south of its location. After the trees were processed at Conrad Ehrhardt’s saw mill, the empty land was subdivided into town size lots and helped continue the town’s growth. Dr. Roberts sold house lots to African-Americans and the southern suburb of town is often referred to as Robertsville. The house is now operated as a year round bed and breakfast with 6 large guest rooms.

**Pansy Clayton Heritage Art Gallery** – Located at 7689 Erhardt Rd, Ehrhardt. This gallery contains original oil and acrylics of old southern scenes. Southern artifacts are also on display.

**Jim Harrison Gallery** – Located at 4716 Carolina Hwy in Downtown Denmark, this gallery includes Harrison’s bronzes, etchings, originals, limited and unlimited edition reproductions from the local



artist's more than 35 year career. Jim Harrison was awarded the Order of the Palmetto by the State of South Carolina in 2008.

**The Caroline Collection** – Located in the historic AT&T building at 4659 Carolina Hwy in Downtown Denmark, the Caroline Collection is one of the largest privately owned antique stores in the Southeast. This unique antique store came into being over several decades of a couple's passion for all things old. The main location offers three floors of eclectic, ever changing inventory. Three other locations on the same street ensure that if you want it, they probably have it somewhere.

### **Festivals and Events**

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

**Dogwood Festival** -April – The Dogwood Festival is a family-oriented event held on Denmark's Main Street. The two-day event features a prayer brunch, parade, live entertainment, food, rides, games, and contests.

**Schuetzenfest Hunter's Festival** – August - The name of our festival comes from the traditional Schützenfest, or 'marksmen's (hunter's) festival', a very long-established folk festival in Germany. Since Ehrhardt was founded by Conrad Ehrhardt, a German immigrant, and many of Ehrhardt's citizens come from a German background, the name is fitting. Another reason? The area around Ehrhardt, South Carolina, is a hunter's paradise. The festival features events throughout the week at different locations. Saturday's events include a parade and entertainment.

**Model T's to Olar Festival** - October - This festival celebrates the history between Ford Motor Company and the Town of Olar and includes a Model T Tour to Rivers Bridge State Park, Model T car show, parade, art and history exhibits, food and craft vendors, musical entertainment, children's games, haunted house and much more.

**Battle of Broxton Bridge Civil War Reenactment** – Early March – Broxton Bridge Plantation.

**4<sup>th</sup> of July Celebration** - Early July –Ness Sports Complex, Bamberg.

**Christmas Parade** – Early December – Main Street

**County Christmas Tree Lighting Program** - Early December – Courthouse Grounds.

**Bamberg Veterans Day Program** – Mid-November

### 4.3: Historic and Cultural Resources Element Goals

*Cultural, historic and archaeological resources should be preserved and protected from any potential negative impacts of new and current uses.*

#### Historic and Cultural Resources Element Needs

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

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

### 4.4: Historic and Cultural Resources Element Strategies and Time Frames

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

CR 1. Continue to promote historic preservation in Bamberg County.

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

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

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

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

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

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

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

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

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

CR 11. Adopt innovative planning and zoning techniques to promote and protect cultural and archaeological resources.

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

## Chapter 5: Community Facilities Element

### 5.1: Overview

The County includes community facilities as a component of the *Comprehensive Plan* to ensure that land use planning is balanced with the availability of public services and infrastructure. Coordinating land use decisions with the provision of public facilities and services protects the quality of life for existing residents and ensures the ability to provide for future residents. There are many agencies involved in the provision of public facilities and services making interjurisdictional coordination a key component in managing them. Additional information on coordination efforts to ensure efficient provision of public services can be found in *Chapter 7, Transportation Element*, as well as in *Chapter 8, Priority Investment, Implementation, and Coordination Element*.

#### Purpose and Intent

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

- Water and sewer service;
- Parks and recreation;
- Fire departments;
- Public safety services including Emergency Medical Services (EMS), the Bamberg County Sheriff's Office, and the Bamberg County Emergency Management Division;
- Solid waste collection and disposal;
- School Districts;
- Public libraries and other cultural facilities; and
- Government facilities.

### 5.2: Background and Inventory of Existing Conditions

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

## Water Supply

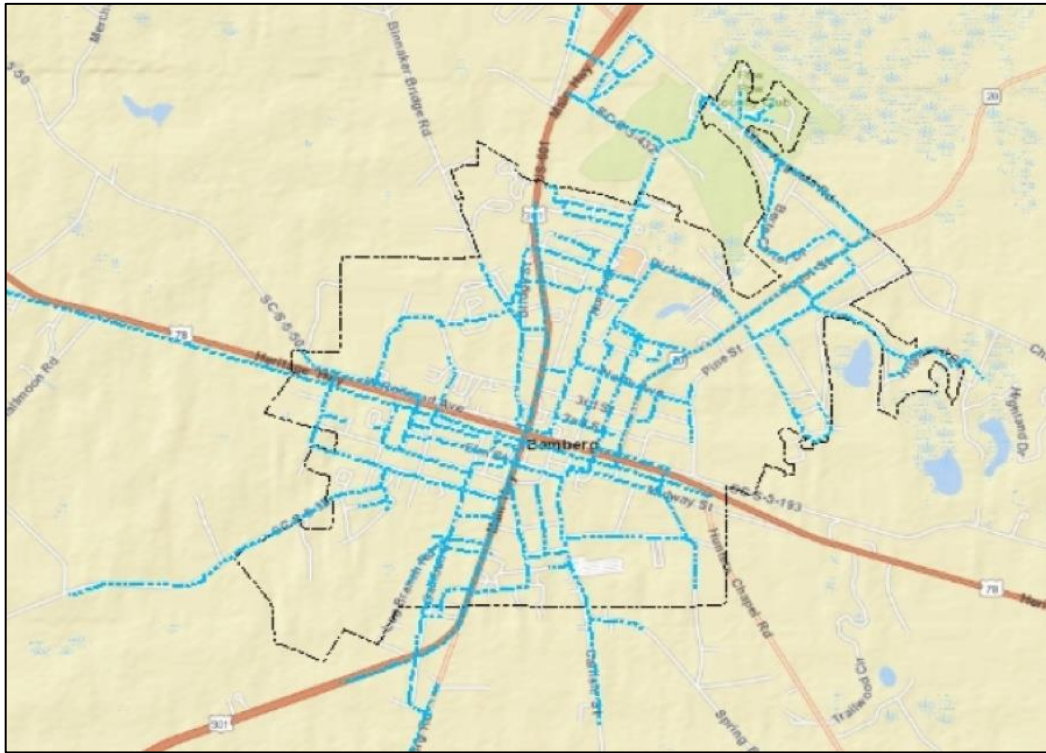
Bamberg County is not a water service provider. Water service is provided by various agencies including, but not limited to Bamberg Board of Public Works, Denmark Water Department, Ehrhardt Water Department, and Olar-Govan Water System. Each provider has a specific service area. The Board of Public Works serves 2,500 customers with one or more utilities. The Board of Public Works recognizes its legislated responsibility to provide electric, water, wastewater and natural gas services to its individual and business customers in Bamberg and surrounding area. The mission of the Board of Public Works is to:

- Provide customers with a reasonable expectation to enjoy uninterrupted service with a minimum of down time.
- Adhere to all state and federal laws, rules and regulations.
- Remain accountable to customers as well as ratepayers.
- Provide the highest quality, efficient service in a professional and cost-effective manner.

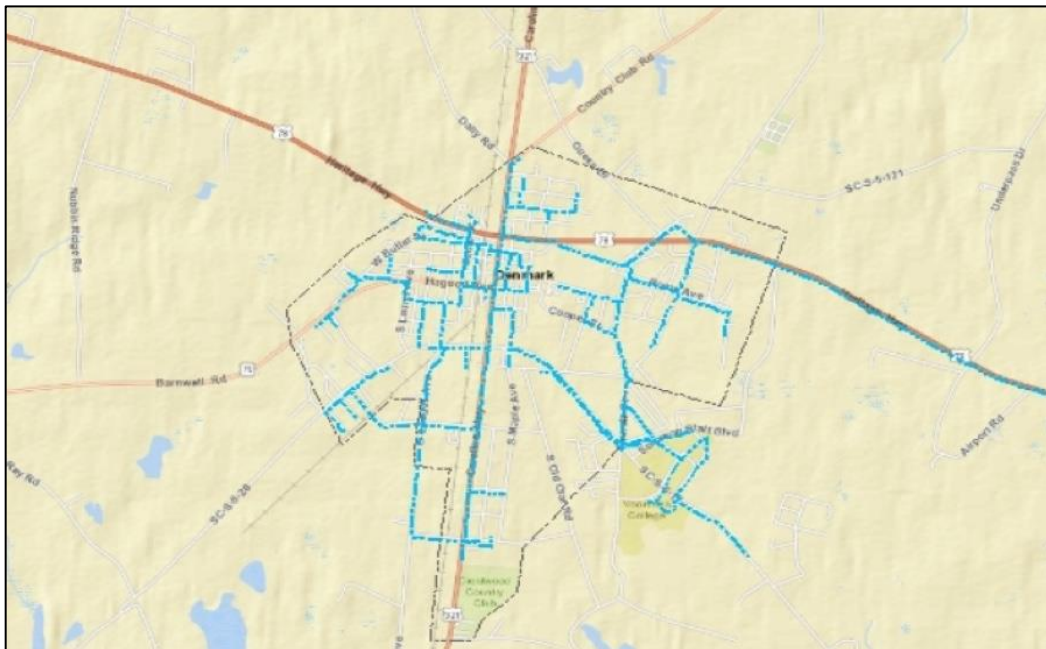
The Board of Public Works water system consists of three (3) wells, three elevated tanks with 1,100,000 gallons of storage capacity and miles of main. The Board of Public Works water system serves the incorporated area of Bamberg and on Hwy. 78 west to the Bamberg County Industrial Park and on Hwy. 78 east to the Midway Community. The Board of Public Works utilizes iron removal units as well as the addition of a polyphosphate solution and chlorine to treat water from the wells.

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

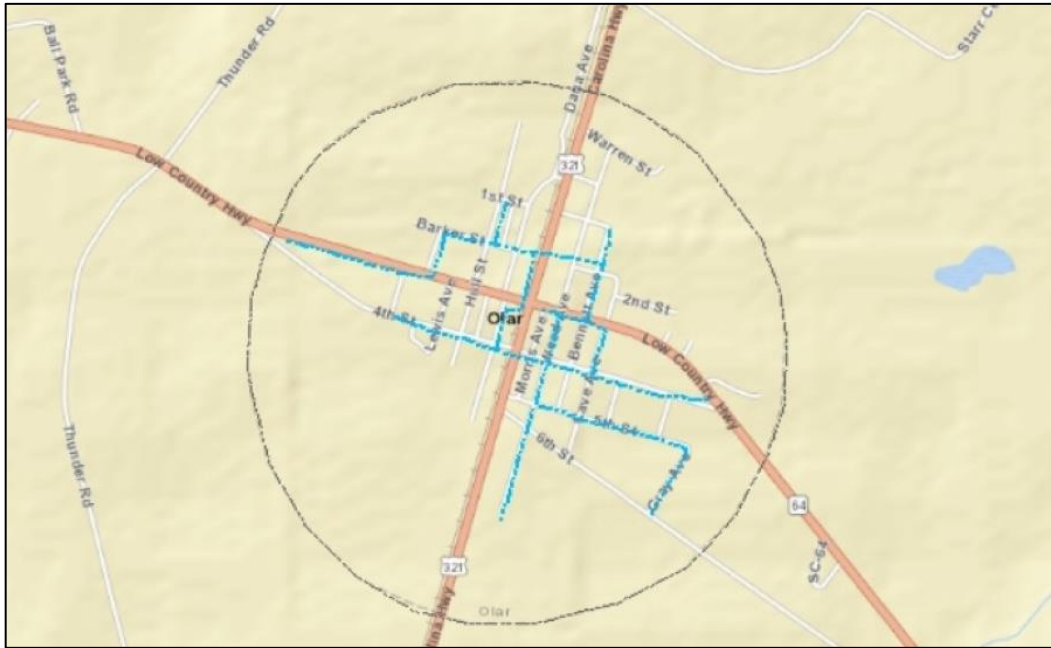
**Map 5.1: Water Service Systems: Bamberg City**



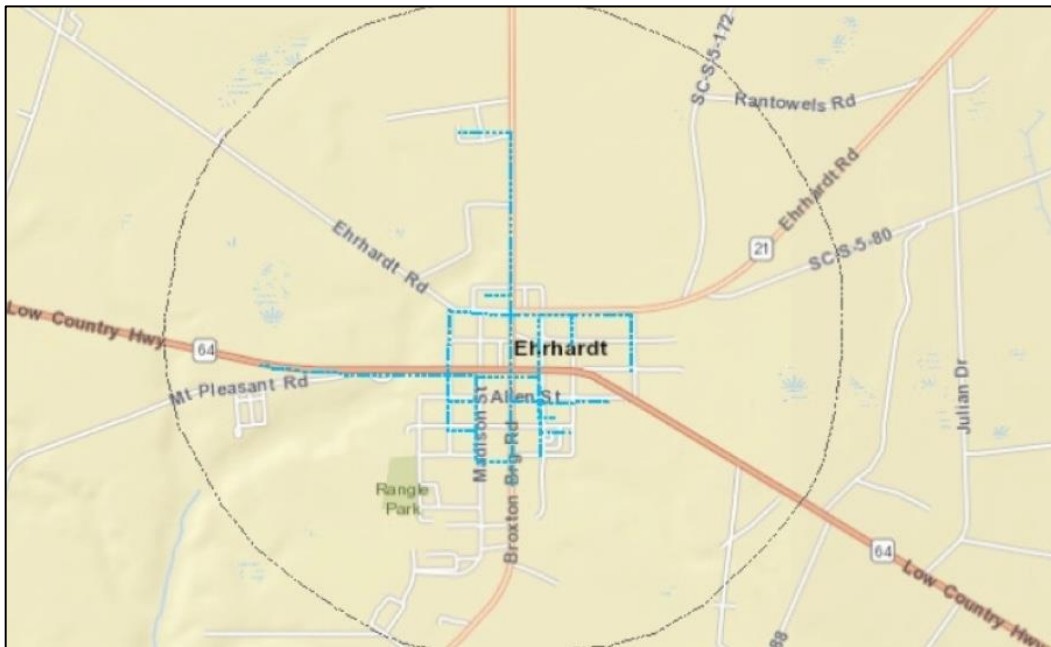
**Map 5.2: Water Service Systems: City of Denmark**



Map 5.3: Water Service Systems: Town of Olar



Map 5.4: Water Service Systems: Town of Ehrhardt



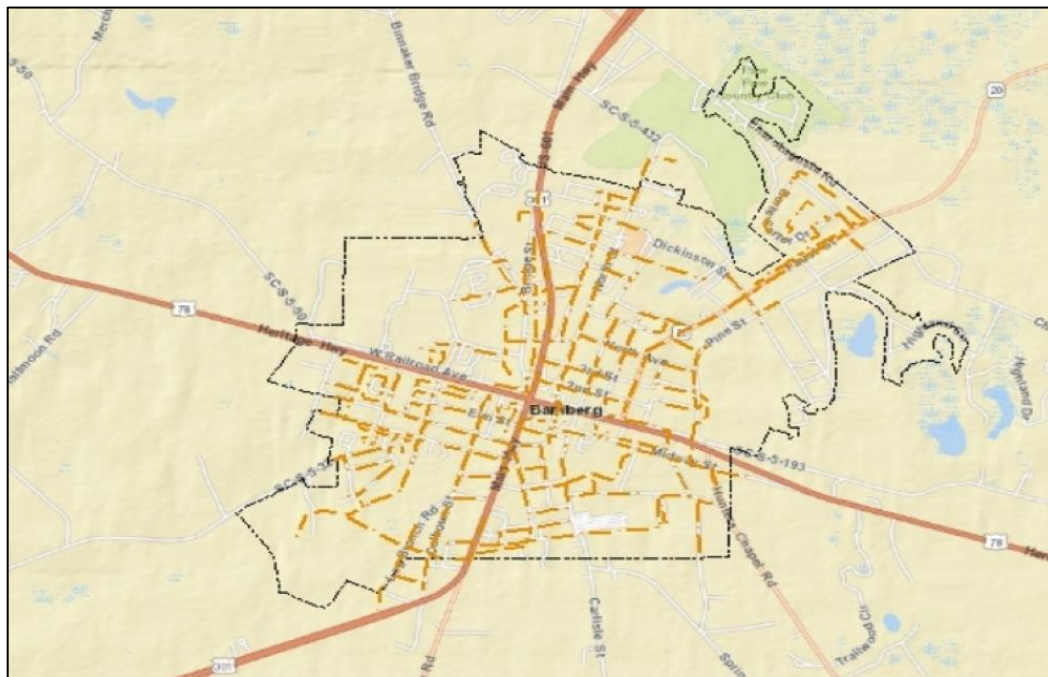
**Wastewater**

Bamberg County does not provide wastewater treatment services. Wastewater treatment service providers within the County include municipal service providers and the Bamberg Board of Public Works, which provides quality sewer service to customers. The Board of Public Works Wastewater Treatment Plant is permitted for 1 million gallons per day of sanitary and industrial waste. The Wastewater Treatment Plant is an aerated lagoon system. The Board of Public Works utilizes more than 225 acres of spray-fields for land application of effluent from the Wastewater Treatment Plant.

Also servicing citizens within Bamberg County is the City of Denmark Wastewater Treatment Facility, located in the city of Denmark. It has an existing flow of .879 million gallons per day and a present flow design of 1.00. The present population receiving collection is 5,860 persons. With an eye to the future needs and growth of the area, the Board of Public Works is exploring the possibility of a regional wastewater treatment facility that would serve the cities of Bamberg and Denmark and Bamberg County's industrial park on U.S. 78 between the two municipalities.

