EDGEFIELD COUNTY COMPREHENSIVE PLAN

2009

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Edgefield County

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Section 1

POPULATION

The People of Edgefield County

INTRODUCTION

This element reports the demographic trends of Edgefield County as detailed by the United States Bureau of Census, 2000. Numerous demographic categories in this element attempt to provide an unbiased representation of population trends for different geographic areas of the County.

GROWTH TRENDS

Over the pasty seventy years, Edgefield County has seen its population decrease, stabilize, and increase. Following 40 years of slow and steady decline, population began to once again grow in the years between 1980 and 1990. From 1990 to 2000 Edgefield's population grew by 33.9 percent (an increase 6,220 people), for a ranking of 3rd among the 46 counties in terms of population growth over the last decade. In 2000, Edgefield County's population was 24,595, ranking 36th among the 46 counties in terms of population size.

Population Growth 1980-2000
Edgefield, SC

Geography	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
Edgefield County	17,528	18,375	24,595	4.83%	33.8%
Edgefield	2,713	2,527	4,449	-6.86%	76.0%
Johnston	2,624	2,688	2,336	2.44%	-13.09%
Trenton	404	293	226	-27.48	-22.86%

Source: U.S. Census Bureau, 2000.

While it is important to know the County as a whole is growing, it is also beneficial to know which areas are growing in order to better target and address needs in the community. The U.S. Census Bureau divides Edgefield County into five Census Subdivisions. Through research into present population and past trends, citizens and public officials can clearly determine which areas are in need of future resources.

U.S. Census Subdivisions
Edgefield, SC

Census Subdivisions		1990	2000	% Change
Total	Census #	18,375	24,595	33.8%
Edgefield	9702	5,910	8,088	36.9%
Johnston	9703	4,643	4,413	-5.0%
Pleasant Lane	9701	974	1,017	4.4%
Stevens Creek	9705	4,579	8,062	76.1%
Trenton	9704	2,269	3,015	32.9%

Source: U.S. Census Bureau, 2000.

Current Census data reveals that Edgefield County is growing in its southern most geographies, south of the Town of Edgefield and Trenton. This growth is driven mainly from areas outside the County as population spills over from the Aiken/Augusta areas. The Stevens Creek and Edgefield Census Subdivisions are the fastest growing, while the Trenton Subdivision along the Highway 25 South corridor has seen steady growth in the past twenty years. New residential developments in this area should be sited so that they do not occupy valuable industrial land or come in conflict with existing industry.

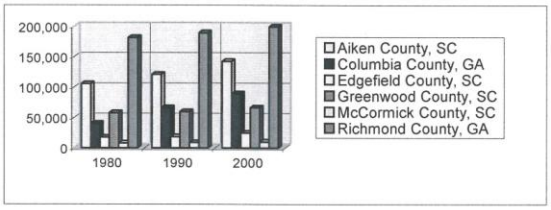
Regional Population Growth 1980-2000

County/State	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
Aiken, GA	105,625	120,940	142,552	14.5%	17.9%
Columbia, GA	40,118	66,031	89,288	64.6%	35.2%
Edgefield, SC	17,528	18,375	24,595	4.8%	33.9%
Greenwood, SC	57,847	59,567	66,271	3.0%	11.3%
McCormick, SC	7,797	8,688	9,958	13.7%	12.3%
Richmond, GA	181,629	189,719	199,775	4.5%	5.3%

Source: U.S. Census Bureau, 2000.

The Town of Edgefield has also seen appreciable levels of growth over the past ten years, while areas to the east around the Town of Johnston have seen a slow decline. Following significant levels of decline in the previous decade, the population stabilized in the Pleasant Lane Subdivision between 1990 and 2000. Available land in the County's northern geographies is limited by the presence of National Forest land. In addition, very little commercial and industrial activity has taken place in this area over the past decade.

Regional Population Growth 1980-2000



Like many other counties in the state, Edgefield is predominantly a rural county that is facing growth pressure from larger neighbors that surround it. The Aiken/Augusta area is growing at such a rate that sprawl is inevitable. Future planning exercises will determine whether outside growth will be allowed to adversely affect the quality of life in Edgefield County or whether steps will be taken to manage the situation internally.

In Edgefield County in 2000, 21.2 percent of the population lived in urban areas and 78.8 percent of the population lived in rural areas. By comparison, 60.5 percent of the population lived in urban areas and 39.5 percent lived in rural areas of South Carolina.

Edgefield County Settlement Patterns 2000

Edgefield County	Count	Percent
Total Population	24,595	100.00%
Urban Population	5,218	21.2%
Urbanized Areas	954	3.9%
Urbanized Clusters	4,624	17.3%
Rural Population	19,377	78.8%
Farm	543	2.2%
Non-farm	18,834	76.6%

Source: U.S. Census Bureau, 2000.

DEMOGRAPHICS

As was the case in the previous decade, Edgefield County's population may be characterized as aging given the significant increase in the number of persons aged 18 to 64 and the steady decline in numbers of persons younger than 17. In 2000, 24 percent of the population was under

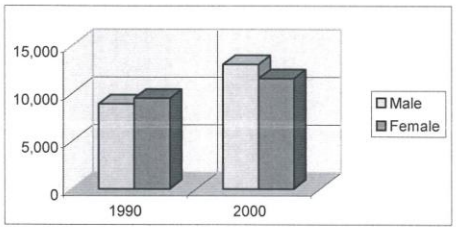
age 18, 65 percent were aged 18 to 64 and 10.8 percent was aged 65 years or more. Efforts to retain individuals from the younger age categories should be undertaken to avoid a net population decline in the future.

Edgefield County Age Composition 1990-2000

Age	1990	% Total	2000	% Total
Under 5	1,440	7.84%	1,434	5.83%
5 to 17	3,853	20.97%	4,480	18.22%
18 to 64	10,832	58.95%	16,015	65.11%
65 and over	2,250	12.24%	2,666	10.84%
Total	18,375	100.00%	24,595	100.00%

Source: U.S. Census Bureau, 2000.

Male / Female Composition 2000



In keeping with national trends, the male population in Edgefield County grew faster than the female population between 1990 and 2000. According to Census 2000, 53 percent (13,039 persons) of the population in Edgefield County were male and 47 percent (11,556 persons) were female. In 2000, there were more older women than older men in Edgefield County. There were 1,580 women aged 65 and over, as compared to only 1,089 men. In contrast, there were 3,065 males under age 18 while there were 2,866 females. This trend is in keeping with national and statewide trends.

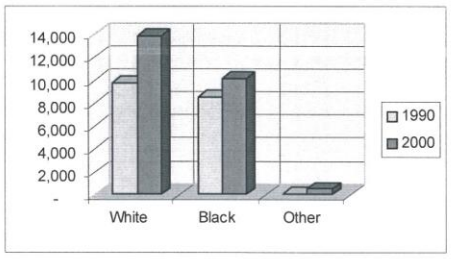
Racial Composition 1990-2000
Edgefield County, SC

Race	1990	% Total	2000	% Total
White	9,782	53.24%	13,907	56.54%
African American	8,532	46.43%	10,189	41.43%
Native American	11	0.06%	120	0.485
Asian	29	0.16%	131	0.53%
Other	21	0.11%	248	1.00%
Total	18,375	100.00%	24,595	100.00%

Source: U.S. Census Bureau, 2000.

Between 1980 and 1990, Edgefield County changed from a community that was equally composed of White and African American citizens to one characterized by a significant white populace majority. That change continued between 1990 and 2000 as each group's percentage of the population grew or declined accordingly. Many changes to Census questions and race definitions have resulted in the need for caution when interpreting such changes.[1]

Racial Composition 1990-2000
Edgefield County, SC



[1] The question on race for Census 2000 was changed from the question on race for the 1990 Census. Respondents in 2000 were given the choice of selecting one or more race categories to indicate their racial identities. Therefore, data on race from the 2000 Census is not directly comparable with data from 1990 or earlier.