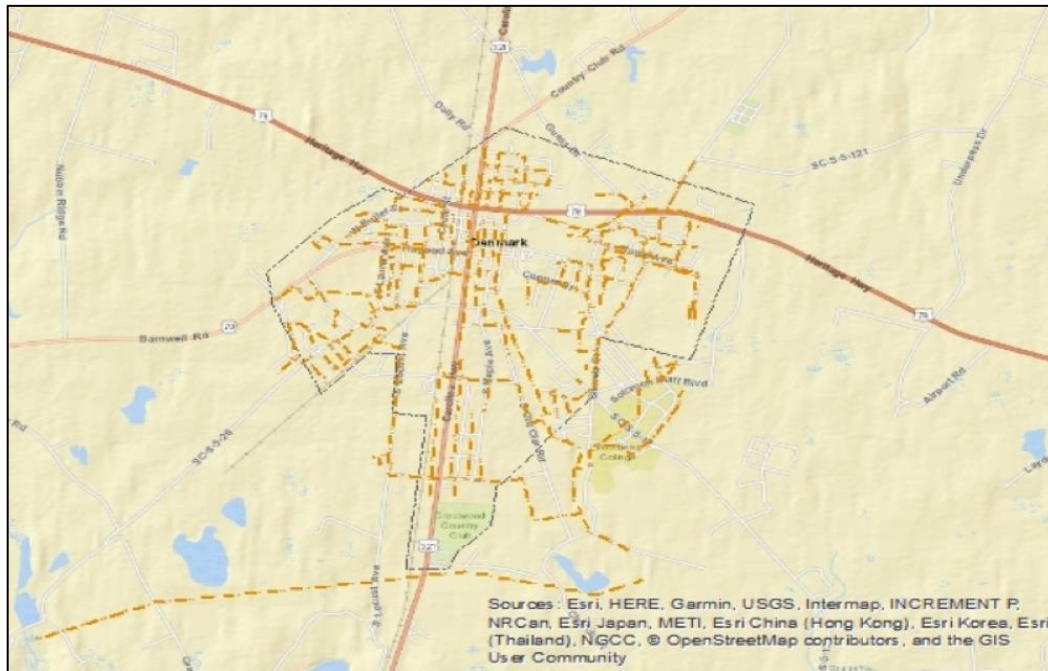
On the following page is a map illustrating the wastewater/sewer service systems for the County.

**Map 5.5: Wastewater/Sewer Service Systems: Bamberg City**

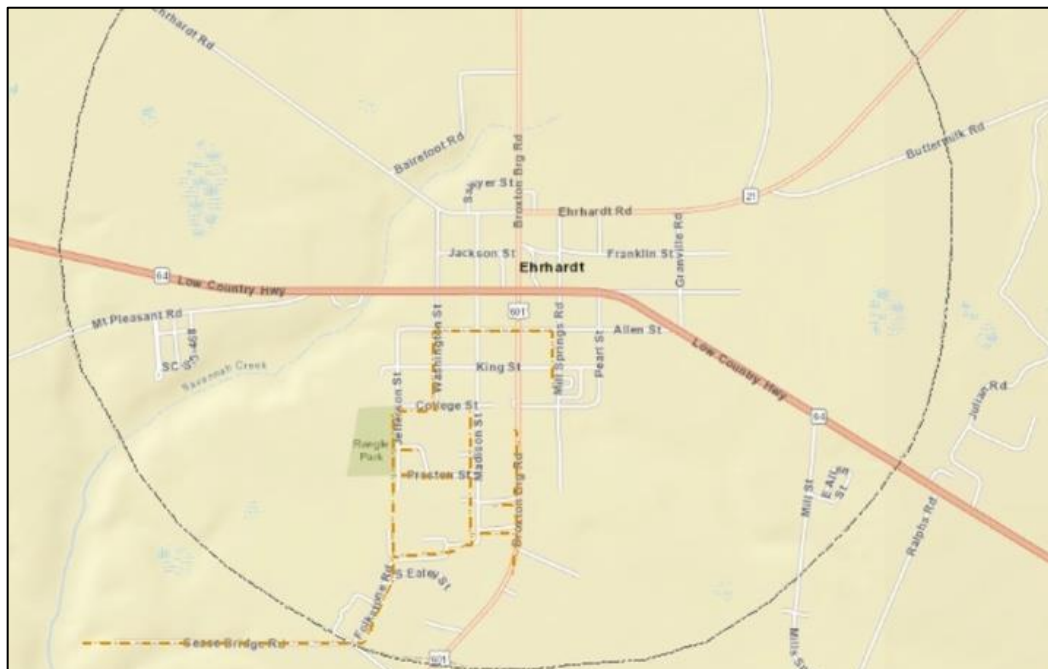




Map 5.6: Wastewater/Sewer Service Systems: Denmark



Map 5.7: Wastewater/Sewer Service Systems: Ehrhardt



## Solid Waste Collection and Disposal

Bamberg County Solid Waste Department is responsible for solid waste disposal, recycling and solid waste collection sites for the County. Bamberg County Recycling and Convenience Sites are a place where residents can dispose of trash and drop-off items for recycling. There are eight convenience sites located throughout the County.

- Site #1: Colston  
2636 Colston Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #2: Govan  
20954 Ehrhardt Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #3: Hunters Chapel  
6349 Farrells Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #4: Capernaum Road  
15 Landfill Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #5: Midway  
7747 Heritage Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #6: Denmark  
1211 Pitt Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #7: Public Works/Broxton Bridge  
1785 Broxton Bridge Rd  
Hours of Operation: Mon - Fri 7am to 7pm; Saturday 8am to 4 pm
- Site #8: Rivers Bridge  
1739 St Johns Church Rd  
Hours of Operation: Mon, Wed, Fri 7am to 7pm; Saturday 8am to 4 pm

Bamberg County also operates a Construction and Demolition landfill where all construction type waste meeting regulatory guidelines is disposed of in the landfill. Waste tires are also collected at the site where they are shipped to a tire processing facility and recycled at its landfill. Yard debris is also accepted at the Bamberg County landfill.

## **E-Scrap Disposal**

Effective as of July 1st, 2011, it is against the law, SC. Code of Law, 48-60-90, to dispose of computers, computer monitors, computer components, printers, and televisions as well as parts of any of these items in the Bamberg County landfill or any landfill in South Carolina. Commercial customers will have to recycle these items with a certified and licensed recycler, or take back program from the retailer/manufacturer. Residential customers need to utilize take back programs from the retailer/manufacturer. The DHEC website ([www.scdhec.gov/e-cycle](http://www.scdhec.gov/e-cycle)) provides more information.

## **Acceptable & Unacceptable Waste Items**

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

### **Aluminum and Steel Cans- Recycle**

Aluminum beverage and steel "tin" food cans. Labels are fine, but containers should be rinsed. Place in Metal Recycling containers.

### **Appliances (White Goods) and Scrap Metal- Recycle**

Bamberg County accepts all appliances with metal parts: stoves, washers, dryers, refrigerators, grills, bicycles, pipe, rims, heaters, aluminum siding, mowers, swings, freezers, hot water heaters, empty drums, fencing, etc. You must take refrigerators and air conditioners to the landfill, but the Convenience Sites are drop-off locations for the other materials.

### **Cardboard- Recycle**

Flattened cardboard boxes (no plastic) can be recycled in the "Flattened Cardboard" containers at all eight Recycling and Convenience sites.

### **Cigarette Waste- Recycling Program**

In an effort to help reduce the amount of cigarette litter throughout the County, Keep Bamberg County Beautiful set up this program for tobacco users. Bring in your extinguished cigarettes, cigarette filters, loose tobacco pouches, outer plastic packaging, inner foil packaging, and rolling paper to be recycled into ashtrays and other materials. Bring in your cigarette waste in plastic bags (grocery bags) to any Convenience Sites, the landfill, or contact KBCB (245-7970 or [kbc@bambergcounty.sc.gov](mailto:kbc@bambergcounty.sc.gov)) for a drop off location near you.

### **Cooking Oil- Recycle**

Used cooking oil is recycled in the green barrels at each Convenience and Recycling location. Ask a Bamberg County LAD Site Attendant for assistance if you have trouble locating the container.

### **Electronics- Recycle**

Recycle all electronics (televisions, microwaves, vacuum cleaners, and other small appliances) at all eight Convenience and Recycling Sites or contact the manufacturer to learn if they have a take back program.

### **Food- Throw Away or Compost**

Do not forget, many times when you go to throw out food you could compost it. To find out how to start an at-home composting site, or to compost with Keep Bamberg County Beautiful call (803) 928-4623 or email [kbc@bambergcounty.sc.gov](mailto:kbc@bambergcounty.sc.gov) for more information.

**Household, glass, newspaper and other paper- Throw Away**

You may take your household garbage to any of the Convenience Sites or to the landfill. Currently, the County does not recycle newspaper and other mixed paper.

**Plastics (except plastic bags) - Recycle**

In Bamberg County, you can recycle plastic containers (Numbers 1 and 2, please check the symbol on the container) at all of the Convenience Sites. Labels and bottle tops are acceptable, but plastics must be rinsed and not placed in plastic bags. You may also take your plastics to Richard Carroll Elementary School (RCES) to help with their recycling efforts. The school collects these materials as part of a recycling program, which raises money for the school. Bamberg County serves as the hauler for the plastics collected at RCES.

**Plastic Bags (grocery bags) - Recycle**

Unfortunately, County collection sites are unable to recycle plastic bags with their recycling program. Please check local retailers for an opportunity to recycle your plastic bags with them or consider using reusable bags when shopping to decrease single-use plastic consumption.

**Tires- Recycle**

Tires are recycled at the landfill or a Convenience Site. The county accepts 5 tires per person, per year. If you have any questions about tire recycling, please call (803) 245-3090.

**Used Motor Oil, Oil Filters, and Oil Bottles- Recycle**

Used motor oil, filters and bottles (oil must be free of gasoline or diesel fuel) and other petroleum products can be recycled at any of the LAD Sites or at the landfill. Please remember you must limit five gallons per trip. Not sure if your petroleum product is accepted? These petroleum products are recycled in the used oil collection tank: motor oil, hydraulic fluid, gear oil, diesel fuel, fuel oil, kerosene, automatic transmission fluid, and power steering fluid.

**Yard Debris - Throw Away**

Yard Debris includes leaves, shingles, carpet, water hoses, mattresses, upholstered furniture, vinyl flooring, brick, cement, pine straw, insulation, plastic toys, yard furniture, garden plastic, and windows. Every Convenience Site has a container for yard debris, or you can take your materials to the landfill. Some yard debris can be used for composting. To learn more, call Keep Bamberg County Beautiful at (803) 928-4623 or email them at [kbc@bambergcounty.sc.gov](mailto:kbc@bambergcounty.sc.gov).

**Waste Processing Requirements & Fees**

- Tipping fee of \$50.00/ton charged on municipal solid waste
- Disposal of construction, demolition, and land clearing debris fee is \$45.00/ton
- Disposal of asbestos requires a letter of approval from SC DHEC Asbestos Section. To obtain a copy of applicable forms, contact DHEC at (803) 898-4289 or visit [SCDHEC.gov](http://SCDHEC.gov).
- Cash or checks are the only methods of payment accepted for tipping fees
- No mixed loads for Commercial customers; individuals must separate items
- The landfill is open Monday - Friday from 7:30am to 4:30pm.

### Unacceptable Waste Items

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

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

### Recycling

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

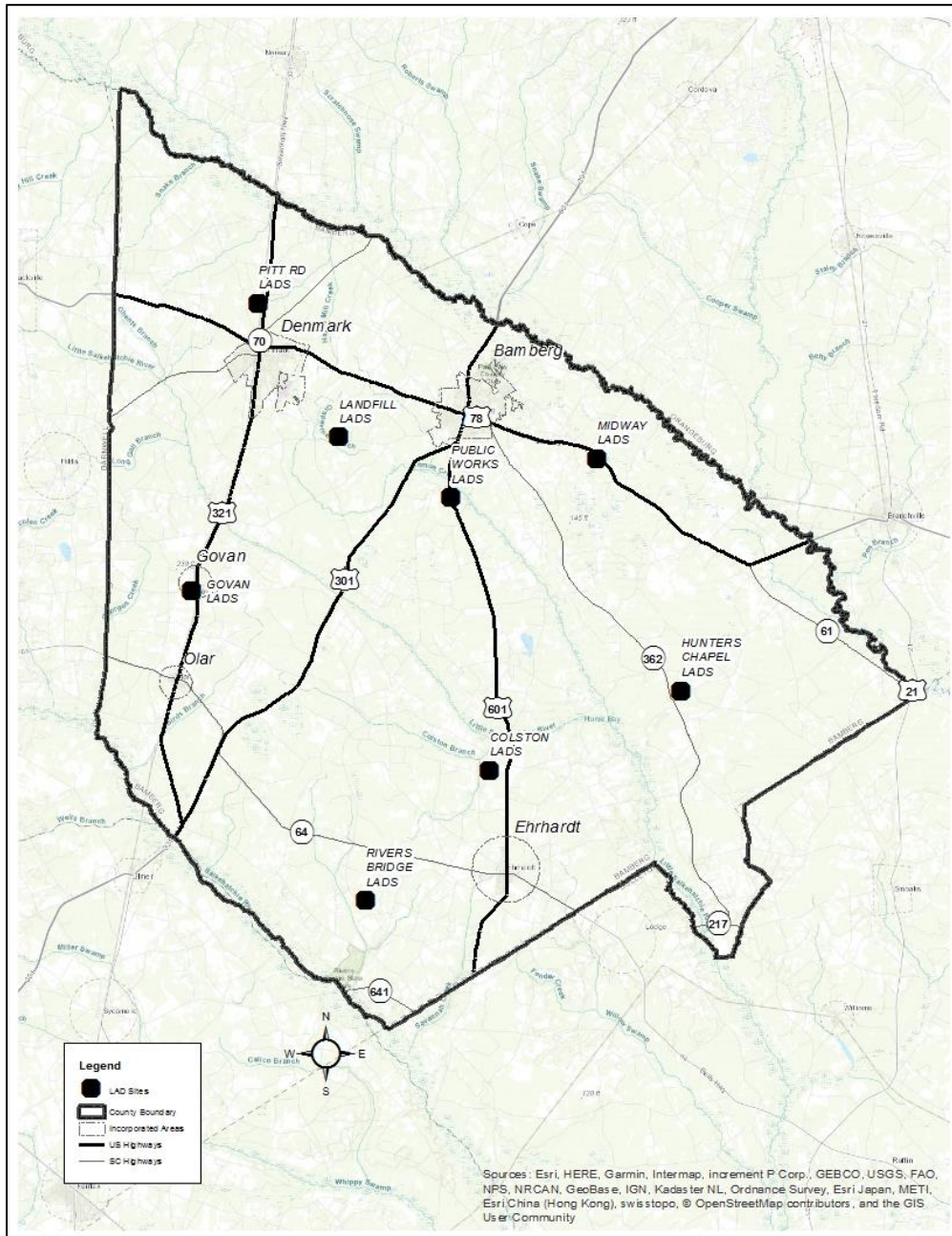
#### **REMEMBER:**

**REDUCE** the amount of waste you make

**REUSE** as many products and packages as possible

**RECYCLE** every possible material

Map 5.8: Solid Waste Collection Sites

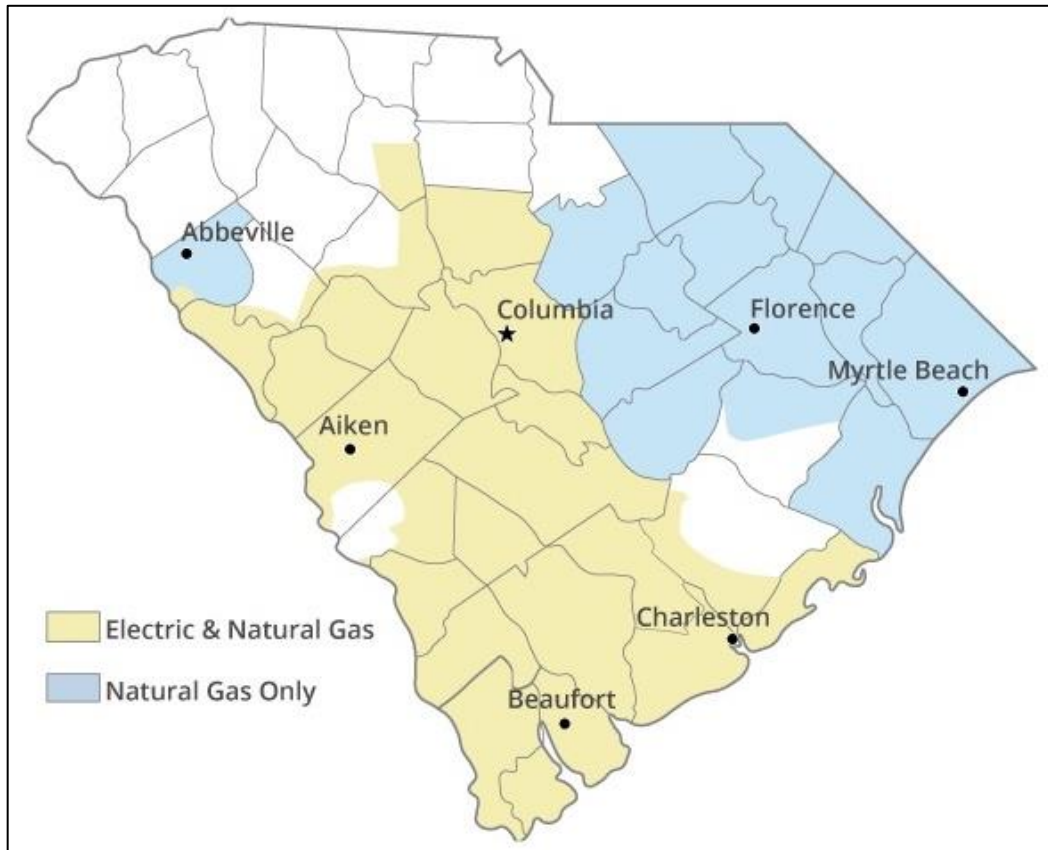


Source: Bamberg County GIS

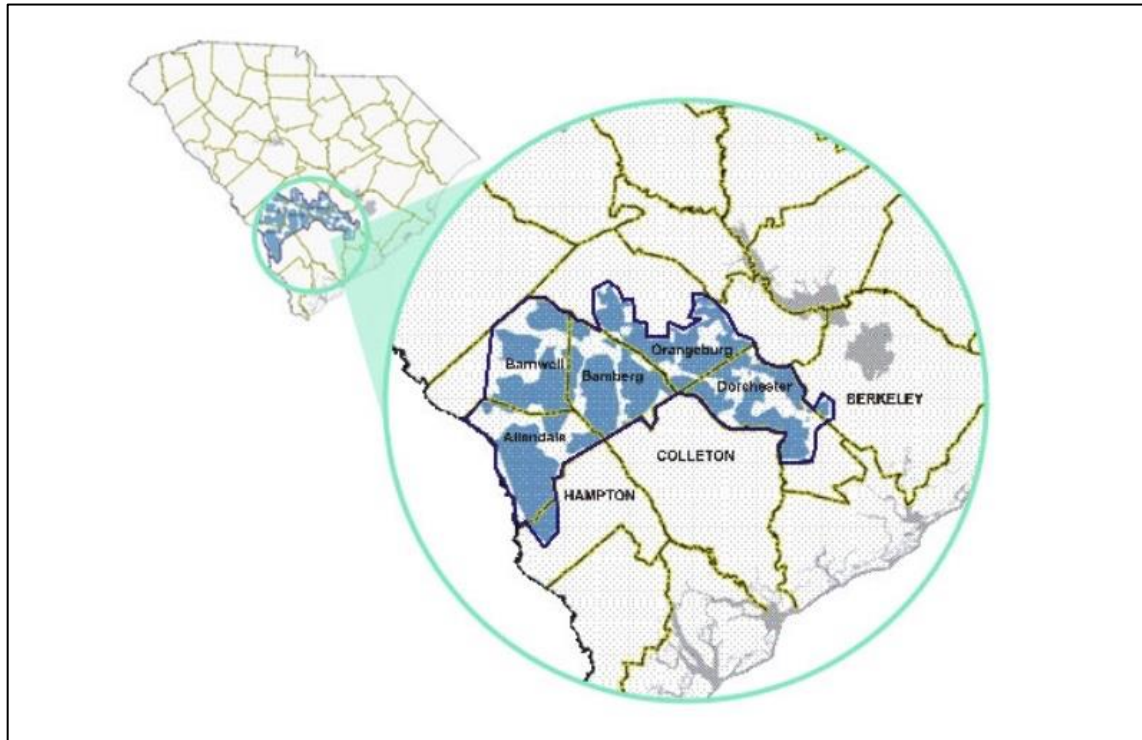
### Electricity/Natural Gas

The Bamberg Board of Public Works provides electricity and natural gas throughout the incorporated area of Bamberg and beyond. Dominion Energy Company is an investor-owned utility that provides electrical power and natural gas throughout the unincorporated areas in Bamberg County. In addition, utility service is also available through the Edisto Electric Cooperative, Inc. who provides service to 3814 members in Bamberg County.

**Map 5.9: Dominion Energy Electric and Natural Gas Service Area**



Source: Dominion Energy

**Figure 5.1: Edisto Electric Cooperative Service Area**

Source: Edisto Electric Cooperative

### Telecommunications

AT&T and Atlantic Broadband provide internet service to the rural areas of the County. The internet has become a necessity of everyday life. Broadband internet access levels the playing field when it comes to educational resources. Children in rural areas can access the same resources as children in metropolitan areas, textbook materials can be downloaded and assignments completed and uploaded via the internet.

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

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

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

Test results from a hospital emergency room or laboratory can be sent to radiologists or doctors in seconds, making rapid diagnosis a reality. Doctors are now sending prescriptions directly from their



offices to pharmacies, greatly reducing wait time for patients, reducing errors, with automatic checking for interactions.

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

There is no doubt we live in an information society, and broadband puts the world at the fingertips of rural residents in Bamberg County. Whether it is training for a new skill, a new language, or completing an online course, broadband facilitates the access of information in many different forms. The eventual goal is for all of Bamberg County to have broadband internet access.

### **Telephone/Cellular Service**

Several companies in Bamberg County provide telephone and wireless coverage. Those phone providers include Alltel, AT&T, Boost Mobile, Sprint, T Mobile, and Verizon.

### **Media**

The Times and Democrat is the main daily newspaper serving Bamberg and surrounding counties. It has a daily circulation of about 12,500 and a digital publication. Public radio in Bamberg County is provided by WBSC-LP.

### **Fire Protection**

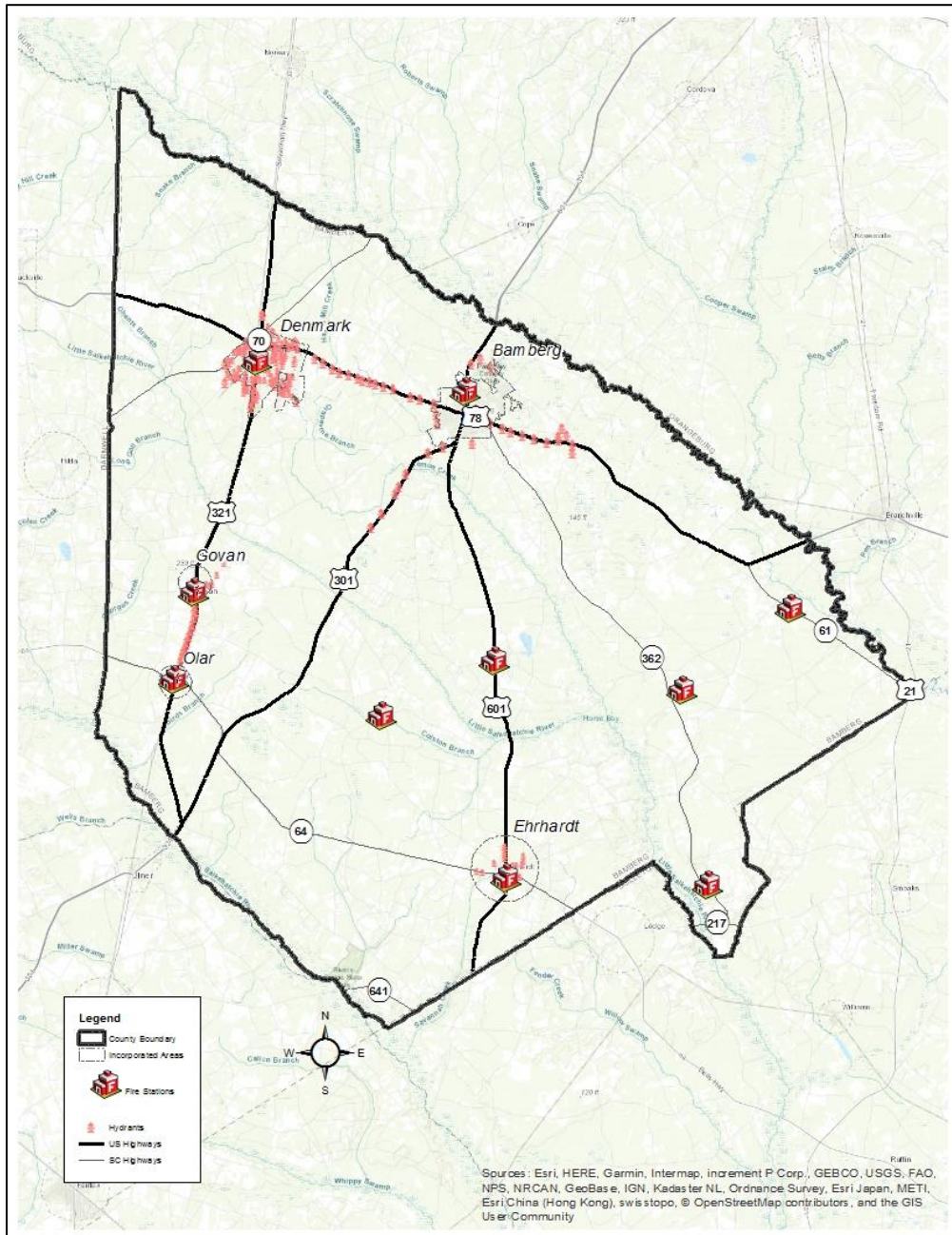
The Bamberg County Fire Service consists of nine (9) fire departments that includes the Bamberg City Fire Department, Colston Fire Department, Denmark Fire Department, Clear Pond Fire Department, Govan Fire Department, Hunter's Chapel Fire Department, Little Swamp Fire Department, Olar Fire Department, and Ehrhardt Fire Department.

Below is a listing of the fire departments by location and with their respective Insurance Services Office (ISO) rating. The ISO Public Protection Classification Program rating is the determining factor used by insurance companies to set the fire insurance rates for a particular area. The rating is based on a variety of factors such as public fire protection, flood risk, and the adoption and enforcement of building codes. ISO analyzes the relevant data using the Fire Suppression Rating Schedule (FSRS). A classification from 1 to 10 is assigned, where Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria.

<b>Table 5.1: Fire Departments in Bamberg County</b>			
	<b>Fire Department</b>	<b>Location (Physical Address)</b>	<b>ISO Rating</b>
Station 1	Bamberg City Fire Dept.	2320 Main Hwy, Bamberg, SC 29003	3/6
Station 2	Colston Fire Department	6785 Colston Rd Ehrhardt, SC 29081	6
Station 3	Denmark Fire Department	5158 Carolina Hwy Denmark, SC 29042	3/6
Station 4	Clear Pond Fire Department	6900 Broxton Bridge Rd Bamberg, SC 29003	6
Station 5	Govan Fire Department	20920 Ehrhardt Rd Govan, SC 29843	3/6
Station 6	Hunter’s Chapel Fire Dept.	6313 Farrells Rd Branchville, SC 29432	6
Station 7	Little Swamp Fire Dept.	16571 Hunters Chapel Rd. Smoaks, SC 29481	6
Station 8	Olar Fire Department	714 Dana Avenue Olar, SC 29843-0183	5/6
Station 9	Ehrhardt Fire Department	156 King St Ehrhardt, SC 29081	5/6
Source: SC State Firefighter’s Association 2016 Department Directory			

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

Map 5.10: Fire Districts



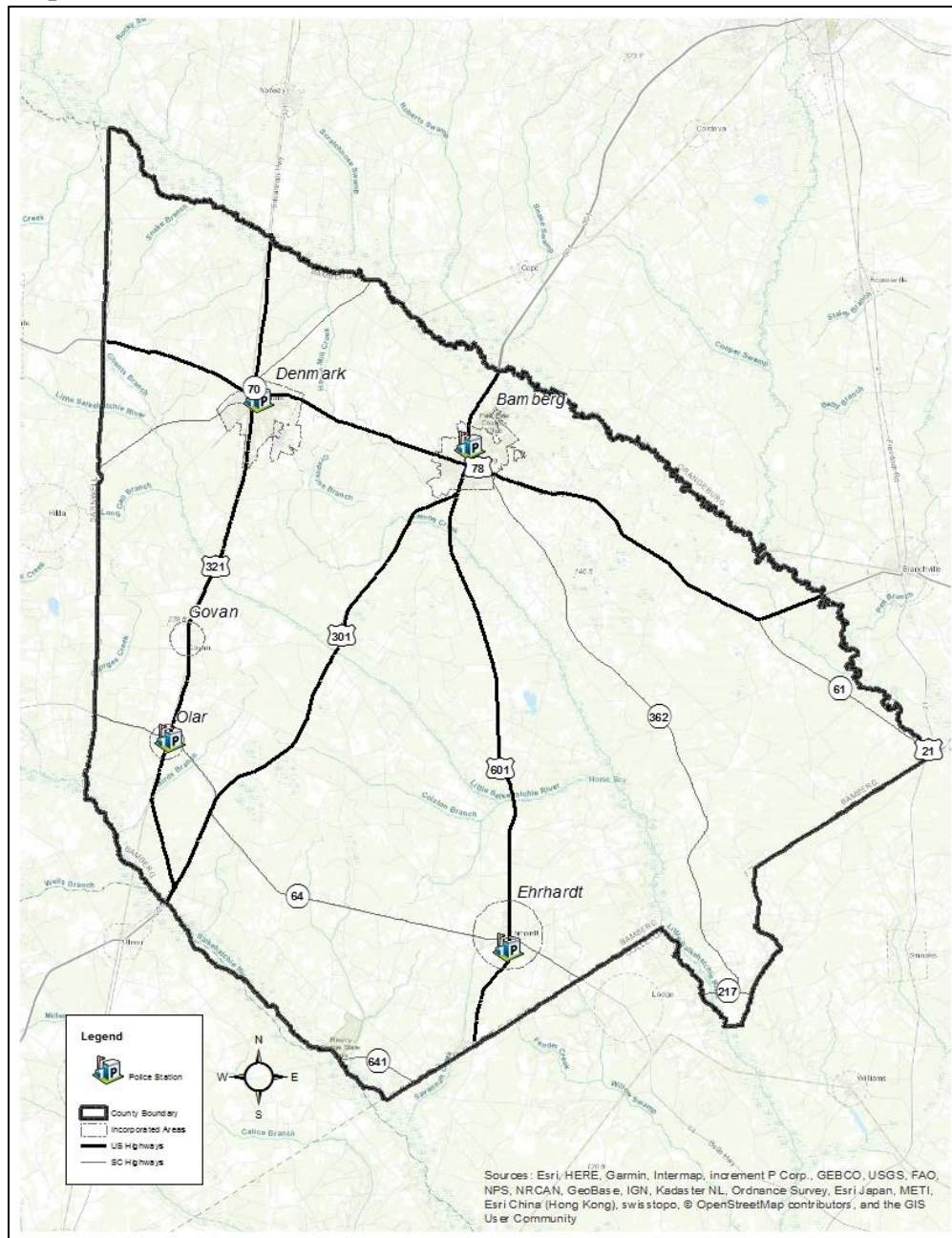
Source: Bamberg County GIS

## **Law Enforcement**

The Bamberg County Sheriff's Office (BCSO) provides law enforcement services for the county. The BCSO is committed to protect the life and property of all citizens in Bamberg County by reducing both crime and the fear of crime throughout Bamberg. The BCSO website provides more details: <http://www.bambergcountysc.gov/sheriffs-office>

The City of Bamberg has its own police department located at 2477 Main Street. They have 10 officers to serve 3,600 citizens. The City of Denmark's police department is located at 19 Maple Street. The 15 officer department serves 3,000 citizens.

**Map 5.11: Law Enforcement/Police Stations**



Source: Bamberg County GIS

**Emergency Management and Preparedness**

The Bamberg County Office of Emergency Management is responsible for coordination and operation of a countywide, multi-hazard disaster preparedness program and helps to prevent the loss of life and property damage throughout Bamberg County attributable to all natural and man-made disasters. Bamberg County has an Emergency Operations Plan that was developed for use by Bamberg County Government Officials to ensure mitigation and preparedness, appropriated response, and timely recovery from hazards that may affect Bamberg County.

Each agency within the Emergency Operations Plan has a pre-defined role on how to respond to emergencies to help reduce confusion and increase response time. Response teams coordinate with the South Carolina Operations Plan (S.C.O.P.) and Federal Emergency Management Agency (F.E.M.A.). The Emergency Operations Plan also provides instructions and guidance for the implementation of Disaster Response actions and programs as needed.

#### Warnings and Emergency Alerts:

In the event of emergencies and/or severe weather, Bamberg County will send out multiple alerts on multiple platforms including:

- NWS (National Weather Services) Weather Radios
- Emergency Alert Systems (E.A.S.) activation
- CodeRED system
- Local News Media (Radio and Television Stations)
- Emergency Services Facebook Feed

#### Evacuation and Shelter Plans:

In the event of a natural disaster, Bamberg County coordinates evacuation and shelter plans:

- Detailed Shelter plans developed for all hazards and supported by Department of Social Services, Department of Health and Environmental Control, and The American Red Cross
- Designated Shelters for Hurricane evacuations and local use
- Reserve shelter program for hazmat and other incidents
- Special Medical needs shelters established for citizens needing additional medical care during sheltering
- Extensive evacuation plans coordinated with law enforcement agencies and state emergency management

Another important task of Emergency Services is to identify problem areas, address them in the Bamberg County Natural Hazard Mitigation Plan (HMP), and mitigate the emergency before it happens. Mitigation is the effort taken to help reduce the loss of life and property by lessening the impact of natural disasters. This plan identifies hazards and considers ways to reduce vulnerability to natural hazards in Bamberg County. It encompasses a range of life- and property-saving hazard mitigation initiatives in the categories of mitigation coordination, acquisition/relocation/retrofitting, floodplain management, public safety, emergency preparedness, earthquake, tornado, drought, etc. Both short-term and long-term hazard mitigation measures are identified in order to help all state and local agencies allocate resources in a responsible manner in order to provide for the public safety, public health, and general welfare of all the people in Bamberg County. Mitigation projects can include:

business disaster planning workshops, disaster preparedness for seniors, and National Weather Service's Storm Ready Designation.

### **Emergency Medical Services**

Bamberg County contracts with Medshore Ambulance Services to provide emergency 911 service in the county. The county, through Medshore, has two ambulances that operate 24 hours a day, seven days a week. Ambulances are housed in Bamberg and Denmark. Bamberg receives mutual aid from Bamberg Rescue Squad, as well as Allendale, Barnwell, Colleton, Hampton and Orangeburg counties. Barnwell County also contracts with Medshore for their emergency services.