Racial Composition 1990-2000
Town of Edgefield

Race	1990	% Total	2000	Total
White	1,259	53.38%	1,814	40.45%
African American	1,266	47.55%	2,610	58.20%
Native American	0	0.00%	60	1.34%
Asian	2	0.06%	0	0.00%
Other	0	0.00%	0	0.00%
Total	2,527	100.00%	4,484	100.00%

Source: U.S. Census Bureau, 2000.

Racial Composition 1990-2000
Town of Johnston, SC

Race	1990	% Total	2000	Total
White	1,054	46.27%	703	30.59%
African American	1,628	53.62%	1,519	65.97%
Native American	3	0.04%	20	0.87%
Asian	3	0.08%	12	0.52%
Other	0	0.00%	44	1.91%
Total	2,688	100.00%	2,298	100.00%

Source: U.S. Census Bureau, 2000.

Racial Composition 1990-2000
Town of Trenton, SC

Race	1990	% Total	2000	Total
White	151	56.11%	175	68.63%
African American	142	43.14%	71	27.84%
Native American	0	0.12%	0	0.00%
Asian	0	0.41%	9	3.53%
Other	0	0.22%	0	0.00%
Total	293	100.00%	255	100.00%

Source: U.S. Census Bureau, 2000.

INCOME AND POVERTY

The per capita income in South Carolina in 1999 was $18,795, below the national per capita income of $21,587. In Edgefield County, the per capita income was lower than that for the state at $15,415. In South Carolina in 1999, the White alone population had the highest per capita income, at $22,095. The Some Other Race alone population had the lowest per capita income, at $10,473.

According to Census 2000 data, median household income in South Carolina in 1999 was $37,082. The median household income in Edgefield County was $35,146, which was 5.5 percent lower than the state median. In Edgefield County, 8.4 percent of White households, 24.1 percent of African American households and 5.9 percent of other households had incomes less than $10,000 in 1999.

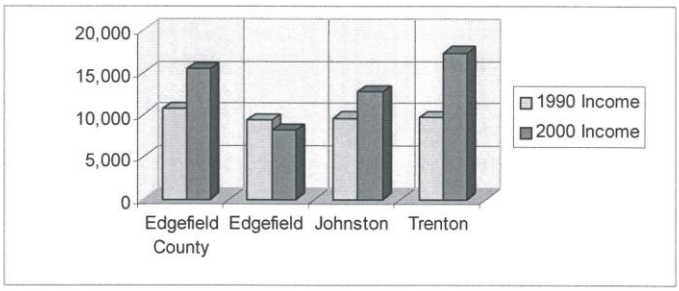
According to Census 2000 data, the median family income in South Carolina in 1999 was $44,227. The median family income in Edgefield County was $41,810, which was 5.8 percent lower than the state median.
In 1999, 7.1 percent of families in South Carolina reported an annual household income of less than $10,000, compared with 5.8 percent of households in the United States. In Edgefield County, 8.9 percent of families reported incomes less than $10,000 in 1999. In Edgefield County, 5.2 percent of White families, 15.1 percent of African American families and 6.2 percent of other families had incomes less than $10,000 in 1999.

Per Capita Income 1990-2000
Edgefield County and Municipalities

Geography	1990	2000	$ Change 1990-2000	% Change 1990-2000
Edgefield County	10,651	15,415	4,764	44.73%
Edgefield	9,343	8,125	-1,218	-13.04%
Johnston	9,619	12,671	3,052	31.73%
Trenton	9,674	17,352	7,678	70.37%

Source: U.S. Census Bureau, 2000.

Per Capita Income 1990-2000
Edgefield Count y and Municipalities



2000 Family and Household Income by Income Ranges

Income Ranges	Families	% Total	Households	% Total
Less than $10,000	552	8.9%	1,168	14.2%
$10,000 to $14,999	356	5.7%	578	7.0%
$15,000 to $24,999	830	13.3%	1,205	14.6%
$25,000 to $34,999	809	13.0%	1,158	14.0%
$35,000 to $49,999	1,155	18.6%	1,413	17.1%
$50,000 to $74, 999	1,489	23.9%	1,617	19.6%
$75,000 to $99,999	528	8.5%	574	7.0%
$100,000 to $149,999	368	5.9%	390	4.7%
$150,000 to $199,999	53	0.9%	64	0.8%
$200,000 or more	84	1.3%	84	1.0%

Source: U.S. Census Bureau, 2000.

In Edgefield County, the poverty rate was slightly higher than that for the state, with 15.5 percent of individuals below the poverty level. Among the 46 South Carolina counties, Edgefield County ranked 22nd for percentage of individuals below poverty (with 1st having the lowest percentage of individuals below poverty and 46th having the highest).

Persons Living Below Poverty Level by Geography 1990-2000

Geography	1990	2000	# Change 1990-2000	% Change 1990-2000
Edgefield County	3,026	3,407	381	12.59%
Edgefield	660	644	-16	-2.42%
Johnston	649	548	-101	-15.46%
Trenton	42	69	27	64.29%

Source: U.S. Census Bureau, 2000.

In Edgefield County, 21.5 percent of 0 to 4 year-olds were below poverty. By race, 37.7 percent of African-American 0 to 4 year-olds and 10.1 percent of White 0 to 4 year-olds in South Carolina were reported as living below poverty in the 2000 Census. In Edgefield County, 42.4 percent of African-American children under 5 and 7.8 percent of White children under 5 were below poverty.

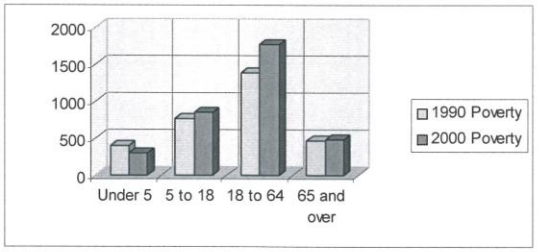
Looking at all children (ages 0 to 17), 18.8 percent of South Carolina's children were reported to be living below poverty by the 2000 Census. In Edgefield County, 19.8 percent of 0 to 17 year-olds were living below poverty. By race, 33.7 percent of African-American 0 to 17 year-olds and 9.5 percent of White 0 to 17 year-olds in South Carolina were reported as living below poverty in the 2000 Census. In Edgefield County, 30.2 percent of African-American children under 18 and 10.5 percent of White children under 18 were below poverty.

***Poverty Status by* Age 1990-2000**

Age	1990	2000	# Change 1990-2000	% Change 1990-2000
Under 5	395	308	-87	-22.0%
5 to 18	769	851	82	10.7%
18 to 64	1,388	1,759	742	26.7%
65 and over	474	489	15	3.2%
Total	3,026	3,407	381	12.6%

Source: U.S. Census Bureau, 2000.

Poverty Status by Age 1990-2000
Edgefield County, SC



In Edgefield County, 25.2 percent of African Americans and 9 percent of Whites lived below poverty in 1999. Edgefield County ranked 16th out of the 46 counties in the state for percentage of African Americans living below poverty, and 21st in the state for percentage of Whites living below poverty. Despite the county's high ranking in terms of poverty, improvements have been made since the last Census. In Edgefield County in 1989, 27.1 percent of African Americans and 7.3 percent of Whites lived below poverty. In Edgefield County in 1989, 34.6 percent of the Hispanic or Latino population lived below poverty; by 1999 24.8 percent lived below poverty.

Poverty Status by Race 1990-2000
Edgefield County, SC

Group	1990	2000	% Change
White Population	705	1,180	67.4%
% White Population	7.2%	8.6%	
Black Population	2,288	2,126	-71.1%
% Black Population	26.8%	20.9%	
Hispanic Population	No Data	53	No Data
% Hispanic Population	Available	13.0%	Available
Other Race Population	27	48	77.8%
% Other Race Population	27.0%	13.4%	
Total Population	3,026	3,407	12.6%
% Total Population	16.5%	13.9%	

Source: U.S. Census Bureau, 2000.