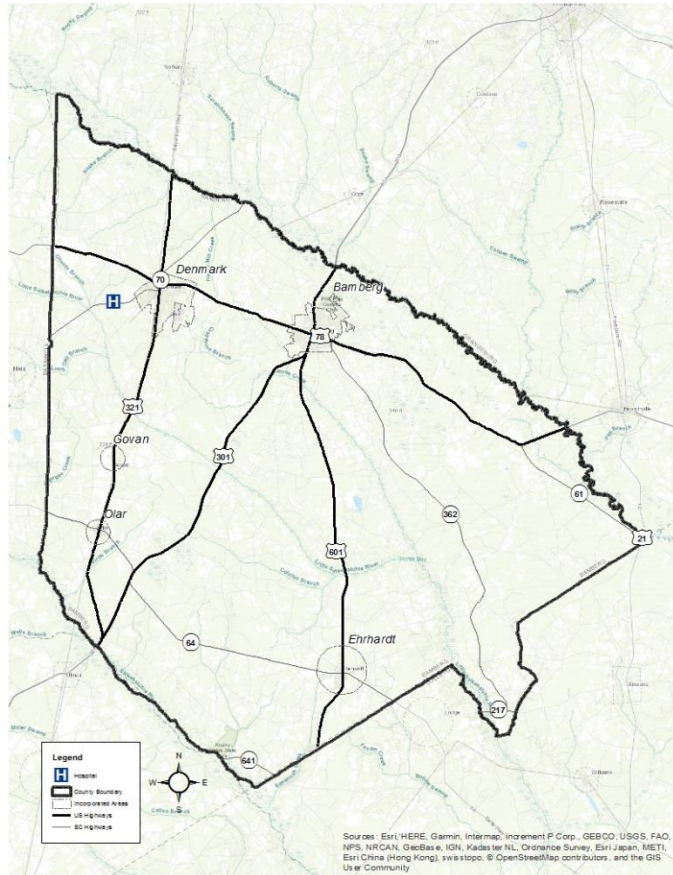
Communication with the local hospitals allows the crews to alert them of incoming medical and trauma emergencies. Protocols are in place for stroke alert and cardiac arrest. Air transport for the most severe trauma cases that need to be taken to a level 1 trauma center is available via a local helicopter, Life Net.

### **Health Care/Medical Facilities**



The newly opened Bamberg-Barnwell Emergency Regional Medical Center offers much needed medical services for county residents. It is located on ten acres of land adjacent to Highway 70 between the cities of Denmark and Barnwell and is easily accessible for the populations of both Bamberg and Barnwell Counties. The 20,500 square foot emergency department offers emergency services including CT scans, X-rays, ultrasound, and lab services. The center also includes nine observation rooms, is equipped to handle standard emergency department essentials such as an ambulance bay, and accommodates walk-in traffic. Medical staff includes at least five doctors, and is estimated to employ fifty staff members. In total, the BBEMC is expected to create more than 100 new jobs (direct and indirect) in the area. The emergency department is open 24 hours a day and seven days a week. Outpatient services are also offered from 7:30 a.m. to 5 p.m. Monday through Friday, and include lab, ultrasound, radiology and CT.

**Map 5.12: Medical Facilities**



**Bamberg County Facilities**

Below is a current listing of all owned properties and assets in Bamberg County.

<b>Facility</b>	<b>Location</b>
Bamberg County Courthouse	2959 Main Highway, Bamberg
Bamberg County Library and Parking Lot	3156 Railroad Avenue, Bamberg
Bamberg County Office on Aging	498 Log Branch Road, Bamberg
Bamberg County Sherriff's Office	456 Second Street, Bamberg
Bamberg County Magistrate's Office (Log Cabin)	2873 Main Highway, Bamberg
Bamberg County (Denmark) Health Department	262 Beech Avenue, Denmark
Bamberg County (Edisto) Fire Station	4532 Edisto River Road, Branchville
Bamberg County (Clear Pond) Fire Station	6900 Broxton Bridge Road, Bamberg
Bamberg County Memorial Hospital	509 North Street, Bamberg
Bamberg County Public Works	1787 Broxton Bridge Road, Bamberg
Bamberg County (J Carlisle Kearshe Bld)	847 Calhoun Street, Bamberg
Bamberg County (Hooten Black House)	3194 Railroad Avenue, Bamberg
Bamberg County Old Library	1258 North Street, Bamberg



Bamberg County E911 Office	2893 Main Highway, Bamberg
Bamberg County DSS	374 Log Branch Road, Bamberg
Bamberg County Health Department	370 & 372 Log Branch Road, Bamberg
Bamberg County Landfill (Scale House)	15, 20, 79 and 171 Landfill Road, Bamberg
Bamberg County Detention	444 Second Street, Bamberg
Bamberg County (Ehrhardt LAD Site)	739 St. John's Church Road, Ehrhardt
Bamberg County (Ehrhardt Rescue Squad)	2753 Low Country Highway, Ehrhardt
Bamberg County Boat landing	435 Claudes Landing Road, Denmark
Bamberg County (Industrial Park)	Industrial Road, Bamberg
Bamberg County (Midway) LAD	7747 Heritage Highway, Bamberg
Bamberg County (Denmark) LAD	1211 Pitt Road, Denmark
Bamberg County (Vacant Lot)	Elm Street, Bamberg
Bamberg County (Public Works) Vacant Lot	Off Highway 601, Bamberg
Bamberg County (Vacant Land) MAMAS	254 Slowpitch Road, Bamberg
Bamberg County (Vacant Land) Baseball	256 Slowpitch Road, Bamberg
Bamberg County (Public Landing)	72 Cannon Ridge Road, Cope
Bamberg County (Airport)	570 Airport Road, Bamberg
Bamberg County (Govan LAD Site)	20954 Ehrhardt Road, Bamberg
Bamberg County Sherriff's Dept.	152 Cox Avenue, Bamberg
Bamberg County SC (Masonite)	1349 Locust Avenue, Denmark
Colston LAD Site (not owned by County)	2636 Colston Road, Bamberg
Hunter's Chapel LAD Site (not owned)	6349 Farrells Road, Branchville
Bamberg County Annex	1234 North Street, Bamberg
Bamberg County (Wilson House)	1162 North Street, Bamberg
Source: Bamberg County	

### County Capital Improvement Projects

In 2018 Bamberg County, citizens approved a special one percent sales and use tax for no more than seven (7) years to fund needed capital improvements. The following is a listed of projects in priority order:

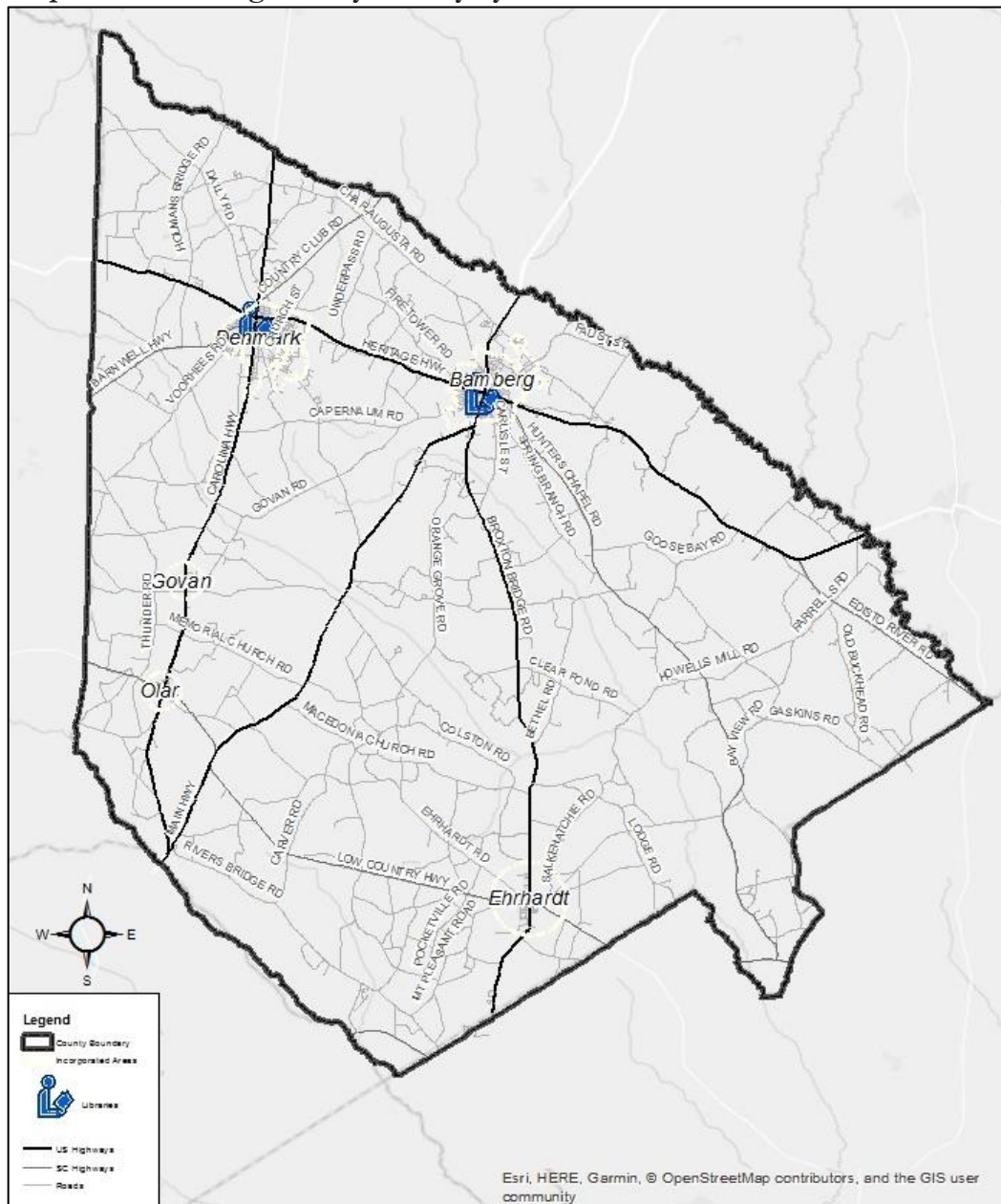
- |   |             |
|---|-------------|
| 1. Law Enforcement, Health & Human Services Complex (Phase I)         | \$3,800,000 |
| 2. Renovation of Old City Hall & Relocation of Police Dept. (Denmark) | \$ 400,000  |
| 3. Upgrade of Water System (Olar)                                     | \$ 71,000   |
| 4. Renovation of Community Center (Little Swamp)                      | \$ 15,000   |
| 5. Welcome Center and Tourism Bld. (City of Bamberg)                  | \$ 150,000  |
| 6. Completion of Ehrhardt Park (Ehrhardt)                             | \$ 105,000  |
| 7. Renovation if Town Hall (Govan)                                    | \$ 50,000   |
| 8. Construction of Walking Berm and Upgrades (City of Bamberg)        | \$ 125,000  |
| 9. Raider Park Trail and Lighting (City of Bamberg)                   | \$ 125,000  |
| 10. Renovation of Town Hall (Olar)                                    | \$ 3,000    |

## **Public Libraries**

The Aiken-Bamberg-Barnwell-Edgefield (ABBE) Regional Library System exists to provide materials that communicate experience and ideas from one person to another. Its goal is to assemble, organize, preserve and make easily and freely available to all the residents of its service area the print and non-print materials that will assist them in their pursuit of education, information, research, culture, and lifelong learning. The ABBE Regional Library System has five library boards of trustees. Each of the four counties has a local board composed of members appointed by the appropriate county council. Two members-at-large plus the chairperson of each county board also serves on the Regional Board of Trustees, whose functions include setting policy and hiring the director.

There are many services that the ABBE Library system provides to the community, such as children's story times, summer reading programs, special programs, and read with me program. Other services include tours and library instruction, meeting room space, information services, inter-library loan, online catalog, public computer access, and special needs: large print books and talking books. The Bamberg Public Library is located at 3156 E. Railroad Avenue Bamberg, SC 29003, and has 15 computers available to the public. This location is open Monday-Friday from 10 a.m. to 6 p.m. and on Saturdays from 10 a.m. to 2 p.m. The Denmark Branch is located at 5122 Carolina Highway Denmark, SC 29402. It has 11 public computers and is open on Mondays from 10am-1pm and 2pm-6pm, Tuesday-Thursday from 10am to 1pm, and Fridays from 10am-1pm and 2pm-6pm. This branch is closed on both Saturdays and Sundays.

Map 5.13: Bamberg County Library System



Source: Bamberg County GIS

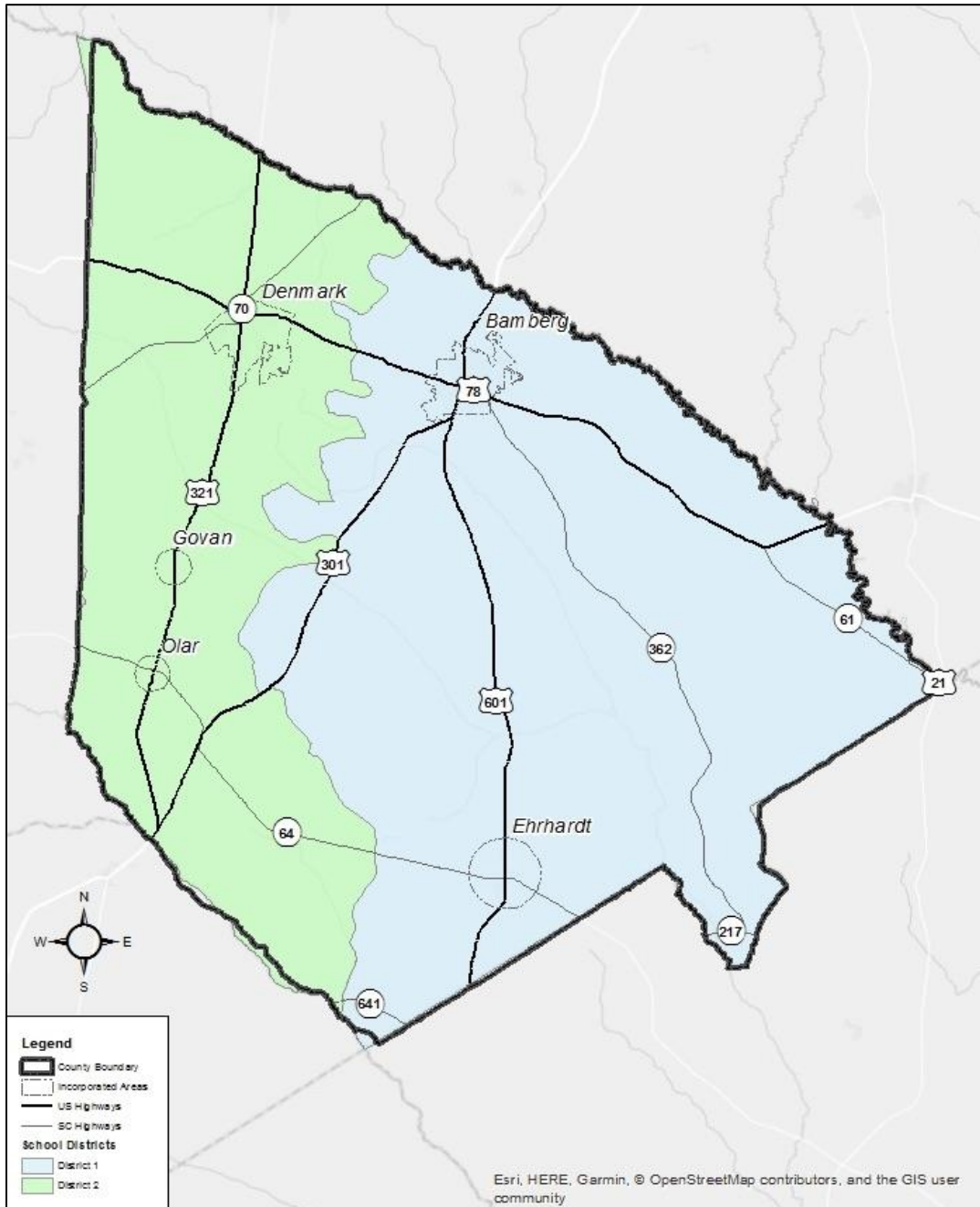
## **Educational Facilities**

Bamberg County is currently served by two public school districts. Recently, legislation was passed in the South Carolina General Assembly that requires small school districts in rural counties to consolidate in order to cut costs. The two Bamberg County school districts are beginning the merger process.

District 1 is located in eastern half of Bamberg County and includes the following three schools: Richard Carroll Elementary, Bamberg Ehrhardt Middle School, and Bamberg Ehrhardt High School. According to Bamberg School District One, average enrollment is approximately 1,400 students in grades K-12. The mission of Bamberg School District One, in partnership with the home and community, is to ensure the educational, social, emotional, and physical development of all learners in an effort to produce students who embody the characteristics of the Profile of the South Carolina Graduate.

Located in the western portion of Bamberg Count, District 2 also has three schools: Denmark-Olar Elementary, Denmark-Olar Middle School, and Denmark-Olar High School. Denmark-Olar High School is undergoing renovations and an expansion that will house the elementary school and the middle school, combining all the Denmark-Olar School District 2 students on one campus. This District has an average enrollment of approximately 650 students in grades K-12. According to the district's webpage, the mission of Bamberg School District Two is to develop ethical and globally competitive students by providing rigorous, life and career educational experiences supported by innovative, qualified and dedicated professionals.

Map 5.14: Public Schools and Districts



Source: Bamberg County GIS

### ***Private***

The private school system offers an alternative in education. Andrew Jackson Academy (PK-12) is currently the only active private school in Bamberg County. It is located in Ehrhardt.

### ***Homeschool***

Homeschooling is also an option, and a growing trend, to provide children with a learning environment as an alternative to publicly provided schools. There are numerous reasons and motivations to homeschooling. The state has made homeschooling widely available and accessible through the online K-12 program. Virtual SC is a free state sponsored online program serving students currently attending public, private, and home schools in grades 7-12, as well as adult education programs. Their website is <https://virtualsc.org>.

### ***Higher Educational Opportunities***

There are two institutions for higher education in Bamberg County. Denmark Technical College is a two-year college that prepares students for the workforce or to transfer to a four-year institution. Also located in Bamberg County is Voorhees College, a private, historically black college (HBCU) also located in Denmark.

### **Transportation**

The multimodal transportation network of Bamberg County will be discussed in detail in Chapter 7: Transportation Element of the Comprehensive Plan.

## **5.3: Community Facilities Element Goal**

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

### **Community Facilities Element Needs**

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

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

#### 5.4: Community Facilities Element Strategies and Time Frames

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

CF 1. Support federal and state broadband initiatives and explore/apply for funding opportunities when available.