EDUCATION

In 2000, 76.3 percent of South Carolina's adult population (age 25 and over) had graduated from high school, an increase from 68.3 percent in 1990. Edgefield County also showed an increase in its percentage of high school graduates, from 62.6 percent in 1990 to 71.4 percent in 2000. In 2000, 20.4 percent of South Carolina's adult population held a bachelor's degree, an increase from 16.6 percent in 1990. The percentage of the population holding a bachelor's degree in Edgefield County increased from 12.2 percent in 1990 to 12.5 percent in 2000.

Educational Attainment for Persons 25 and Older 1990-2000
Edgefield, SC

Educational Attainment	1990	2000	# Change 1990-2000	% Change 1990-2000
Less than 9th Grade	1,715	2,162	447	26.1%
No Diploma	2,570	3,444	874	34.0%
High School Graduate	3,758	6,473	2,895	80.9%
1 to 3 Years College	2,195	4,326	2,131	97.1%
4+ Years College	1,395	2,102	707	50.68%

Source: U.S. Census Bureau, 2000.

MIGRATION AND MOBILITY

Edgefield County's sustained population growth is due predominantly to the in-migration of new residents from surrounding growth areas. A total of 4,125 people moved into Edgefield County from a different county between 1995 and 2000 (including people who moved from other counties within and outside of South Carolina). During the same time period 3,035 people moved out of Edgefield County, resulting in a net population gain of 1,090 people.

Edgefield County Migration Trends 2000

County In 2000	County In 1995	Inflow
Edgefield, SC	Aiken, SC	1,232
Edgefield, SC	Richmond, GA	448
Edgefield, SC	Saluda, SC	262
Edgefield, SC	Grant, IN	115
Edgefield, SC	Columbia, GA	114

County In 1995	County In 2000	Outflow
Edgefield, SC	Aiken, SC	1,022
Edgefield, SC	Richmond, GA	353
Edgefield, SC	Saluda, SC	
Edgefield, SC	Columbia, GA	89
Edgefield, SC	Greenwood, SC	83

Source: U.S. Census Bureau, 2000.

CONCLUSIONS

Constant revision of population related data is necessary in order to determine the service needs and issues of the public. The demographic data presented reflect many changes since completion of the 2000 census. The population growth in Edgefield County over the past decade will reveal many factors closely tied to other elements of the Comprehensive Plan. As future growth continues to be largely impacted by the development of other nearby metropolitan areas such as Augusta and Aiken, planning efforts in Edgefield should anticipate accompanying public needs while striving to preserve the quality of life for all citizens of the County.

Section 2

HOUSING

Housing in Edgefield County

Housing Goals
• Promote the availability of a variety of housing types to meet the needs of the increasing population at a number of income levels.
• Encourage new residential development that preserves neighborhood identity and preserves a high quality of life.
• Protect public health and safety through the limitation of development impact in natural hazard or sensitive areas.

INTRODUCTION

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

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

The "trickle down" effect of housing has long been seen as one means by which people in lower income strata can achieve home ownership. This effect is described by the tendency of people in middle to upper income groups to buy more expensive new homes, thereby allowing people in lower income ranges to purchase the older homes. However, housing in good condition tends to appreciate in value at a higher rate than the increase of income or inflation. This leaves those at the lower end of the income spectrum in much the same position as before - still lacking the cash or credit to purchase a dwelling of better relative quality. In short, the trickle down effect is apparent only in certain instances among the higher range of lower income people.

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

rent for apartments are often faced with a shortage of rental units and are forced to occupy apartments of less than acceptable quality.

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

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

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

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

1) Adequate planning for housing at all income levels

2) Proper administration of development plans and programs

3) Local commitment to the provision of housing for those who cannot provide for their own needs.

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

The purpose of this element is to examine the housing market in Edgefield County with an eye towards future trends. The county to target areas for potential housing rehab grant applications can use portions of this report. Although the focus may at times appear to be income driven, the

primary goal is to give information on all income groups affected by housing costs, shortages, or conditions.

COUNTY GROWTH PATTERNS

Edgefield County has three incorporated municipalities that are entirely within its boundaries. There are the Towns of Edgefield, Johnston, and Trenton. A portion of the City of North Augusta also lies in Edgefield County. In 2000, approximately 7,001 residents lived in the incorporated areas of Edgefield County, with the largest municipality being the Town of Edgefield with 4,449 residents. The unincorporated areas of the county accounted for 17,584 people, or 71% of the total.

Population Growth 1980-2000
Edgefield, SC

Geography	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
Edgefield County	17,528	18,375	24,595	4.83%	33.8%
Edgefield	2,713	2,527	4,449	-6.86%	76.0%
Johnston	2,624	2,688	2,336	2.44%	-13.09%
Trenton	404	293	226	-27.48	-22.86%

Source: U.S. Census Bureau, 2000.

The Census 2000 defines an urban place as all territory, population, and housing units in urbanized areas and urban clusters. Prior to Census 2000, "urban" referred to all territory, population, and housing units located within urbanized areas and, outside of urbanized areas, most incorporated places with a population of 2,500 or more. Using this definition, In Edgefield County in 2000, 21.2 percent of the population lived in urban areas (954 inside urbanized areas, 4,264 in urban clusters) and 78.8 percent of the population lived in rural areas. It is important to note that a small portion exhibits characteristics, which are both urban and rural in nature. This area will be referred to as the suburban fringe, and, although it has no definite boundaries, it is identifiable by special needs they exhibit.

The southern portion of Edgefield County along Highway 25 and in the North Augusta area is demonstrating a high rate of growth as the suburban area of Aiken County and Augusta spreads into the County. This suburban spread will continue even if the area does not incorporate and will demonstrate many of the problems associated with suburban residential sections in other more populated areas. In the absence of any enforced development standards for Edgefield County, such haphazard residential development can be expected to continue.

Since the towns of Edgefield and Johnston have the highest number of residences, it is reasonable to assume that they also have the highest number of housing problems. The housing needs exhibited in Edgefield County are by no means being eliminated, however several agencies and programs including the Public Housing Authorities, community development programs are addressing them.

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

To reiterate, housing problems affect all residents of the county: urban, suburban fringe, and rural areas. Locally directed housing programs are needed which recognize this fact and are designed to eliminate it.

HOUSING COSTS

As with other areas of the country, housing costs in Edgefield County are on the rise, and that rise promises to be even more significant over the next twenty years. In fact, Edgefield County showed an increase in median home value over the last decade, from $52,300 in 1990 to $83,400 in 2000. In Edgefield County, the median gross rent in 2000 was $361, an increase from 1990's median gross rent of $268. The following table breaks out median value of homes and gross rent for each census tract.

County Housing Value and Rent by Census Tract 2000

Tract/Geography		Median Value	Median Gross Rent
Tract 9702	Edge/Plane	$73,100	$324
Tract 9703	Johnston	$69,500	$327
Tract 9704	Trenton	$82,100	$392
Tract 9705	St Creek	$99,700	$464
Edgefield County		$83,400	$361
South Carolina		$94,900	$510

Source: U.S. Census Bureau, 2000.

With the increase in the value of homes comes an increase in the cost of home payments. The accepted rule of thumb in determining affordable housing is as follows: a family should not spend more than 25% of its gross income for housing payments or rent and no more than 34% of gross income on all major debts. Assuming that a family makes the median family income, it could afford a monthly payment of approximately $871.

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

GENERAL HOUSING CHARACTERISTICS

Between 1990 and 2000, the total population of Edgefield County increased by 6,220 while the housing stock increased by 1,933. During the same period of time, the number of units lacking plumbing facilities decreased by 36 or 20%. These figures indicate that a large number of substandard units were probably vacated in favor of newer dwelling units which presumably met minimum standards. There was also some upgrading of property to bring occupied units up to minimum standards. The increased population and the decrease in the size of households necessitated an increase in housing availability.

Owner occupied units increased by 35.5% between 1990 and 2000 while rental units increased by 6.8%, possibly indicating an increased future need for rental housing for those who wish to postpone owning a home or are in need of a temporary home.

Vacancy Rates

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

Tenure by Census Tract 2000

	Tract #	Owner Occupied	Renter Occupied	Vacant	Total Units
Edge/P L	9702	2,153	615	349	3,117
Johnston	9703	1,127	561	169	1,857
Trenton	9704	801	160	132	1,093
St Creek	9705	2,566	287	303	3,156
	Total	**6,647**	**1,623**	**953**	**9,223**

Source: U.S. Census Bureau, 2000.

Vacancy Status by Census Tract 2000

Status	9702	9703	9704	9705	County
For rent	68	31	8	95	202
For sale	37	40	18	52	147
Unoccupied	41	50	25	80	196
Seasonal	77	8	40	22	147
For migrants	12	8	0	0	20
Other vacant	114	32	41	54	241
Total	**349**	**169**	**132**	**303**	**953**

Source: U.S. Census Bureau, 2000.

Substandard Units

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

Substandard Conditions by Census Tract 2000

	Tract #	Incomplete Plumbing	Wood As Heat Source	More Than (1) Person per Room	Median Year Structure Built
Edge P L	9702	72	161	99	1971
Johnston	9703	31	59	90	1966
Trenton	9704	22	12	27	1981
St Creek	9705	18	41	99	1987
	Total	**143**	**273**	**315**	**1979**

Source: U.S. Census Bureau, 2000.

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

Housing Units by Year Structure Built 2000

Year Built	Number of Units	% of Units
1999 to March 2000	260	2.81%
1995 to 1998	1,128	12.23%
1990 to 1994	1,062	11.51%
1980 to 1989	2,023	21.9%
1970 to 1979	1,506	16.33%
1960 to 1969	1,006	10.90%
1950 to 1959	917	9.94%
1940 to 1949	411	4.46%
1939 or earlier	910	9.87%
Total	**9,223**	**100.00%**

Source: U.S. Census Bureau, 2000.

Housing Trends and Supply

The 2000 Census, upon which most of the above information was extracted, is the latest official detailed housing information available. Other factors beyond traditional purchasing or renting of standard housing, however, also needs to be included to gain a complete picture of Edgefield County's housing needs.

The Farmers Home Administration Home Loan Program also called the Rural Economic Community Development program (RECD) has been a source of needed middle income housing in rural America. In Edgefield County, this program has accounted for many single-family units. Other loans are available in all sections of Edgefield County. In the past, because none of the municipalities exceed 20,000 population and because Edgefield County was not within a Standard Metropolitan Statistical Area (SMSA), anyone meeting the income criteria was eligible for such loans. Now, however, Edgefield County is part of the Aiken-Augusta SMSA, so the use of these programs must be re-evaluated.

The rising costs of conventional housing have made it prohibitive in some cases and have created a demand for low cost, standard housing. In some cases, pre-fabricated, modular housing (which includes mobile homes) serves as an answer. In Edgefield County in 2000, there were approximately 2,605 mobile homes, an increase of nearly 104% over 1990 figures. The current number represents a significant portion of the total housing stock in Edgefield County, making mobile homes a important part of the local housing stock.

Mobile Home by Census Tract 2000

	Tract #	Number of Units	% of Units
Edge/P L	9702	625	20.1%
Johnston	9703	266	14.3%
Trenton	9704	480	43.9%
St Creek	9705	1,234	39.1%
	Total	**2,605**	**29.2%**

Source: U.S. Census Bureau

Public Housing

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

41 units - Edgefield

36 units - Johnston

10 units - Trenton

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

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

INFLUENCES ON HOUSING PROVISION

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

Flood Prone Areas

Flood prone areas in Edgefield County have been delineated on 7 ½' USGS topographic maps (1" = 2000'). Because of the terrain of Edgefield County, recognized flood prone areas are extremely limited. Nevertheless, the existence of an identified flood prone area should be taken into consideration when planning any developments, especially residential development.

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

Historical Areas

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

Specified Residential Areas

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

Neighborhood Preservation and Rehabilitation

Even the most casual observer in Edgefield will recognize the need to preserve existing neighborhoods and rehabilitate existing housing, for those are resources that we cannot ignore. Established neighborhoods and existing housing form the nucleus around which the remainder of

each community develops. Often, however, the importance of these resources is overlooked; and as a result, the housing situation in each community suffers.

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

PUBLIC INFLUENCE ON HOUSING

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

Water Facilities

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

Sewer Facilities

The Edgefield County Water and Sewer Authority also operate the Edgefield County sewer facilities. The lack of sanitary sewer throughout a major portion of the county, which has water, is a potentially undesirable situation for residential and industrial growth. Such a situation allows the proliferation of septic tank systems even though SC DHEC maintains certain controls. The lack of sewer facilities in an area also adversely affects the flexibility of the land use

Local Ordinances and Regulations

Though a residential zoning ordinance is currently in existence in parts of Edgefield County, there is no comprehensive system that may be used on a countywide basis. In addition, a land development ordinance and mobile home ordinance is in effect for the County. Building codes are enforced as required by state law.

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

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

HOUSING GOALS AND OBJECTIVES

The purpose of this element is not only to present the facts and figures concerning housing as it exists and is estimated to change but also to analyze why it exists and suggest alternatives which will improve the housing market. Often, suggested solutions to housing problems fail to recognize or approach the actual cause of these problems. For example, it may be suggested that the substandard units that exist in the community constitute a health hazard and, thus, should be destroyed and replaced by structurally sound units. This is an example of an alternative that

appears valid on the surface but does not actually address the cause of deteriorating conditions of the substandard units. It is, in effect only a partial solution and short term at that. The housing element addresses these broader problems which combine in a negative fashion to effect provision of decent living space.

GENERAL HOUSING STRATEGIES

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

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

As Edgefield County continues to grow, so will the need for new housing. The State Data Center predicts the county population will increase to over 28,150 by the year 2010. This would be an increase of 3,565 people in the ten years since the last Census. This obviously indicates

that future demand will outweigh the current supply, thus necessitating the construction of more housing units. Of course, this is a very useful figure and helps describe the housing scene, but unfortunately it does not paint the total picture. The next question that should be addressed is what types of people are expected to move to Edgefield County, and what type of housing should be built. In addition, what happens to the current supply of housing and the people who depend on it? By gauging the population and economic conditions that will be in play in upcoming years, Edgefield County will be better prepared to guide their own future. They will have a much better grasp on the expected housing situation and will be able to act. Thus, the community is one that acts rather than reacts to given conditions.

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

Obviously, when an estimate is presented, it should not be understood to have the power of accurate prediction. It is simply a guide to what is expected to happen. To help insure that the given predictions are consistent with actual conditions, an update of data is also needed. This

should indicate what is being built in Edgefield County after the housing element has been completed, how this data affects the predictions, and how this data affects the strategies.

Housing Related Policies

In the past, few rural South Carolina counties have concerned themselves with housing related policies. Since the advent of Home Rule, larger South Carolina counties have become more involved at the policy level with numerous services that include housing provision. Because of the evidenced need for housing assistance outside the municipalities, the county governing body is the logical choice to encourage needed housing policy directions for the county.

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

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

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

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

Hazardous Development

Another problem area in which public policy can prove to be a major deterrent is the problem of unplanned residential development. The scattered construction of homes can cause a long-term financial burden on a community. Such development also impacts environmentally sensitive physical features, and burdens the public health, safety, and welfare of the citizens of Edgefield County. There is no doubt that these serious implications are difficult to visualize as actually occurring in a county with as much water and land as Edgefield. At some time in the future, however, Edgefield County's future generations will have to deal with the problem of

unregulated residential growth and its implications. The question facing policy maker is whether to act now and guide positive development, or pass the problem on to future Edgefield County

residents, when the problem has blossomed into a situation of crisis proportions. The Edgefield County Planning Commission is working constantly to organize and develop plans for the orderly growth of the county. Through their guidance and recommendations to County Council, growth in the area should follow positive patterns.