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

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

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

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

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

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

CF 8. Continue to encourage efforts of the Bamberg County School District to coordinate facilities planning with land use planning.

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

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

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

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

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

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

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

## Chapter 6: Housing Element

### 6.1: Overview

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

#### Purpose and Intent

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

### 6.2: Background and Inventory of Existing Conditions

The primary role of the County in the provision of affordable and safe housing is guided by South Carolina State Law which endows the County with certain regulatory powers over development activity. The County does not have a dedicated housing department that directly provides affordable housing opportunities; however, the County works with Lower Savannah COG to access funding for affordable housing and community revitalization projects.

The HOME Investment Partnership Program is a partnership between Lower Savannah Council of Governments and Orangeburg County, officially titled Lower Savannah Regional HOME Consortium (LSRHC). HOME funding is designed to help participating jurisdictions implement local housing strategies designed to increase the supply of decent, affordable housing for low- and very low-income households. This is primarily accomplished through the construction and rehabilitation of affordable housing for low- and moderate-income renters and homeowners. Orangeburg County is the lead agency assuming responsibilities, including the establishment and implementation of administrative procedures to facilitate the application for and distribution and monitoring of HOME Program funds to participating counties, including Bamberg.

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

The program goals of the LSRHC are as follows:

- Increase the supply of decent, affordable housing to low and very low income households
- Expand the capacity of non-profit housing providers
- Strengthen the ability of state and local governments to provide housing
- Leverage private sector participation



There are eligible project funding categories that include:

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

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

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

### **Housing Needs**

Housing needs assessments are part of the Five-Year Consolidated Plan and are conducted to identify current and emerging demographic trends in the region, generate a greater understanding of the local housing issues, and provide policy implications for addressing housing related issues.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the citizens at a regional level. The main housing problems identified in the 2016-2020 ConPlan were: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. The area's public housing, homeless, and non-homeless special housing needs were also discussed. Finally, non-housing community development needs, such as public services, are considered.

### **Housing in Bamberg County**

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

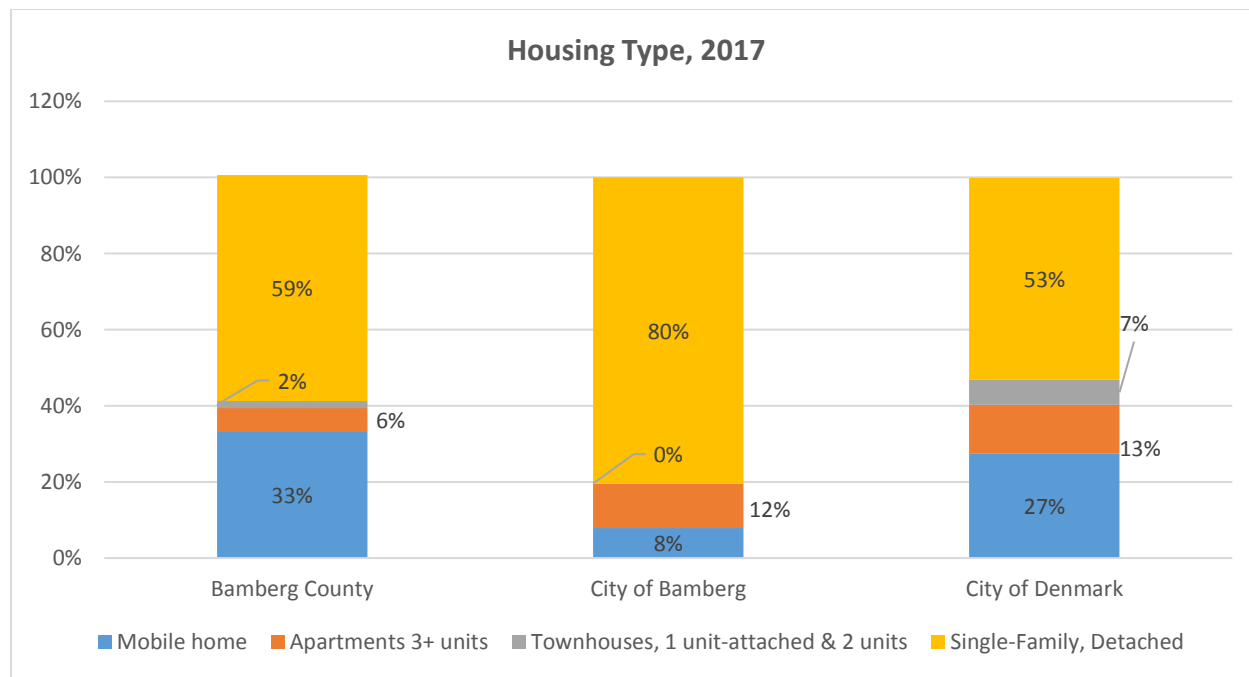
**Table 6.1: Housing Units, 2000 to 2017**

<b>Table 6.1: Housing Units, 2000 to 2017</b>									
	<b>Bamberg County</b>			<b>City of Bamberg</b>			<b>City of Denmark</b>		
<b>Housing</b>	<b>2000</b>	<b>2017</b>	<b>% Change</b>	<b>2000</b>	<b>2017</b>	<b>% Change</b>	<b>2000</b>	<b>2017</b>	<b>% Change</b>
Total Units	7,130	7,691	7.9%	1,507	1,466	-2.7%	1,595	1,646	3.2%
Occupied	6,123	5,587	-8.8%	1,406	1,168	-16.9%	1,402	986	-29.7%
Vacant	1,007	2,104	109.0%	101	298	195.1%	193	660	242.0%

Source: 2000 Census (SF3), 2013-2017 ACS (DP04)

Table 6.1 above demonstrates the fluctuations in housing units in Bamberg County as well as in the cities of Bamberg and Denmark. There has been a slight increase in total units across the County; however, the number of occupied units are declining which is causing an unhealthy rise in vacant units.

**Figure 6.1: Housing Type, 2017**



Source: 2013-2017 ACS

As shown in Figure 6.1, there is quite a difference between types of homes across the County. The majority of homes are single-family detached units, other types of units vary throughout the County.

*Manufactured Homes*

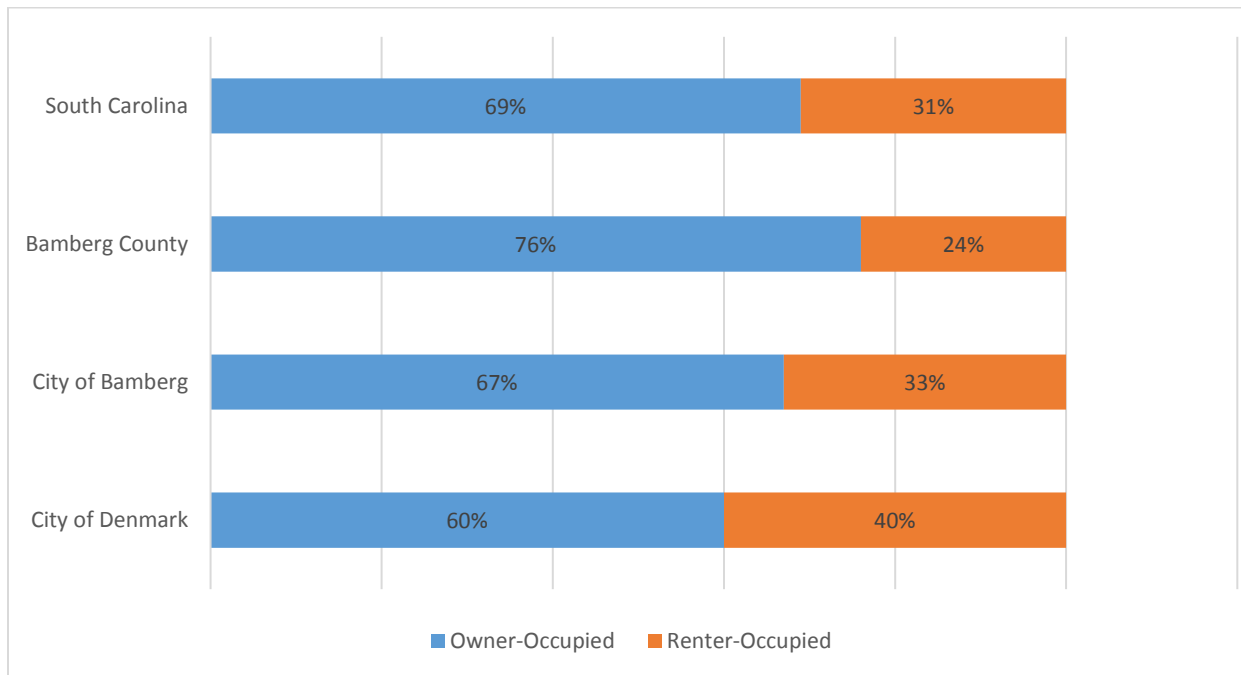
Manufactured housing is often a more affordable alternative to purchasing a stick-built home. The manufactured housing market is a very competitive industry and quite possibly a critical solution for affordable housing. In Bamberg County, approximately 33% of housing structures are manufactured homes. Home ownership for families adds positive benefits in the financial realm and non-financial

realm of people’s lives. Local government policies in place that enhance the ability for families to own their homes while promoting compatibility among all housing types is advantageous to the community’s economic and social health and well-being.

The regular misconception that manufactured housing located near adjacent site-built housing would automatically depreciate the property values of the site-built housing has occurred for many years. Manufactured homes with a fixed foundation or listed as real property often appreciate at comparable rates to site-built residential properties. There is no clear negative correlation between the overall appreciation rate of site-built residential properties and the presence of manufactured housing in close proximity. There are several factors that impact the future value such as location, community, initial price paid, age and maintenance, inflation rate, etc. The Manufactured Housing Institute of South Carolina (MHISC) is a wonderful resource tool for homebuyers in South Carolina and provides invaluable information on the manufactured housing industry.

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

**Figure 6.2: Housing Tenure, 2017**



Source: 2013-2017 ACS

Figure 6.2 compares the County’s housing tenure to the state and cities of Bamberg and Denmark. All four comparisons are similar in that owner-occupied housing is prevalent throughout the state and the County, however the County has less renters, especially in rural areas of the County.

The age of the local housing stock can be used as an indicator of local housing quality. The 2013-2017 ACS 5-year Estimates data indicate that 51.6%, or 3,971 units of the housing stock in Bamberg County was built after 1980, which means that a slight majority of the housing stock is relatively new. While this information provides some indication of quality of age of housing, the true measure of quality is dependent on more factors than are reported in Census data.

Housing	Bamberg County			City of Bamberg			City of Denmark		
	2000	2017	% Change	2000	2017	% Change	2000	2017	% Change
Total occupied housing units	6,123	5,587	-8.8%	1,406	1,168	-16.9%	1,402	986	-29.7%
Lacking complete plumbing facilities	50	23	-54.0%	8	9	12.5%	17	0	100.0%
Lacking complete kitchen facilities	39	58	-48.7%	8	9	12.5%	11	24	118.2%
No telephone service	548	170	-69.0%	144	52	-63.9%	167	7	-95.8%

Source: 2000 Census (SF3), 2013-2017 ACS (DP04)

Table 6.2 above shows the number of the homes in Bamberg County with incomplete plumbing and kitchen facilities. These numbers have decreased since the Census and are reflective of improvements taking place in the County.

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

### Housing Affordability

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

**Table 6.3: Median value of owner-occupied housing units**

	2000	2017	Percent Change
Bamberg County	\$61,800	\$65,800	6.5%
South Carolina	\$94,900	\$148,600	56.6%

Source: 2000 Census (SF3), 2013-2017 ACS (DP04)

While the state of South Carolina as a whole has seen steady increases in median home values, Bamberg County has experienced much slower growth.

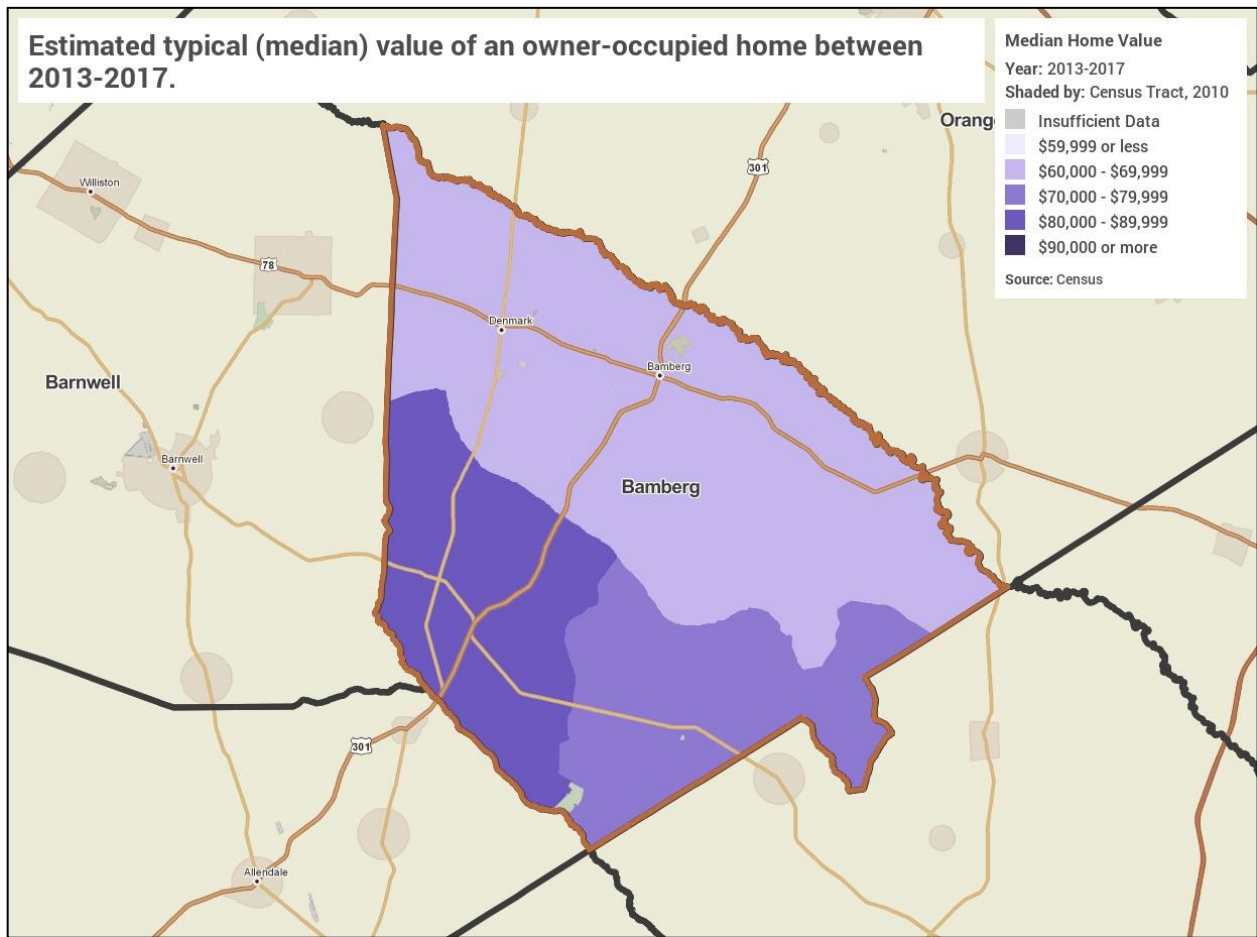
In Bamberg County, a total of 854 households were paying more than 30 percent of income on owner-occupied housing. For the City of Bamberg, the number of households paying more than 30 percent of their income on housing was 222, and for the City of Denmark it is 168 households. The following table reflects the household percentages for the County and cities of Bamberg and Denmark that spend 30 percent or more of their income on housing.

**Table 6.4: Cost Burdened Homeowners (30% or more of income on housing costs)**

<b>Table 6.4: Cost Burdened Homeowners (paying 30% or more of income on housing costs)</b>						
	<b>Bamberg County</b>		<b>City of Bamberg</b>		<b>City of Denmark</b>	
<b>Owner-occupied</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Total units w/ mortgage	1,357	100.0%	344	100.0%	205	100.0%
Cost burdened	405	29.8%	124	36.1%	118	57.6%
Total units w/o mortgage	2,785	100.0%	432	100.0%	372	100.0%
Cost burdened	449	16.1%	98	22.7%	50	13.5%
Source: 2013-2017 ACS (DP04)						

According to the Housing Mortgage Disclosure Act (HMDA) data, in 2016 the median amount of a home purchase loan was \$106,000, which is 6% higher than the year prior. This is still far below the average home purchase loan in the state at \$180,000.

**Map 6.1: Median Home Value in Bamberg County**



Source: 2013-2017 ACS

Homes in the southwest areas of the County have a higher value as compared to the rest of the County.

*Renters*

In 2017, the median contract rent for Bamberg County was estimated at \$465, which is an increase of 114.3% since 2000. In the state of South Carolina, median contract rent was \$638, which is an increase of 60.7% since 2000. While the median rent contract for South Carolina as a whole is higher than in Bamberg County, the data indicates that the rate of increase for median rent is higher in the County.