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

Service Area Protection

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

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

Section

3

ECONOMIC DEVELOPMENT

The Economy of Edgefield County

EDGEFIELD COUNTY
COMPREHENSIVE PLAN

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

INTRODUCTION

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

One resource of information used in this element will be the Edgefield County Strategic Plan. This plan, which was completed in the winter of 1997 and updated in 2008, brought together community leaders to discuss the economic future of the County. These citizens met twice a month in sessions to determine appropriate strategies for development in the County. Findings from these meetings will be used to supplement information throughout this element.

LABOR FORCE

The following table portrays how employment changed between 1990 and 2000.

Employees by Industry 2000

Industry	1990	Workforce %	2000	% Workforce
Agriculture/Forestry/Fishing	495	5.0%	256	2.7%
Construction	701	7.1%	706	7.4%
Manufacturing	2,516	18.2%	2,166	22.6%
Wholesale Trade	364	7.3%	259	2.7%
Retail Trade	1,072	3.0%	1,035	10.8%
Transportation/Utilities	300	2.8%	946	9.9%
Information	276	3.7%	70	0.7%
Finance/Insurance/Real Estate	156	10.9%	269	2.8%
Professional/ Scientific, Management	1,545	1.65	512	5.3%
Education/Health/Social Services	*	3.0%	1,644	17.1%
Arts/Entertainment/Recreation	309	3.1%	639	6.7%
Other Services	*	15.7%	578	6.0%
Public Administration	294	3.0%	516	5.4%

Source: U.S. Census Bureau, 2000.
** Means this category was added for Census 2000.*

As shown in the previous chart, manufacturing employment declined across the County, while other areas such as Transportation/Utilities, Arts/Entertainment/Recreation, and Public Administration showed a substantial increase in employment. These features point to a widespread transition in the national economy to more service-related jobs and fewer manufacturing jobs. Edgefield County is still dominated by manufacturing, but recent trends show that a more diversified economy is slowly developing.

Major Industrial Employers

Below is a listing of some of the larger employers in Edgefield County taken from the South Carolina Department of Commerce:

Firm		Type of Firm
Abe's Wood Products Inc	Trenton	Sawmills
American Laundry Products Inc	North Augusta	Laundry supplies
Beacon Industrial Group LLC	Trenton	Textile Bag Mills
Bondex Inc	Trenton	Thermally bonded nonwovens
Carolina Covertech Inc	North Augusta	Canvas & Related Product Mills
Coburg Dairy LLC	North Augusta	Ice Cream & Frozen Dessert Manufacturing
Components Manufacturing Co	Trenton	Air-Conditioning & Heating Equipment & Commercial & Industrial Refrigeration Equipment Manufacturing
Cross Creek Sales LLC	Edgefield	Industrial Machinery Manufacturing & Wood Products
Force Protection Technologies	Edgefield	Research & development
Lafarge North America Inc	Trenton	Aggregate and concrete
Lambert Moore Lighting Inc	Johnston	Commercial, Industrial & Institutional Electric Lighting Fixture Manufacturing
Land Ark Wood Finish	North Augusta	Paint & Coating Manufacturing
Layman Wholesale Nurseries	Trenton	Nursery products
Menardi-Beacon Industrial Group LLC	Trenton	Air & liquid filters
Milliken & Co	Johnston	Broadwoven Fabric Mills
Mount Vernon Mills Inc	Johnston	Other Household Textile Product Mills
Parkdale America	Edgefield	Yarn Spinning Mills
Southern Felt Co Inc	North Augusta	Broadwoven Fabric Mills
Trantech Radiator Products	Edgefield	Radiator products
Trenton Plastics LLC	Trenton	Plastic products
Urban Outfitters	Trenton	Clothing distribution

Other major non-industrial employers would include the County and municipal governments, the school district, the National Wild Turkey Federation, and the state and federal prisons.

LABOR FORCE CHARACTERISTICS

Labor force characteristics are an important way prospective employers can look at the available workforce. From these resources, existing companies can decide whether they should expand and new companies could decide whether to locate in a certain area.

Population by Age 2000

Age	Persons	% Population
Under 5	1,434	5.83%
5 to 17	4,480	18.22%
18 to 64	16,015	65.11%
65 and over	2,666	10.84%
Total	24,595	100.00%

Source: U.S. Census Bureau, 2000.

Years of School Completed for Population 18 and Over 2000

Grade Completion Level	Persons	% Population (18 and over)
Less then high school graduate	5,780	30.94%
High school graduate (equivalency)	6,473	34.65%
Some college or Assoc. Degree	4,326	23.16%
Bachelors Degree or higher	2,102	11.25%

Source: U.S. Census Bureau, 2000.

Edgefield County Labor Force Characteristics 2009

Edgefield County	Apr. 2009	Mar. 2009	Apr. 2008
Labor Force	11,508	11,326	10,976
Employed	10,221	10,089	10,410
Unemployed	1,287	1,237	566
Unemployment Rate	11.2%	10.9%	5.2%

Source: SC Employment Security Commission.

INCOME

The most common method of studying the impact of income on an area is to watch the increases in the yearly per capita income levels. Historically, South Carolina has lagged behind the rest of the nation in average per capita income. Despite the fact that the per capita income in Edgefield County increased by nearly 45 percent between 1990 and 2000, the County still falls well below the state and national averages.

Per Capita Income Trends 1990 - 2000

Geography	1990 Income	2000 Income	% Change
Edgefield	9,343	8,125	-13.04%
Johnston	9,619	12,671	31.73%
Trenton	9,674	17,352	79.37%
Edgefield County	10,651	15,415	44.73%
South Carolina	11,897	18,795	57.98%
United States	14,420	21,587	49.70%

Source: U.S. Census Bureau, 2000.

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

Although impressive gains have been made in the County as a whole, two municipalities remain slightly behind the state per capita average and one municipality has actually experienced a decline in per capita income. Until income levels in all areas of the County rise to at least the state average, Edgefield's growth will continue to be fragmented and will not likely be enough to attract higher-end retail in the near future.

Median household income and median family incomes are also two factors that should be included in the study of any area's economy. The following examples will reveal the trends and where Edgefield County is today. As in the per capita income examples, these figures present data that will be helpful to the County and to future industrial clients as they chart a future for all of Edgefield.

Median Household Income Trends 1990-2000

Geography	1990 Income	2000 Income	% Change
Edgefield	15,292	26,250	71.66%
Johnston	20,774	25,570	23.09%
Trenton	19,375	24,977	28.91%
Edgefield County	23,021	35,146	52.67%
South Carolina	26,256	37,082	41.23%
United States	30,056	41,944	39.55%

Source: U.S. Census Bureau, 2000.

Although Edgefield County experienced a higher growth rate than the State, the County still has a lower median household income. The continuation of this type of progress is essential if Edgefield County incomes are to match and eventually exceed the South Carolina average.

Median Family Income 1990-2000

Geography	1990 Income	2000 Income	% Change
Edgefield	19,615	30,721	56.62%
Johnston	24,755	29,531	19.29%
Trenton	25,833	41,667	61.29%
Edgefield County	28,613	41,810	46.12%
South Carolina	30,797	44,227	43.61%
United States	35,255	50,046	42.08%

Source: U.S. Census Bureau, 2000.

Again, Edgefield County has shown a substantial increase in income, but it has yet to meet the state average. Part of the reason for the increase could be the expansion of the Augusta metropolitan area into southern Edgefield County. This area is increasingly the residence of

above average income homeowners who are looking to purchase larger parcels of land with their homes. Looking at income growth, you will notice that the substantial increases are almost always in the County, not in the municipalities. Therefore, it is important to note that some of the higher incomes could be coming from people moving into the County, not from County residents securing high paying jobs.

EDGEFIELD COUNTY LEADERSHIP GROUP

Economic development is not the only issue that drives income levels and enhances quality of life. A local economy can be affected by unseen, outside forces as well. Future planning for job creation and development should focus on encouraging jobs with higher wages and on existing companies with the potential for expansion

The economic development leadership group created a strategic plan in 1997 and updated it in 2008 to discuss just such issues. The group first studied and discussed the various aspects of Edgefield County and its current economic situation. Among other things, they discovered that the County is losing retail sales to adjacent metropolitan areas. Expert guests were invited in to discuss speculative buildings, resource assistance from utility companies, developing marketing strategies and developing industrial parks. One sub-committee even visited industrial parks and speculative buildings in Clarendon, Florence, and Sumter Counties to report back on the best practices for building such facilities.

ECONOMIC DEVELOPMENT PARTNERSHIP

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

The Partnership was restructured in 1988 to serve Edgefield County and has gained its present name of Economic Development Partnership, a move to increase the effectiveness of a professional economic development program for the region. The Partnership is unique among economic development organizations in that it receives funds from Aiken and Edgefield County governments as well as contributions from the private sector. The Partnership is governed by a

Board of Directors with members from the public sector (appointed by the County Councils) and from the private sector (elected by the public sector members).

The work program includes the marketing of Aiken and Edgefield Counties for capital investment and job creation, collection and distribution of demographic and economic data, maintaining an accurate inventory of available sites and buildings, community development assistance for infrastructure projects, and existing industry relations.

According to the reports of the Partnership, residential permits increased between 2004 and 2006, while commercial permits fluctuated.

Edgefield County Residential and Commercial/ Industrial Permits

Residential Constr.	**2004**	**2005**	**2006**
Number of Permits	94	129	141
Money Invested	11,639,437	18,875,310	22,143,430
Commercial Constr.			
Number of Permits	21	17	33
Money Invested	4,024,593	1,372,735	4,435,613

Source: Aiken Edgefield Economic Development Partnership.

LOW AND MODERATE INCOME

A group who would directly benefit from higher wages and more jobs would be the people who live below the poverty level. Between 1990 and 2000, this segment of the population of Edgefield County decreased to approximately 15.5% of the total population.

Persons Below Poverty Level 1990-2000

Geography	**1990**	**2000**	**% 2000 Population**
Edgefield	660	640	25.0%
Johnston	649	548	23.9%
Trenton	102	69	27.1%
Edgefield County	3,026	3,407	15.5%
South Carolina	517,793	547,869	14.1%
United States	31,742,864	33,899,812	12.4%

Source: U.S. Census Bureau, 2000.

A significant percentage of those under the poverty level are households headed by a single female. The following table shows that while the number of these types of households is below the state level countywide, the municipal figures show higher than average figures.

Female Heads of Household - 2000

Geography	Female Led Households	% of Total Population
Edgefield	491	15.49%
Johnston	387	16.56%
Trenton	35	19.47%
Edgefield County	2,418	10.98%
South Carolina	475,548	12.27%
United States	31,036,754	11.34%

Source: U.S. Census Bureau, 2000.

Income, poverty, employment, and industrial recruitment are all integral parts of the Edgefield County economic development picture. When one of these sectors is impacted negatively, it can have profound impacts across the County. While no one can predict what will happen economically, in the next five years, Edgefield can and has taken steps to have a greater voice in future development.

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

Economically, Edgefield County will continue to grow for many reasons. Access to nearby interstates, proximity to major urban areas, and available workforce, are among the best features of the County economy. However, questions remain as to how, where, when, and at what expense this growth will occur. Quality of life is one of the major intangible features of economic development as well. If living standards drop and Edgefield County becomes a less attractive place to live, work, and shop, the entire economy could feel the effects.

As part of the planning process, the Edgefield County Planning Commission has decided to list some of the strengths, weaknesses, opportunities, and threats related to the local economy. From this listing, a set of goals with time frames for implementation will be created. These goals will be updated every five years, with the planning commission taking an active part in the completion of each goal.

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Section 4

NATURAL RESOURCES

The Natural Resources of Edgefield County

EDGEFIELD COUNTY COMPREHENSIVE PLAN

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

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

History and Background

Edgefield County is located in the Central Savannah River Area in the western portion of South Carolina. Its western boundary is formed partially by the Savannah River and by McCormick County. The northern portion of the county is bounded by McCormick, Greenwood, and Saluda Counties. The southeast portion of the boundary is with Aiken County as the line extends back to the Savannah River.

Referred to as Piedmont Uplands, the county lies largely within the Southern Piedmont Land Resource Area, with the remaining portion of the county lying in the Southern Coastal Plain or simply Coastal Plain. Consequently, elevations range from a low of 147 feet along the southernmost boundary at the Savannah River to a high of 678 feet along a ridge northeast of the Town of Johnston. The Town of Edgefield, the County Seat lies approximately in the geographic center of the county.

On average, lands county-wide are gently to moderately sloping, but areas nearest to streams and particularly in the Savannah River boundary areas, may be moderately steep to steep. Soils are generally well drained except for those sandy soils which show excessive drainage. There are some areas with poor or somewhat poorly drained soils which coincide with depressions or bottomlands.

Early permanent settlements, probably around 1748 near the mouth of Stevens Creek or near the current Town of Edgefield, were made on lands previously used by Native Americans (Cherokee). The County of Edgefield was formed in 1797 from territory known as the "Ninety Six District" and included a significant amount of land ceded from the Cherokee in 1755. Immigrants included English, German, Scots, Irish, Welsh, and French peoples. The area was known as the Edgefield District until portions of the District were taken to form part of Aiken County (1871), Saluda County (1896), part of Greenwood County (1897), and part of

McCormick County (1917). Slight boundary adjustments have been made on the Aiken – Edgefield boundary in 1922 and again in 1968.

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

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

Climate and weather patterns are largely responsible for the growth of the county in its earliest years and continue to affect how the land is used and how the population tends to grow. Generally labeled as mild overall, the weather can be hot and humid during the summer due to the influence of on-shore winds along the coast. Edgefield County is usually considered to be at the northernmost end of the influence of sea-breezes. Extreme cold is generally short-lived due to the blocking influence of mountains to the north and northwest. Temperature averages for the county are in the range of 44 degrees in winter and 77 degrees in summer. Daily average lows in winter are approximately 33 degrees and summer highs are approximately 88 degrees. Of the annual precipitation, 28 inches (55%) falls in the months of April through September, which coincides with the majority of the growing season. Average wind direction is from the southeast with the highest average speed (9 mph) being seen during the month of April.

Resources: Inventory, Concerns, and Management Recommendations

This section is set up so that the major resources of the county are listed with appropriate statistical background, concerns for each listed resource are enumerated, and then recommendations for management strategies given for each resource.

Inventory: resources or resource impacts of significance include water in the form of impoundments, streams, and rivers; soils, cropland / hayland, forestland, wildlife habitat, and urban lands (developed and developing).

The County is blessed with an abundance of water resources, with watersheds being in relatively stable condition with few negative impacts in terms of pollutants. The one exception is the area in the headwaters of the Edisto River, which has been designated by SC DHEC as

impaired. (see included reference material) As with any county having the geologic and topographic conditions that we do, the variety of watersheds and the resultant water quality and quantity vary widely. Flooding, while generally not a major issue since the installation of the Beaverdam Creek watershed structures which protect the Town of Edgefield, does still occur in the lower portions of the county in the region surrounding Stevens Creek. Impoundments of varied sizes dot the entire landscape of the county. Uses range from recreation to irrigation or stock water sources. According to the 2000 Census, there are some 4.64 square miles (2970 acres) of water in the county. (add water quality: surface and groundwater; well data; water usage data) (predictions based on SC Water Plan)

Soil resources impact every aspect of life in the county. There are some 66 unique soil types identified in the county, ranging from heavy clays to uniformly graded sands. The published Soil Survey, completed and released to the public in 1981, contains detailed inventories of soil types, engineering properties, limitations for selected uses, and other information relevant to the use of this basic natural resource. Wetlands, defined by the US Army Corps of Engineers (USACOE) as those areas that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (USACOE Wetland Delineation Manual, 1987). Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are state and federally regulated. Any actions to be taken in a wetland require a permit. Hydric soils are defined as having formed under conditions of saturation lasting long enough to develop anaerobic conditions in the upper layers of the soil. Soils not naturally created as hydric can become hydric if saturation due to man-made causes artificially modifies the natural conditions. Wetlands are critical to water quality as filters of sediments and contaminants. Edgefield County is along the upper reaches of the area impacted by Carolina Bays, isolated depression wetlands. Carolina Bays are known to be prime habitat for many species of plant and animal, including some that are threatened or endangered.