	<b>2000</b>	<b>2017</b>	<b>Percent Change</b>
Bamberg County	\$217	\$465	114.3%
South Carolina	\$397	\$638	60.7%

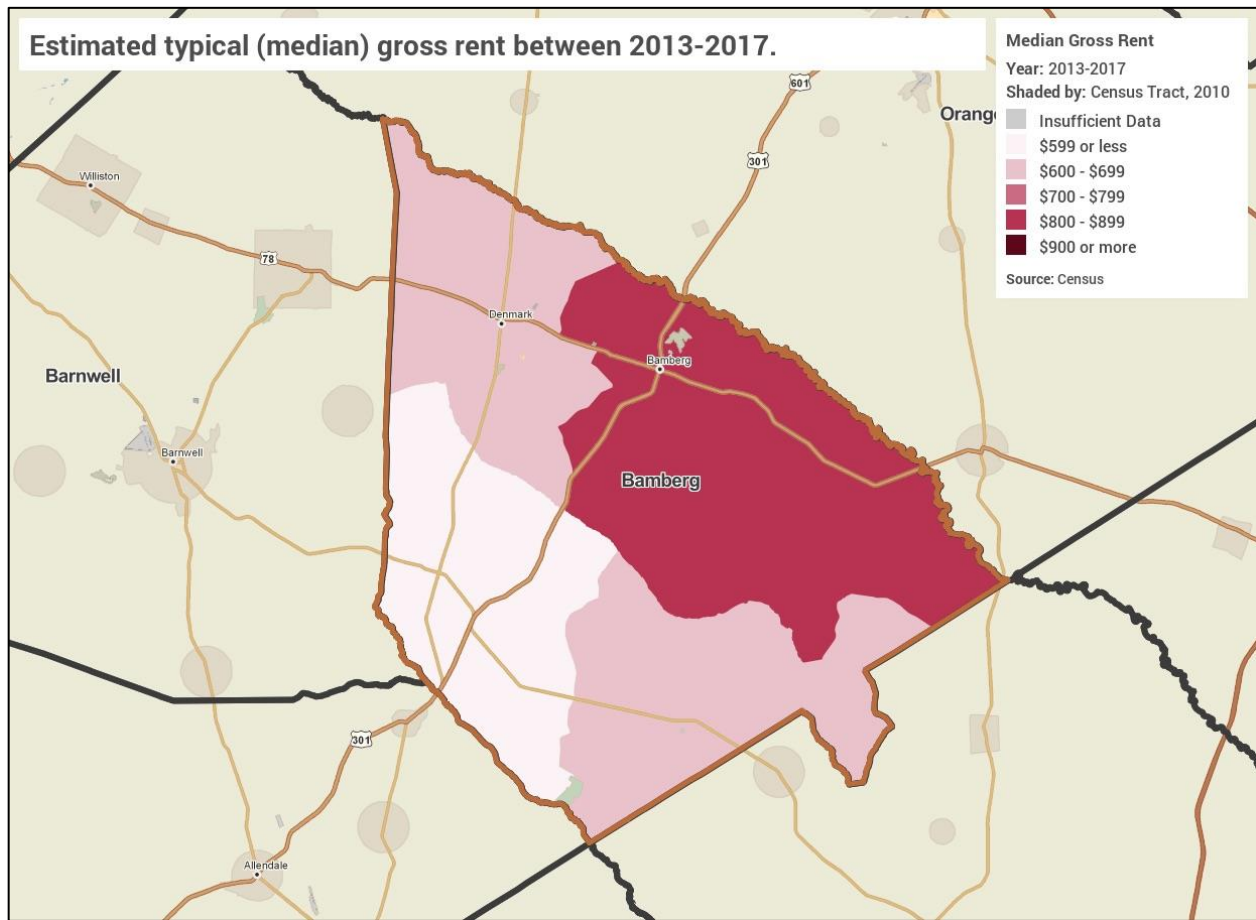
Source: 2000 Census (H056), 2013-2017 ACS (B25058)

Almost three-quarters of the renting population is housing cost burdened. With rents continuing to rise, housing will become less and less affordable for renters. Further, cost burdened renters are especially at risk of becoming homeless.

<b>Renter-occupied</b>	<b>Bamberg County</b>		<b>City of Bamberg</b>		<b>City of Denmark</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Total renter units	1,045	100.0%	294	100.0%	319	100.0%
Cost burdened	768	73.5%	206	70.1%	253	79.3%

Source: 2013-2017 ACS (DP04)  
 Data note: Total renter units for renters paying rent.

**Map 6.2: Median Rent in Bamberg County**



Source: 2013-2017 ACS

According to Map 6.2, rents are highest in the northeast areas of the County, and range between \$800-900. In the southwest portion of the County, rent is typically a bit lower, and is approximately \$599 or less.

Fair market rent in Bamberg County ranges by property type. The figure below reflects rent by property type for the County.

	<b>Efficiency</b>	<b>1-bedroom</b>	<b>2-bedroom</b>	<b>3-bedroom</b>	<b>4-bedroom</b>
Bamberg County	\$558	\$560	\$741	\$928	\$1,002

Source: HUD FMR Documentation System



## **Housing Discrimination**

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

### **6.3: Housing Element Goal**

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

#### **Housing Element Needs**

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

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

### **6.4: Housing Element Strategies and Time Frames**

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

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

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

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

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

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

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

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

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

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

## Chapter 7: Transportation Element

### 7.1: Overview

Transportation is an important *Comprehensive Plan* Element because it provides the strategies tying the movement of people and goods with the strategies of economic development and land use. Because roads are capital facilities maintained in part by the County, they are linked to the strategies for capital facility improvements and the provision of adequate public facilities. Furthermore, the general health, safety, and welfare of the citizens and visitors to Bamberg County are strongly influenced by the road network's ability to handle capacity during emergencies and other events when traffic volumes are increased.

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

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

#### Purpose and Intent

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

### 7.2: Background and Inventory of Existing Conditions

The County's primary function in relationship to transportation is through improvements of roadways and drainage. In Bamberg County, transportation planning is a combined effort of the County, the County Transportation Committee (CTC), adjacent counties and municipalities, the South Carolina Department of Transportation (SCDOT), and the Lower Savannah Council of Governments (LSCOG), which is the rural transportation planning organization for the region as designated by the SCDOT. Together, these agencies analyze the short and long-range transportation needs of the region and offer a public forum for transportation decision making. The LSCOG prepares a five-year plan which is included in the SCDOT Statewide Transportation Improvement Program (STIP).

## South Carolina Department of Transportation

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

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

1. The *Rural Planning Work Program* (RPWP) lists the transportation tasks to be performed by the LSCOG planning staff on an annual basis
2. The *Long-Range Transportation Plan* (LRTP) is used as a guide for region plans to invest in the transportation system over a 25-year period. The plan includes environmental, social, and intermodal considerations. Estimated available financial resources guide the vision of the LRTP. The LRTP was adopted in 2005 and must be updated every five years to reflect changing conditions. The plan is currently being updated for 2045.
3. The *Transportation Improvement Program* (TIP) is a short-range five-year capital improvement program prioritizing projects for federal funding. The current program spans from fiscal years 2017-2022. A project must have available funding and be included in the LRTP to be included in the TIP.

Map 7.5 of the existing LSCOG Guidesshare project is included in this Transportation Element of the Comprehensive Plan.

### Functional Class Definitions

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

Principal Arterials: Roadways that serve high-volume traffic over long distances. Access is highly controlled with a limited number of intersections, medians with infrequent openings, and no direct parcel access. Adjacent land uses are served by other network roadways, service roads and inter-parcel connections (e.g., US 301/601, US 78, and US 321).

Minor Arterials: Roadways that serve high-volume traffic over medium distances. Access is restricted through prescribed distances between intersections, use of medians, and no or limited direct parcel access (e.g., SC 64, SC 70, SC 332, US 362).

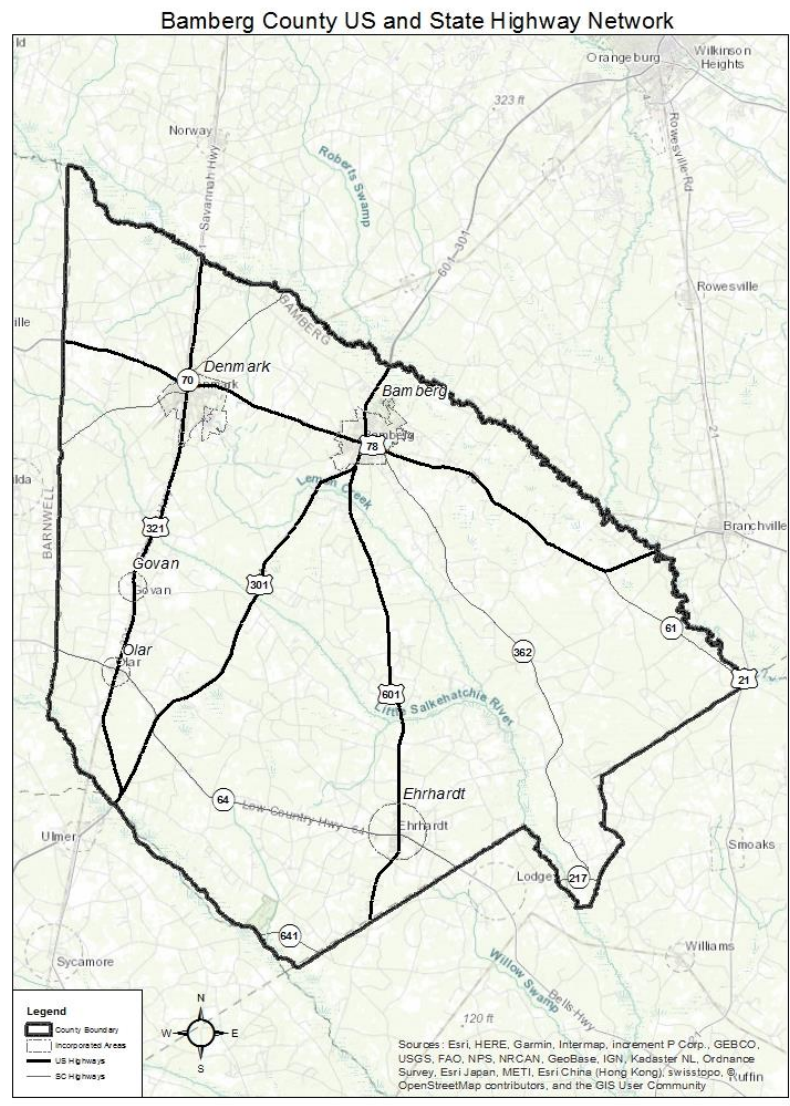
Collectors: Roadways that serve as links between local access facilities and arterial facilities over medium to long distances, outside of or adjacent to subdivision developments. Collectors are managed to maximize the safe operation of through-movements and to distribute traffic to local access.

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

The primary means of transportation in the County is the automobile, which requires a reliable road network. The County has an extensive network of county and state roads. Additionally, two (2) interstates (I-26 (E-W) and I-95 (N-S)) are within a 25 minute drive and the County is within a 45 minute drive to I-77 and I-20- near Columbia. There are four State highways, which are reflected in Map 7.1: SC Highway Network below.

**Map 7.1: US and SC Highway Network**

Traffic volumes are used to measure how much traffic or congestion there is in a particular section



of the road network. Traffic volumes are measured in Average Daily Trips (ADTs). The map below reflects the traffic volumes for the major US and SC routes in Bamberg County. The ADTs are provided by SCDOT and include 2017 most recent available data.

The U.S. Census Bureau, 2013-2017 American Community Survey 5-year Estimates show that 5,418 Bamberg County residents commuted to work. Of those:

- 57.4% work in Bamberg County
- 42.6% work outside of Bamberg County

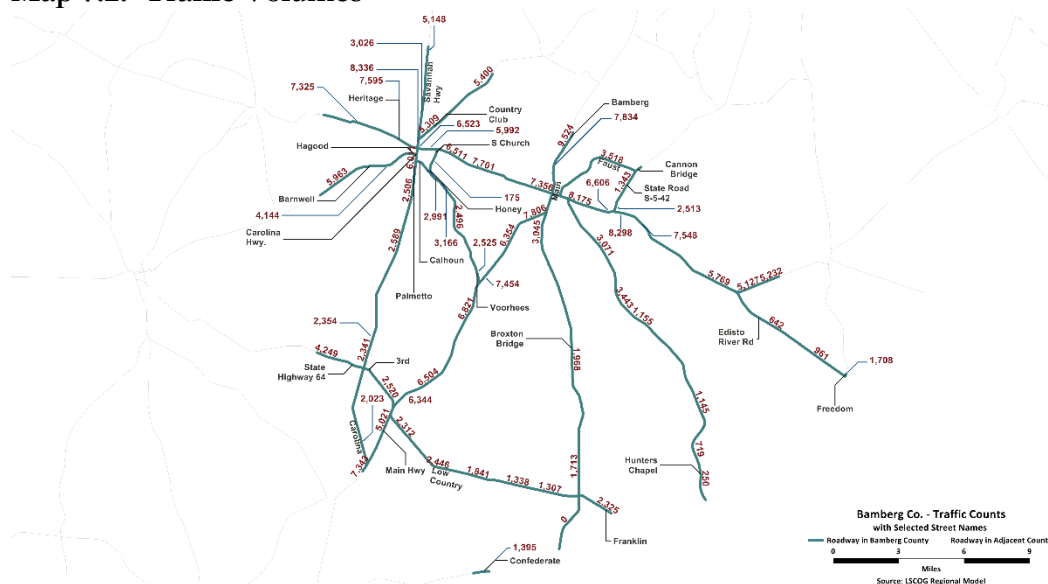
Mode of Commute	#	%
Drive Alone	4,405	81.3
Carpool	599	11.0
Public Transit	65	1.2
Walk	206	3.8
Taxi, Bicycle	50	0.9
Work at Home	93	1.7

Source: US Census Bureau, 2013-2017 ACS 5 – year Estimates

Bamberg County residents heavily rely on personal automobiles to get to work and perform other necessary activities.

Land use patterns affect transportation infrastructure requirements and increase transportation costs. Therefore, the transportation and land use elements need to be coordinated.

**Map 7.2: Traffic Volumes**



Source: South Carolina Department of Transportation

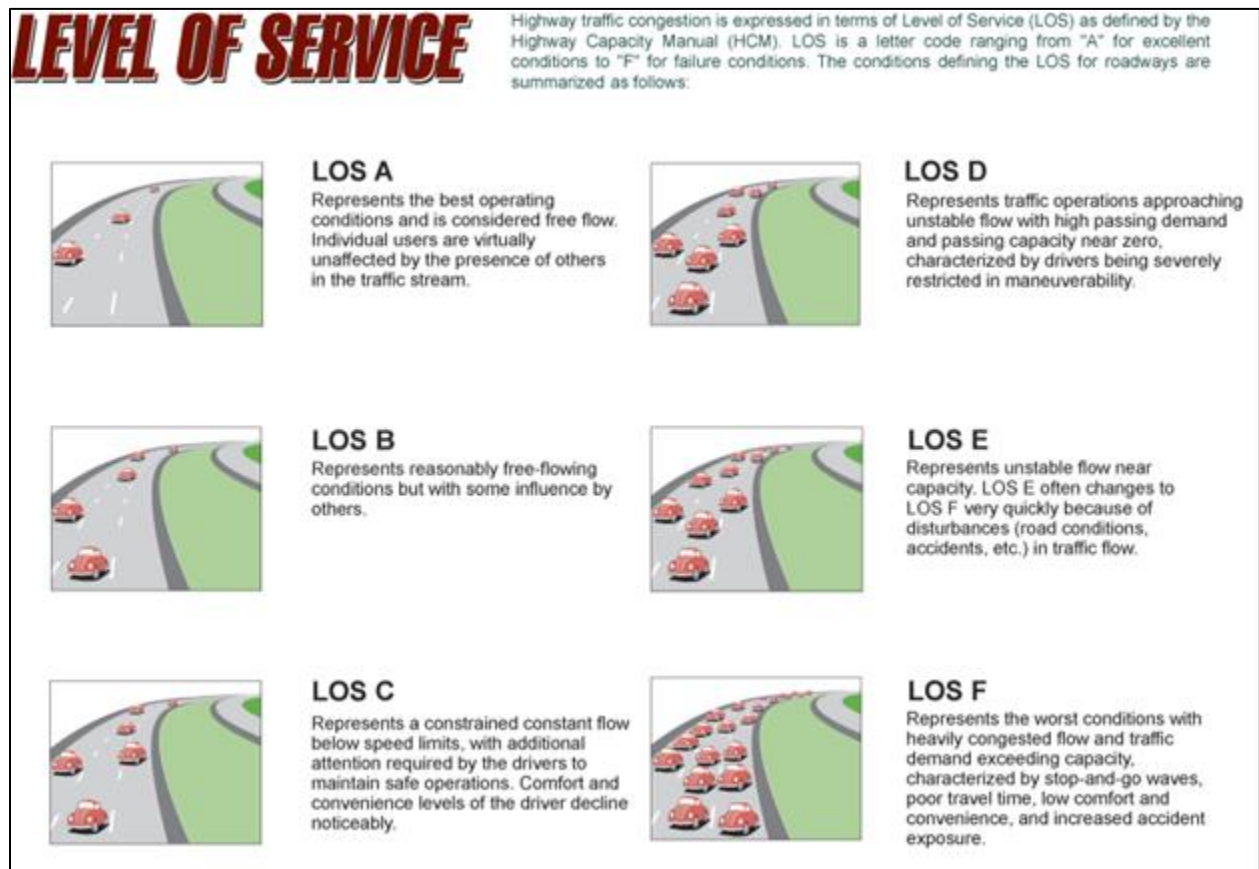
Traffic volumes are useful when planning for future growth and development, particularly to developers in the retail sector, in determining future retail locations. Traffic volumes, current and future land use patterns, as well as other factors are a critical component to analyze the need for improvements to the existing road system and for new roads. Local population significantly influences

the relationship between transportation and land use. Population growth in areas where current transportation infrastructure is inadequate adds significantly to travel times. Alleviating potential traffic woes requires identifying existing traffic problem areas, while looking at future population projections and identifying potential long-range road improvement projects.

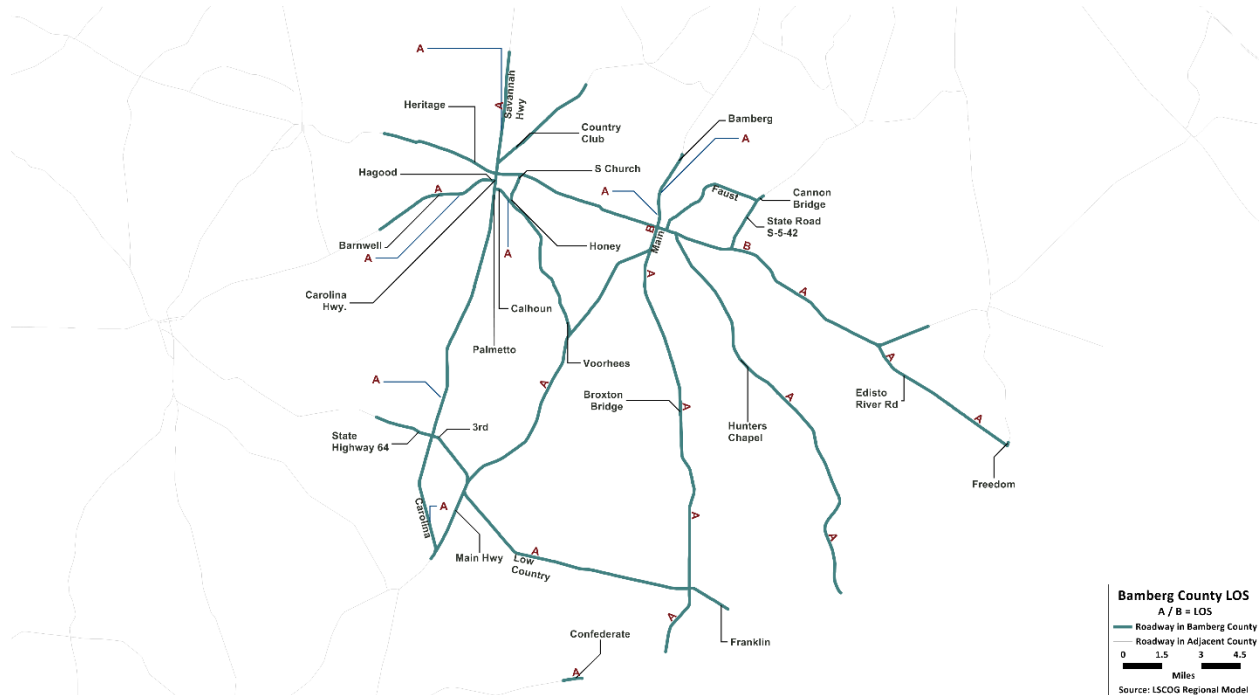
The Level of Service (LOS) is one factor used to determine the need for road improvements. The LOS ranges from A to F depending on the particular road and traffic counts. A LOS A signifies that desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only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

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

**Figure 7.1: Level of Service**



**Map 7.3: Level of Service (LOS):**



*Source: South Carolina Department of Transportation*

Currently, the existing transportation network in Bamberg County appears to be functioning adequately, and seems to facilitate direct access through the municipalities and county and between the populated areas of economic activity.

The majority of the identified roadway segments identified by SCDOT (2019 Average Daily Traffic) have an estimated ADT of 400 up to 5,000 vehicles per day. The highest ADTs are US 301 (10,300), US 78 (6,700) and US 321 (5,500). Based on the traffic volumes for the routes throughout Bamberg County, the LOS for the transportation system is an A to B, which is a range from a completely free-flow condition to free flowing with some influence by others.

**Rail Access**

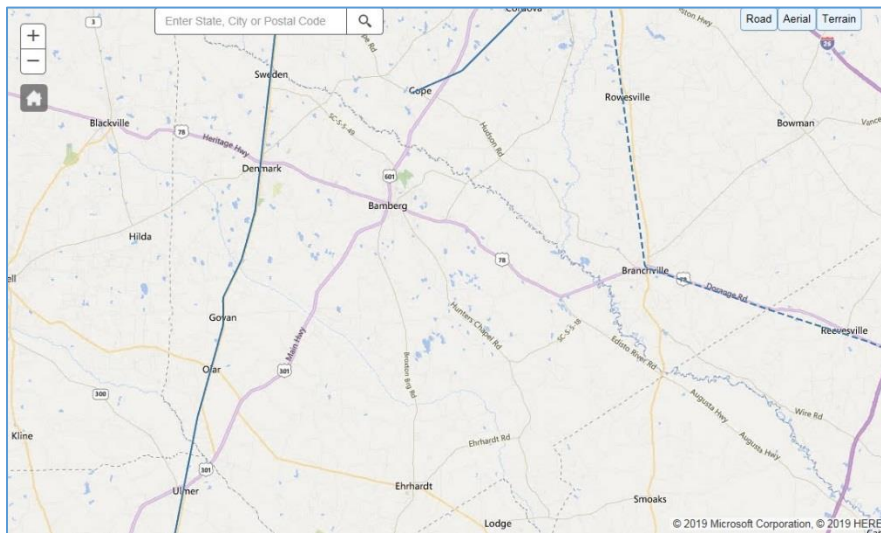
Bamberg County has access to CSX rail lines. According to the Southern Carolina Alliance, a number of Bamberg County's vacant industrial sites and buildings have access to rail including:

- Wolf Site (158 acres)
- Guess Tract (130 acres)
- Marlowe Tract (85 acres)
- SCA Site (17 acres)
- Brabham Site (10 acres)
- Holland Hitch Industrial Building (107,945 square feet)



**Map 7.4: CSX Rail System****Rail Passenger Service**

In most rural portions of the U.S., rail passenger service is no longer available. However, Bamberg County is unique in having passenger rail service provided by the Amtrak Silver Star Passenger trains, located in Denmark (DNK). The Denmark stop is located between Columbia, SC and Savannah, GA as part of the route that runs along the east coast from New York to Miami, plus connectors to western destinations.



The Silver Star route connects New York/Tampa/Miami via Columbia. The train arrives in Denmark at 2:35 am going south to Savannah, GA and arrives in Denmark going north to Columbia, SC at 2:45 am.

**Airports**

Major commercial air transportation service is available near Columbia, approximately 60 miles to the northwest, or Charleston approximately 80 miles to the southeast. One county owned airport serves Bamberg County. The Bamberg County Airport is owned and operated by Bamberg County and is located 5 miles west of the town of Bamberg at 709 Airport Road. The airport is the home base to a number of private aircraft. The main runway is 3,600 feet.

There is an approach lighting system (ODALS), an airport beacon, medium intensity lighting, and a capacity for VOR and NDB non-precision instrument approach. The airport is attended and open daily from 8 am until dark. In addition, the Bamberg County Airport Park is adjacent to the airport.

**Sea Ports**

The Port of Charleston is the nearest seaport to Bamberg County, and is located approximately 90 miles southeast of the county. The Port of Charleston is the busiest container port along the Southeast and Gulf coasts, and ranks fourth nationwide. Access to the port includes both highway, via Interstate 26, and rail via CSX.

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

## **Biking/Walking**

In 2012 the Lower Savannah Council of Governments completed the *LSCOG Regional Bicycle and Pedestrian Plan*, in 2016 the City of Denmark, SC DHEC and ALTA Planning and Design completed *Walkable Denmark*, and in 2018 the City of Bamberg, SC DHEC and ALTA completed the *Bamberg Pedestrian Master Plan*. All three documents discussed multi-modal or alternative modes of transportation focusing on walking and bicycles. The studies provided current information and future plans to accommodate both modes that includes additional sidewalks, bike lanes, wider shoulders, trails, pedestrian crosswalks with ADA compliant ramps and tactile pads, signage etc. A multimodal approach to transportation planning is crucial in reaching the needs of all users of the transportation system. Biking and walking may be the only option for some citizens of the county, and it is imperative that the county be mindful of the many opportunities to address this alternative transportation need.

The 2012 LSCOG Regional Bicycle and Pedestrian Plan states that the County and the two largest cities are pedestrian centric. US 78 (part of the Heritage Highway) is the main thoroughfare connecting the two municipalities. Both cities have public primary schools and the City of Denmark is the home to Denmark Technical College (1,838 undergraduate students) and Voorhees College (642 undergraduate students). The LSCOG Plan stated that in 2012, there were 11,256 walking trips and 766 bicycling trips annually and these numbers were anticipated to increase in 2025 to 15,147 walking trips and 1,375 bicycle trips annually. The Plan notes that there is significant pedestrian and bicycle traffic along US 78 and calls for paved shoulders (4 feet inside the cities and 6 feet outside the cities). This suggestion was incorporated into the LSCOG's LRTP and is part of the 2017-2022 Guideshare projects. The project planning and right-of-way segments are being completed and construction is slated for 2020.

The Bamberg Pedestrian Master Plan and *Walkable Denmark* focus on similar concepts including the relationship between walking and bicycling with safety, healthy life styles (exercise and food), economic development, rails-to-trails and significant structural changes to roadway and their relationship to their surroundings. Both plans lay out the need for safe crosswalks and sidewalk. Each looks at abandoned trails to provide walking paths.

*Walkable Denmark* discusses the constraints of poor connectivity between the City and the colleges and the need to reconfigure the downtown to a more human scale. Recent examples of human scale development projects include the “road diet” project on US 78 at US 301 and the current streetscape project underway on the adjacent block in downtown. Denmark recently formed a Pedestrian Planning Steering Committee that reports to the City Council. The group is looking at both activities (parks and recreation) and infrastructure (sidewalks, crosswalks, etc.).

In the County and municipalities, there is a high level of interest in pedestrian and bicycle modes of travel. The existing Plans should be used as blueprints to both infrastructure and programmatic activities. These Plans can be a springboard to other economic activities.

## **South Carolina Multimodal Transportation Plan and Freight Network Study**

Every five-years the state of South Carolina updates its transportation plan. US 78 is part of the multimodal Freight Network but it is not considered a critical rural freight corridor. US 321, US 301 and US 601 are considered Strategic Highway Corridors by SCDOT. The Department is currently

updating the Multimodal Plan and it is expected to be released at the end of 2019. No reclassifications to Bamberg County roadways are expected in the next update.

### Other Transportation Initiatives

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

The Bamberg County “C” Program apportionment of funds for Fiscal Year 2018-2019 was \$767,900M. This amount is based on the following:

County	Area		Population		Rural Roads		Apportionment	
	<i>Sq. Mi</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Miles</i>	<i>Percent</i>	<i>Percent</i>	<i>Amount</i>
Bamberg	393	1.31	15,987	0.35	666	3.89	0.89	767,900

Source: SCDOT

The total amount of “C” funds for the State of SC was \$86.2M.

**Table 7.1: Bamberg County C-Fund Projects (Open)**

Location	Phase	Status
Colston/Rivers Bridge	Construction - Resurface	On-going
Mill and Courthouse Loop	Construction - Resurface	On-going
Second Street	Construction – Street Improvements	On-going
Dally Road	PE - Paving	Under Contract
Sunny Brook Lane	Construction – Grading, drainage	On-going
Parking for Annex	Construction – Reconfiguration, etc.	On-going
Gum Tree	Construction - Pavement	On-going
Bobcat Landing	Construction - Resurface	On-going
Courthouse Loop	Construction - Improvements	On-going
Barnwell Hwy – med facility	Construction	Under Contract
Hampton, Cypress, Mayfield, etc.	Programmed - Resurfacing	

## **Public Transportation**

The Bamberg County Office on Aging (BCOA) runs Bamberg County public transit system and runs 29 vehicles. In fiscal year 2018-2019, the Office on Aging was running almost 400 trips per day. Half of the trips are Medicaid trips and half are public trips. Approximately 70% of those trips are re-occurring trips to dialysis or work (150 a day). The remainder of the trips are non-reoccurring and include trips to the group dining site.

## **Complete Streets**

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

The Complete Streets concept is applicable in both rural and urban communities and balances safety and convenience for everyone who uses the roads. This concept is especially important to keep (or recapture) in smaller downtown retail centers, and help connect downtown and schools with the surrounding residential communities.

## **Safe Routes to School**

South Carolina is the only state in which the State Department of Education owns, operates, and maintains the fleet of school buses that service all South Carolina public schools. This bus service is not required to provide pick-up and drop-off within a 1.5-mile radius of schools. For students living within this 1.5 radius who walk and bike to school with non-existent or inadequate facilities such as sidewalks and bike lanes, getting to school can be unsafe.

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

Individualized plans are developed for each participating school. Previously two (2) Bamberg County schools participated in the SRTS program: Denmark – Olar Elementary School (District 2) and Bamberg - Ehrhardt Middle School (District 1).

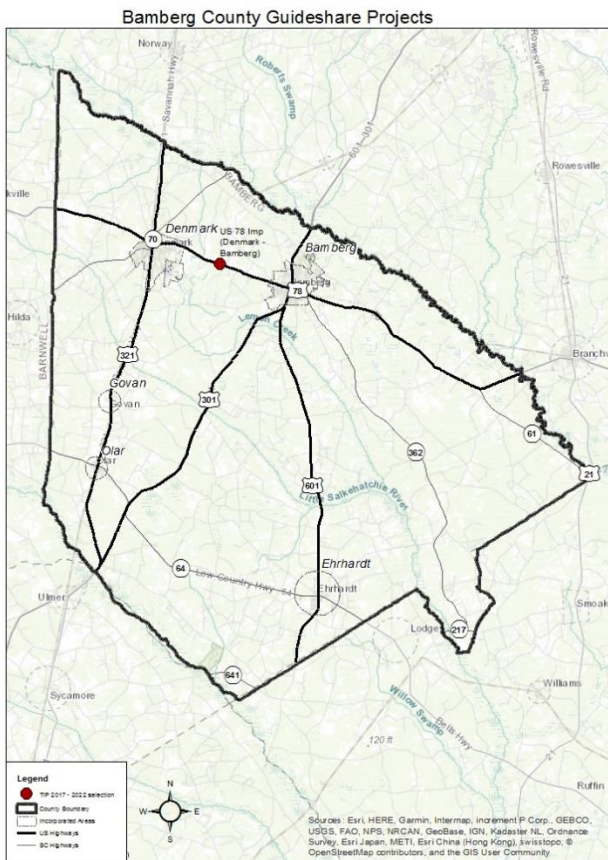
## **LSCOG Guideshare Projects**

Included below is the remaining programmed Guideshare project for Bamberg County and associated map for the 2017-2022 STIP years.

### **Map 7.5: Guideshare Project**

Corridor improvements include shoulder enhancements along SC 78. The recommendations include four (4) to six (6) foot paved shoulders, striping, signage, etc. Map 7.5 below reflects the Guideshare funded Corridor Improvement project between the towns of Bamberg and Denmark (US 78 Corridor Improvement - Phase II).

Map 7.5



**Intersection Improvement Projects:**

- None at this time

**Corridor Improvement**

- U.S. 78 Phase II, Denmark to Bamberg, Construction to begin in 2020

**7.3: Transportation Element Goal**

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

## Transportation Element Needs

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

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

### 7.4: Transportation Element Strategies and Time Frames

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

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

T 2. Explore opportunities to use the existing CSX rail line (in partnership with SCA and LSCOG) to attract suitable manufacturing and other industrial companies to Bamberg County. Ensure that the land use and zoning designations of these parcels are aligned with potential industrial uses.

T 3. Explore opportunities to use the existing Amtrak passenger rail stop in Denmark as a multi-modal transportation point for regional travelers. Determine if there is the potential for enhanced passenger usage of the stop considering its early morning stops.

T 4. Explore rails-to-trails opportunities turning abandoned rail lines into walking and bicycle paths for residents and visitors.

T 5. Support the existing and new walking trail and sidewalk projects in Denmark that will connect the downtown with Voorhees College and Denmark Technical College.

T 6. Support and assist in the expansion of the Safe Routes to School program by exploring and applying for funding through the Surface Transportation Block Grant (STBG) program funding for Transportation Alternatives (TA).

T 7. Support and assist in the widening of SC 70 in front of the Bamberg-Barnwell Emergency Center with LSCOG Guideshare and CTC funds.

## Chapter 8: Priority Investment Element

### 8.1: Overview

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

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

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

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

#### Purpose and Intent

The Priority Investment Element prioritizes the implementation actions for the County over the next ten years through strategies, implementation initiatives and an implementation toolbox. This Element provides guidance for implementation of strategies contained in the other Plan Elements by analyzing the potential federal, state, and local funds available for public infrastructure and facilities during the next ten years and prioritizing projects recommended for that funding. The strategies and implementation measures contained in this element: identify service providers, organizations and

municipalities with which the County should coordinate provision of services; reference elements of this Plan which identify locations for improvements to public facilities; support the prioritization of County funds; lay groundwork for intergovernmental coordination; and provide the implementation tools to accomplish the strategies of the Plan elements.

## 8.2: Background and Inventory of Existing Conditions

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

The Bamberg County General Fund;

The County Transportation “C” funds Program;

The Capital Sales Penny Tax;

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

The HOME Program; and

The LSCOG Rural Guideshare Program

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

### 1. Population Element

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

### 2. Economic Development Element

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

### 3. Natural Resources Element and Cultural Resources Element

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

### 4. Housing Element

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

### 5. Transportation Element

Identifies the locations and types of improvements planned for the County’s transportation systems for the next 20 years. The Transportation Element also references the *Transportation Improvement Plan* (TIP) completed by the LSCOG, and the County Transportation Committee (CTC) that coordinates



the recommended transportation improvements with the underlying land use recommendations carried forward in this Plan and provides recommendations for allocation of state and federal funding as well as the local Penny Sales Tax Program.

**6. Community Facilities Element**

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

**7. Land Use Element**

Contains specific recommendations on the location, type, form, and intensity of growth that should occur in the County. The Land Use Element contains specific guidelines for each of these areas, which reference the provision of services appropriate to maintain and enhance their respective character. The character of the Rural Area has been identified in this Plan as a unique and valuable resource in the County. There are limited public facilities and services in the Rural Area. The Plan includes guidelines for preservation of agricultural and rural landscapes, and makes it clear that roads and services should be of a high quality while maintaining and enhancing the rural character. Strategies and implementation measures for the Rural Area focus on improvement of quality without significant expansion of capacity that may encourage more suburban style growth.

**2015 Capital Improvement Plan**

*Table 8.1: Bamberg County Capital Improvement Projects, approved in 2018.*

Bamberg County	City of Bamberg	City of Denmark	Town of Olar	Town of Ehrhardt	Town of Govan
Law Enforcement Complex (I)	Welcome Center and Tourism Building	Renovation of Old City Hall and Police Dept. Relocation	Upgrade of Water System	Completion of Ehrhardt Park	Renovation of Town Hall
Little Swamp Community Center Renovations	Walkway and Berm Construction and Upgrades		Renovation of Town Hall		
	Raider Park Trail and Lighting				

**8.3: Priority Investment Element Goals**

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

**Priority Investment Element Needs**

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

- Interjurisdictional coordination;
- Annual planning work program for implementation of this Plan;
- Capital Improvements Programming and funding options; and

- Responding to changes by authorizing alternatives to conventional land use and development patterns.