Forestlands comprise some 76% of the county's land cover. The forest industry remains the number one contributor to the local economy. For the most recent year available, the delivered value of timber crops for Edgefield County was over $13 million, ahead of crops or livestock by over $3 million each. The success of the timber industry in this county can be traced back to the soil types, most of which have a site index which is sufficient to encourage tree farming practices on all but the most marginal land or on prime farmland where commodity crops are grown. The agriculture and forest industries employ almost 3% of the workers in the county. (statistics from the SC Statistical Abstract) Recent USDA programs have led to the re-establishment of isolated stands of longleaf pine, a species harvested heavily in the earliest years of the county. Longleaf pine provides many unique habitat variations that wildlife, especially some threatened or endangered species, thrive in.

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

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

Pasture and haylands, too, are locally important land uses with an expanding niche. While pasture and hayland usage is still primarily with the beef cattle and dairy industry, the equine community has taken on an ever increasing role in the utilization of these resources. Utilization of traditional cropland soils well suited for the growth of coastal Bermuda and other common pasture species has increased substantially in the last decade. Ongoing drought conditions statewide have increased the demand for quality hay forage for domestic livestock. An increase in the number of "mini-farms" associated with less intensive haying and grazing practices will, in the near future, have a substantial impact on the nature of management and productivity of our grazing lands resources.

Wildlife habitat can arguably be considered any area not completely paved over or having structures covering the surface of the ground. Fortunately, the county has relatively little area devoted entirely to urban uses. The incorporated areas of the three Towns could be considered of little value to some species, but overall, even the Towns still contain, and even support successfully, a substantial number of wildlife species. As you might expect, there are a number of threatened or endangered species in the county. The vast majority of these species are so listed due to lost habitat, a direct result of the impacts of man. The most current listing of endangered species, threatened species, or species of concern within Edgefield County can be found on the SC Department of Natural Resources website (www.dnr.sc.gov).

Urban lands comprise less than 5% of the total land area of the county. As such, these urban areas are made up of three incorporated Towns plus a rapidly growing corridor along US 25 South toward North Augusta and in the Merriwether section of the county which is becoming more saturated with housing developments than any other portion of the county. Density of these urban areas is not such that these areas have serious concern with habitat destruction on a massive scale. Habitat loss is occurring, but at a rate that is not obvious and one that will eventually create habitat loss problems. An example would be changes in deer behavior due to housing development, wherein the native browse is replaced with shrubbery around homes.

Resources: Inventory, Concerns, and Management Recommendations

This section is set up so that the major resources of the county are listed in the same order as in prior sections along with general recommendations for management strategies to conserve or protect these valuable resources or mitigate negative resource impacts, regardless of source.

Water is subjected to two primary sources of possible degradation, point source pollution and non-point source pollution. Point sources are those that are readily identifiable as coming from a single source such as a pipe. From an environmental standpoint, we are fortunate to have very few point source pollutants being introduced to the ecosystem that have not already been

identified and treated. Non-point sources, by their very nature are diffuse sources of pollution and may carry into the aquatic ecosystems any number of problems dissolved or transported from the land over which the water has run.

For point source pollutants, rely on the permitting processes currently in place through SC DHEC and/or EPA. Monitoring of those sites known to exist is imperative and policies should be in place to insure that this becomes an on-going process, not a one-time event. A simple database can be established to record the sites and to create a schedule by which these sites can be visited for spot checks. An annual spot check and status review should be part of the policy regarding point source pollutants.

Non-point source pollutants are much more difficult to isolate and identify in most cases. In some cases, it might be that a cropland field is the culprit, while in other cases, normal runoff passing through an illegal dump site could be the problem. Again, reliance on existing water quality monitoring routinely done by SC DHEC is the most viable option for identification of pollutants other than sediment. Investigation by county employees or partners of the county may also aid in identification of significant pollution sites. Partners may include local organizations or agencies for natural resource management, units of government, or local and regional citizen groups. Consideration of providing a local tax credit for land units having a comprehensive resource management plan through the Soil and Water Conservation District may provide incentive for more land users to enroll their land in the conservation planning. The rate could be very small in terms of percentage. Properly advertised and administered, a tax credit for conservation planning could result in a major benefit over time in that with more land users applying conservation practices, sediment loading of ditches, culverts, and streams would drop off, reducing maintenance costs. Excessive sedimentation from the timber industry is generally brief in nature and highly localized. Something as simple as having notice published by the county regarding policies on application of best management practices (BMP's) and policies on trucks bringing excessive amounts of mud into the roads may reduce this problem to manageable levels. Non-point source discharges from construction are currently regulated by SC DHEC, although the staffing levels for their program leave many sites unchecked on a regular basis. Permitting requirements locally may aid in reducing this type of erosion and stormwater management problem from occurring on a large scale. Nutrient pollution in relation to cropland, hayland and forestland is discussed in subsequent paragraphs in this section. Nutrient management considerations for homeowners, businesses, and large-scale sites such as golf courses could be addressed through the conservation planning process and/or through covenants in sub-divisions.

Water use rates from the public source (ECWSA) in the county have increased slightly over time due to factors such as simple population changes and increased use by large scale users such as industry or schools. Groundwater use rates have increased significantly, especially in the urbanizing areas of the county. Growth in the number of homes on wells is almost completely responsible for these use changes. Again, SC DHEC monitors well drilling operations and SC DNR monitors water usage through their team of hydrologists. Both agencies maintain historical and real-time data on usage that can benefit planners. Contributors to the public sewer systems by and large have little directly traceable impact on the water quality changes that result from their usage. The impacts of their cumulative use are the responsibility of the Water and Sewer

Authority and as such are regularly tested and heavily regulated by SC DHEC and/or by the EPA or other federal agencies. Receipt of status reports from the ECWSA and SC DHEC will aid in monitoring the overall status of the waters of this county as impacted by the release of treated waters into the local streams. Owners of septic systems may be a different story, however. Once installed under the auspices of SC DHEC, septic systems become virtually unregulated and with failure, can contribute significantly to water quality degradation due to fecal coliform pollution. Cooperative agreements with the local office of SC DHEC to receive reports of failures may aid the county in monitoring negative or potentially negative water quality impacts by individual land owners. Some form of regulation may be required on the part of the county if sufficient numbers of septic systems are seen as having failed and have the potential to create negative impacts on water quality. In cases where a system has failed and the owner elects to use environmentally sensitive methods of treatment such as created wetlands, some form of tax incentive in the first year may induce more land owners with failed systems to come forward for assistance.

Management Recommendations for Crop and Haylands: *On irrigated Cropland and Orchards: Employ the use of Contour Farming, No-Till Farming, Low volume drip or emitter irrigation systems, Grassed Orchard Middles and Haul Roads, Field Borders, and Filter Strips.*

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

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

- When applying animal waste from confined feeding animal operations, a nutrient management plan should be developed and executed to prevent over fertilization and nutrient loading. The animal waste should be analyzed for nutrients and compared with soil samples from the area to be applied to ensure proper application rates. Further,

cropping sequence and crop selection should be appropriate for the uptake of available nutrients.

- Soil samples should be taken on an annual to semi-annual basis depending upon site utilization. Rising fertilizer costs should be make this practice a necessity in the very near future.
- Filter strips should be utilized to ensure that over applied nutrients do not run offsite or leach into surface water bodies.
- Precision farming, while a relatively new technology, is fast becoming a serious money saving endeavor. GPS technology along with tedious soil sampling reduces the amount of fertilizer applied in crop situations, thus saving money and improving environmental stewardship.
- Fence all livestock from creeks, rivers, and ponds to prevent nutrient loading in surface water bodies.