#### 8.4: Priority Investment Element Strategies and Time Frames

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

PI 1. Prepare and update a five to ten year Capital Improvement Plan that includes funding options and coordinates with the Land Use, Community Facilities, and Transportation Elements of the *Comprehensive Plan*.

PI 2. Review and update the *Zoning and Land Development Regulations Ordinance* to ensure these regulations reflect the recommendations of the *Comprehensive Plan* elements including but not limited to infill development, rural preservation, development quality, resource protection, housing affordability, and economic development.

PI 3. Coordinate efforts to address specific planning issues involving Bamberg County including, but not limited to:

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

PI 4. Seek agreements with water providers and agencies providing wastewater treatment that will:

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

PI 5. Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.

PI 6. Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.

PI 7. Continue regional coordination with Orangeburg County, Barnwell County, Allendale County, and other neighboring counties to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services, etc.

PI 8. Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Bamberg County.

PI 9. Continue coordinating with SCDOT and LSCOG to enhance transportation planning in Bamberg County, focused upon the following:

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

PI 10. Continue Emergency Planning coordination with surrounding counties, LSCOG and the South Carolina Emergency Management Division (SC EMD) to adequately plan for natural and man-made disasters.

PI 11. Provide for allowances in the Zoning and Land Development Regulations. Ordinance for potential new energy and sustainability endeavors.

PI 12. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.

## 8.5: Implementation Initiatives

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

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

### A. Area Specific Strategic Planning

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

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

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

## **B. Capital Improvement Plan and Funding Options**

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

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

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

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

## **C. Interjurisdictional Coordination**

Interjurisdictional coordination can be informal such as regular meetings between staff and open sharing of information, or formal, when an official contract, such as a Memorandum of Agreement, is enacted between jurisdictions. There are many topics in the *Comprehensive Plan* that would benefit from increased coordination including:

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

#### **D. Rural Preservation**

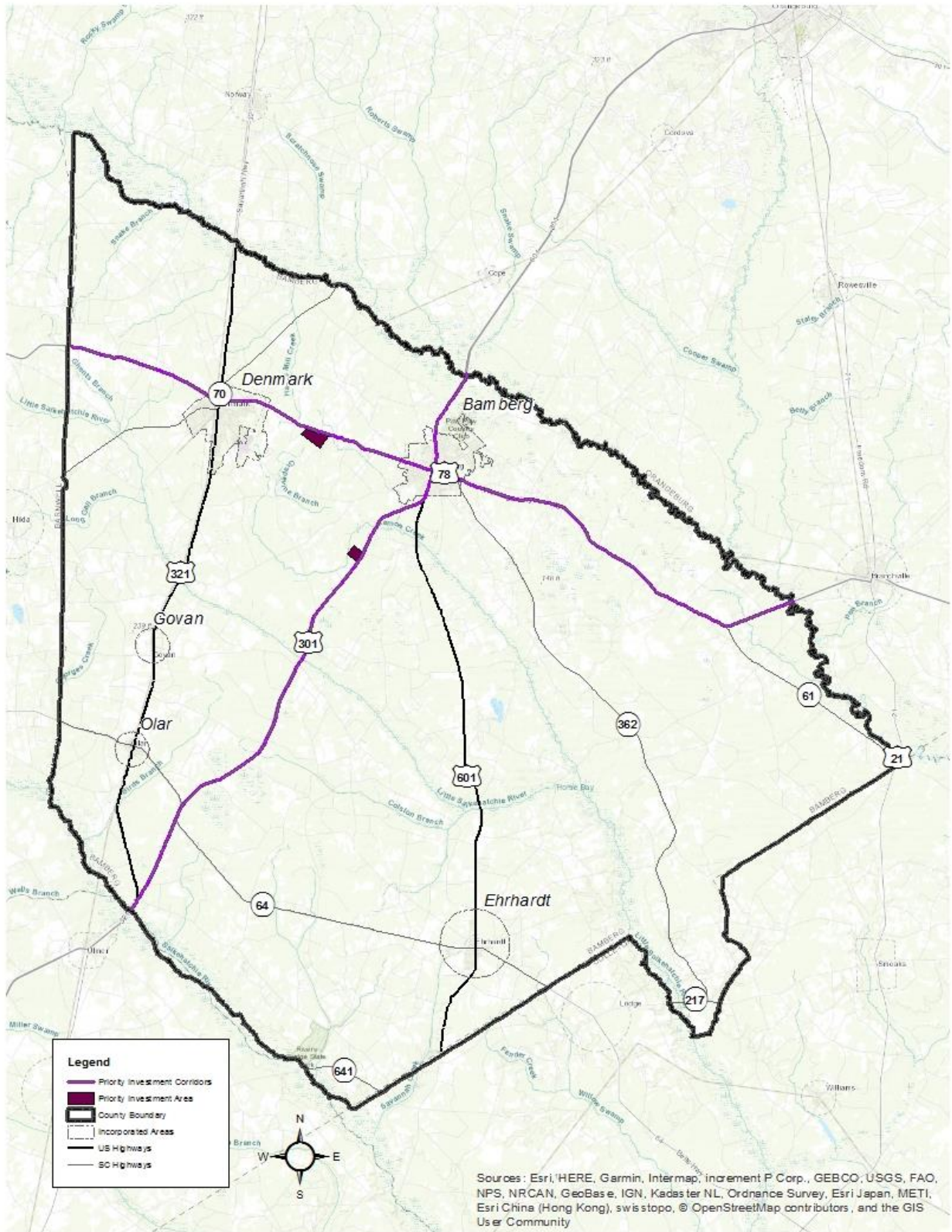
Preservation of the natural and cultivated rural character of the Lower Savannah landscape is among one of the highest priorities of this Plan, particularly about its contribution to the character and quality of life for residents of the County and region. The unique rural landscape and the historic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

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

#### **Priority Investment Areas**

The Priority Investment Act (PIA) allows local governments to develop market-based incentives and reduce unnecessary housing regulatory requirements, and encourage development of traditional and non-traditional neighborhood designs and affordable housing in priority investment areas. Bamberg County should consider addressing this aspect of the Act by designating priority development areas. These areas would indicated where growth should be concentrated, enabling a mix of housing types and costs, a variety of uses, bike and pedestrian friendly design, and the inclusion of open space. The map on the following page illustrates four main priority investment areas: Urban Area PIA, and Industrial/Commercial Corridor PIA. The Urban Areas are located in the municipalities and the Industrial/Commercial Corridors are along US 78 and US 301, and within the existing industrial parks.

Map 8.1: Bamberg County Priority Investment Areas



## Chapter 9: Land Use Element

### 9.1: Overview

The Land Use Element of the Comprehensive Plan has two significant components that work together to create a complete illustration of land-based factors impacting development over the next decade: the current land use analysis and the future land use map. The first step involves conducting a complete review of how land is being used throughout the county by creating a snapshot of present conditions. The Existing Land Use Map also tells the history of land development of how parcels have developed (or not) and also helps identify conditions which have influenced and may influence future growth within the county and its municipalities.

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

The Land Use Element is not intended to be a regulatory device, but rather to act as a policy tool to assist the county in making land use decisions, taking into the consideration of the needs of property owners. It is designed to tell the story of where the county is and where it desires to be in regard to the utilization of its land resources. This is accomplished through a detailed existing land use inventory and establishment of overarching goals supported by a series of strategies and recommendations to promote implementation and action.

#### Purpose and Intent

The following land use information, recommendations, and strategies help in determining future expectations and the degree of departure, if any, from established patterns of growth and intensity which may be applied in planning any future development. The recommendations and strategies, particularly those contained in the Future Land Use portion of the Plan, are intended to provide guidance for the location and intensity of land uses to support the county in its review and update of the Zoning and Land Development Regulations Ordinance. The Future Land Use portion of the Plan provides qualitative strategies to shape the character of preserved and developed land areas in the county and further distinguish the Rural and Urban/Suburban Areas. Combined, the associated aspects of the Land Use Element establish a flexible yet predictable method for determining the appropriateness of proposed development to shape the future of the county.

### 9.2: Existing Land Use

Bamberg County completed its first comprehensive inventory of the existing land uses in the unincorporated portions of the county in 2007 utilizing Geographic Information Systems (GIS) technology, current county records, and aerial imagery. The existing land use categories, statistics, and map are illustrated in *Table 9.1: Existing Land Use Categories* and *Map 9.1: Existing Land Use Map* on the following pages.

Bamberg County currently encompasses approximately 247,033 acres of land, which includes 11,727 parcels. Existing land use includes the full range of urban uses including residential, commercial,

industrial, public and semi-public uses, as well as vacant land. The majority of the county is agricultural and woodland. Agricultural land comprises approximately 51 percent of the unincorporated land area. Woodland comprises approximately 20 percent of the land area. Urban and suburban areas account for approximately 14 percent of the total land area, of which about 2 percent is incorporated into 5 municipalities and towns. Most of the suburban areas are located adjacent to the borders of the incorporated places. However, there are pockets of isolated rural residential communities that have been identified in the land use analysis.

## **Existing Land Use Categories**

### **Residential Land Use**

The existing residential land use in Bamberg County fits into two primary categories: single-family residential (RSF), multi-family residential (RMF) and residential manufactured homes (RMH). All three of these residential uses are scattered across the county and make up approximately 10% of the total land use. After thorough land use field work, it appears that single-family residential is the most prevalent type of housing at this time, with about 9 percent of the total land use being RSF.

### **Commercial Land Use**

Commercial land use makes up less than 1 percent of the county's total land use.

### **Industrial Land Use**

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

### **Public and Semi-public Land Use**

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

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

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

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

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

### **Agricultural and Vacant Land**

There are areas in the county comprised of either vacant land or land that is being used for agricultural purposes. The vacant land consists of both platted lots as well as vacant acreage. Some of the vacant



acreage is agricultural land that is not currently under cultivation. Areas have been identified along major roadways that have the potential to be developed into commercial property, as well as other areas of vacant land that would be better suited for residential development. Agricultural land use comprises approximately 51 percent of the total land use of the county, whereas vacant land use makes up approximately 2 percent of the total land use.

### **Open Space**

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

The table on the following page illustrates the categories of land use and their percentages for Bamberg County.

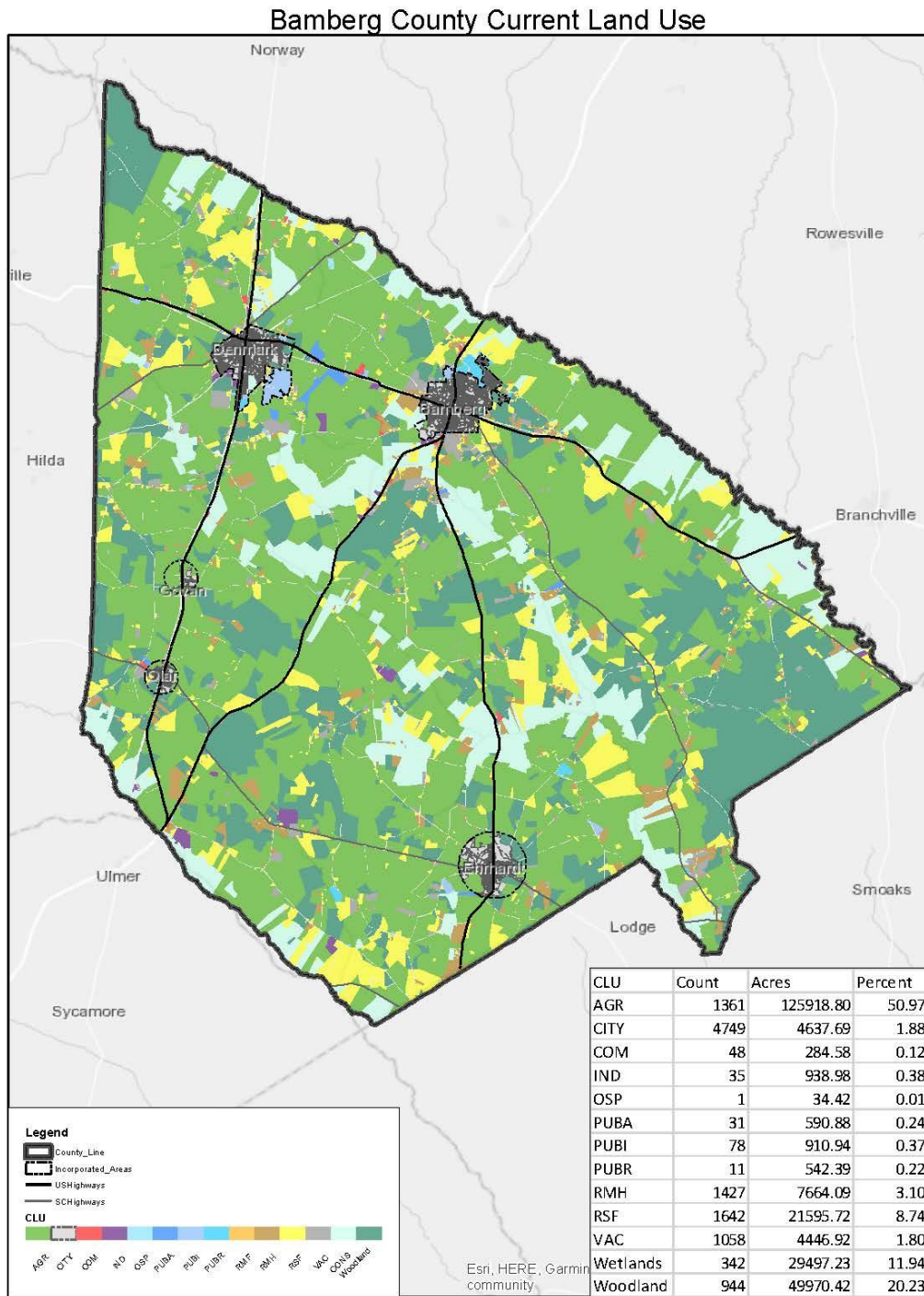
**Table 9.1: Existing Land Use Categories: Bamberg County**

Land Use Category	COUNT	ACRE	PERCENT
Agriculture (AGR)	1,361	125,918.80	51%
City	4,749	4,637.69	2%
Commercial (COM)	48	284.58	<1%
Industrial (IND)	35	938.98	<1%
Open Space (OSP)	1	34.42	<1%
Public Administration (PUBA)	31	590.88	<1%
Public Institutional (PUBI)	78	910.94	<1%
Public Recreation (PUBR)	11	542.39	<1%
Residential Manufactured Housing (RMH)	1,427	7664.09	3%
Residential Single Family (RSF)	1,642	21,595.72	9%
Vacant (VAC)	1,058	4,446.92	2%
Woodland	944	49,970.42	20%
Wetlands	342	29,497.23	12%
Total	11,727	247,033.06	100%

Land use patterns have remained mostly unchanged since the previous survey was completed in 2007. Conflicts in existing land use are relatively few and minor in nature. While most of the concentrated development is found within the incorporated municipal limits, the unincorporated areas contain some variety of development. There are also a few pockets of rural unincorporated communities throughout the county. The rural landscape is characterized by low-density residential development, commercial uses at major intersections, public uses, and industrial uses mainly concentrated in the urban area, and in the industrial parks.

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

Map 9.1: Existing Land Use: Bamberg County



### 9.3: General Land Use Policies

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

#### Land Use Element Goal

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

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

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

#### Land Use Element Needs and Goals

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

- Preserving the rural character of the county;
- Encouraging growth where infrastructure already exists;
- Promoting the location of industrial uses in areas which have compatible soils, drainage and other characteristics which minimize the cost of site preparation;
- Providing for bicycle and pedestrian friendly access to public facilities that are ADA compliant;
- Creating an interconnected network of multi-modal transportation options that promote an active access to live, work, and play destinations;
- Providing guidance for the location, character and intensity of land uses in the County;
- Support economic development efforts and encourage the entry of new industry while assuring the quality and compatibility with neighboring areas;
- Enhancing the quality and appearance of development and physical settings; and
- Protecting and sustaining the character of existing residential areas.

## 9.4: Land Use Element Strategies

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

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

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

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

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

LU 5. Encourage industrial development to occur in existing industrial areas.

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

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

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

LU 9. Support economic development efforts and encourage the entry of new industry while assuring the quality of compatibility with neighboring areas.

LU 10. Focus on the redevelopment of empty commercial buildings and shopping centers, known as “grayfields”.

LU 11. Develop, implement, and enforce land use and development regulations in compliance with the County’s Zoning Ordinance.

## 9.5: Future Land Use

The Future Land Use Map on the next page takes into consideration community assets and existing public infrastructure that was identified in preceding elements of the Comprehensive Plan to provide a context for policy-makers to use when updating ordinances and policies that will affect future public and private development activities. It also locates in general terms where future growth may occur in the county and specifically where it may occur in relation to the municipalities.

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

### Land Use Concerns

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

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

## 9.6: Future Land Use Recommendations

Like other rural counties in the region, Bamberg County's population is in decline and is also aging. It is for this reason that the county places a high priority on strategies that will promote growth in the future. The manner and direction in which potential future growth progresses will depend in large part on the actions and decisions by planning and governmental officials. Where is the county going? What does it want to look like in the future? How will it get to where it is going? What are the tradeoffs? The answers to these questions are essential to planning and managing growth and development in an orderly, positive manner, to ensure its sustainability for future generations.

### *Conservation*

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

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

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

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

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

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

Other recommended conservation strategies include:

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

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

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

### *Economic Development*

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

### *Appearance*

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

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

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

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

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

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

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

### *Sprawl*

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

The county remains predominately rural in character and density. The prospect of “urban sprawl” is currently of minimal concern for Bamberg County, however, without land development regulations, incompatible and insensitive development is still a valid concern.

## **9.7: Future Land Use Map**

A future land use map 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 future 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.



Map 9.2: Bamberg County Future Land Use Map