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

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

Land Use Defined by Land Cover

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

WETLANDS

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

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

FLOOD PLAINS

As with wetlands, flood plain determinations should be made prior to any construction activity. The US Army Corps of Engineers provides maps to use as guides for the location of flood plains. Before any activity takes place on a property, either the maps or the personnel from the Corps of Engineers should be consulted. Flood plains in Edgefield County generally conform to the larger rivers and creek boundaries, such as Turkey, Stevens, Little Stevens, Beaverdam, Horn, Cheves, and Log Creeks and the Savannah River. Controlling development in these potentially dangerous areas would benefit Edgefield County and its citizens.

FARMLAND

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

Once farmland is lost to another use, it is rarely if ever returned to uses for food and animal production. Therefore, farmland is a scarce resource that must be maintained and protected. Because of Edgefield County's strong agricultural history and current high rate of growth, conflicts between land uses are inevitable. One of the purposes of this plan is to call attention to that potential conflict and provide remedies so that Edgefield County continues to grow and farmland is protected for future generations. Fortunately for Edgefield County, the area of highest residential growth and the most industrial growth is also among the least valuable land for agriculture.

MINERAL RESOURCES

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

Surrounding counties have engaged within their boundaries various mining and reclamation activities. Among the mineral resources extracted, granite, sand, and gold ore are the most prominent. Because the boundaries between geological deposits both represent transition areas and rarely are coincident with political jurisdictions, it is conceivable that some of the mineral resources currently processed in adjacent counties could be procured in Edgefield County. Along these lines, the development of a diversified mining industry should be encouraged.

CONSERVATION ORGANIZATIONS

Edgefield County is home to four non-profit single species conservation organizations. The **National Wild Turkey Federation** with over 150,000 members is the largest and oldest of the local groups. NWTF was founded in Virginia in 1973, but moved to Edgefield that same year after encouragement from local wild turkey enthusiasts. The mission statement for the group encourages the "conservation of the turkey hunting tradition." The national headquarters office in Edgefield has 65 staff members while the nationwide field staff currently stands at 36.

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

Quail Unlimited (QU), founded in 1981, is dedicated to the preservation and re-establishment of crucial upland game bird habitat vitally needed to sustain healthy populations of quail and other upland game bird species. These goals are achieved through comprehensive habitat management, research, and public education programs conducted both by the national organization and its nationwide network of local chapters. QU claims just under 50,000 members supported by an Edgefield staff of about 25 and a field staff of about 12.

The organization sponsors several annual events including a celebrity quail hunt, dog trails, national convention, and sporting clays activities that create national attention and a genuine awareness of the needs of quail, conservation, and habitat management. In addition, these activities help to improve the image of the recreational hunter and the vital role he plays in wildlife conservation. QU is currently implementing plans to create a national research center/library and demonstration site at the headquarters office in Edgefield.

In its long-term goals, QU hopes to restore and perpetuate wild quail on the North American continent and to educate the next generation on hunting and conservation practices and needs, as well as encourage and promote proper stewardship of our natural renewable resources. The third conservation group, **Waterfowl USA**, was founded in 1983 by a group of conservationists who were concerned about the dwindling waterfowl populations in America. Its founding biologists proposed the preserving and improving of wintering and breeding habitat with the United States.

Its 25,000 members are supported by an Edgefield staff of seven while five regional directors operate in the field. Waterfowl USA outlines its long-term goals and objectives as follows:

> "...to create interest, and organize local groups of concerned sportsmen and bird enthusiasts dedicated to preserving and improving the remaining wetland waterfowl habitat with the United States; to educate the public to the necessity of the preservation of waterfowl and waterfowl habitat in the United States; and to train our youth in good conservation practices."

Source: This is Edgefield, The Citizen News, October 1997.

CONCLUSION

Edgefield County is blessed with an abundance of natural resources. The variety and diversity of the plants, animals, and soil types coupled with the availability of high quality water insures an environment conducive to a high quality of life if properly monitored for conservation needs. The Edgefield Conservation District is, by state law, charged with the responsibility for conserving the natural resources within our County. To that end, we seek to work with both individual land owners, corporate land owners, and units of government to put conservation practices on the ground.

The Conservation District has had a long history of cooperation with County Government in working toward the mutually beneficial goal of conserving our natural resources. We have in place technical resources to provide backup to the County on any natural resource management issue and stand ready to provide that assistance at any time. Working together, the Conservation District and the County Government can provide an atmosphere in which all land users can manage their respective properties in harmony with the natural order.

Section

5

CULTURAL RESOURCES

The Cultural Resources of Edgefield County

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

INTRODUCTION

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

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

HISTORIC RESOURCES

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

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

Edgefield has made its contribution to the leadership of the State of South Carolina and to the nation. It has produced ten governors and five lieutenant governors. Also originating in Edgefield County were several United States Congressmen and Senators, including Benjamin Ryan Tillman, Preston Brooks, Butler Derrick, and Strom Thurmond.

The Town of Edgefield developed around the Courthouse Square, with the village green deeded to the town in 1787. Several significant buildings, or squares, have remained

unaltered, and the initial layout of the town has not changed. More than forty 19th century buildings and sites are listed on the National Register in the historic area.

During the Revolutionary War, Edgefield was a stronghold of such notable patriots as the Butlers, Middletons, Pickens, and Hammonds. Edgefield was also strategically located on the vital road between British-held Augusta and British-held Ninety Six. Its leadership in the US military life continued in the Mexican War with such outstanding leaders as Colonels William B Travis, James Bonham, and Pierce M Butler. During the Civil War and the Spanish-American War, Edgefield furnished many distinguished generals. In Reconstruction days, Oakley Park, a plantation owned by General Martin W Gary, was the site for the organization of the Red Shirt Movement.

Historically, farming has been the major industry in Edgefield County. Today, Edgefield is a major peach producing county in addition to gaining significant jobs through industrialization.

Sites

The following is a listing of historic sites referenced from the Upper Savannah Historical Program. This list represents the sites as they are known today through personal interviews and research. If any sites have been overlooked or omitted, please contact a representative of the Edgefield County Planning Commission to have the site included in future updates.

Edgefield County Courthouse

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

Governor's Marker

The statement that Edgefield has produced more governors than any other county in the nation has never been challenged. The first was Andrew Pickens, Jr, son of the famous Revolutionary partisan, General Andrew Pickens. Pierce Mason Butler (1836 - 1838) was also Governor of Florida. Both Confederate War governors lived within a radius of five miles of this marker. During 1893 - 1894, both the governor and lieutenant governor were natives of Edgefield. The Governor's Marker is located on the Courthouse Square. US Senator Strom Thurmond was the 10th governor associated with Edgefield.

Confederate Memorial

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

Plantation House

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

Edgefield Advertiser

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

Magnolia Dale

Headquarters of the Edgefield County Historical Society, it was built about 1800. Home of Nancy Simkins Youngblood who later married Henry W Lowe. Nancy's son, Erasmus Youngblood lived there before he and his mother sold it to Samuel Brooks in 1830. Brook's daughter, after her father's death, sold it in 1873 to Alfred J Norris, Citadel professor and later Edgefield banker. Mr Norris remodeled the home along the present lines with white columns across the front and upper balcony. Mamie Norris, daughter of Mr and Mrs Norris, was born here and made it her home for 86 years. She married Lt. Governor James H Tillman and was president of the Edgefield County Historical Society for 22 years. The home was deeded to the Historical Society in 1959 and is located at 1014 Norris Street.

Trinity Episcopal Church

Erected 1836 on Simkins Street, this church was the place of worship for many of Edgefield's most illustrious citizens. The early vestry included Francis W Pickens,

ambassador and governor; James Parsons Carroll, Chancellor in the Court of Equity; Preston S Brooks, congressman; Francis Hugh Wardlaw, Chancellor and author of the Ordinance of Secession; and John Edmund Bacon, diplomat. The interior of the church contains numerous memorials to the Brooks, Bacon, and Carroll families.

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

Old Village Cemetery

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

Birthplace of Furman University

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

Oakley Park

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

Birthplace of Strom Thurmond

Governor of South Carolina, United States Senator, and candidate for President of the United States in 1948. The home is located on Columbia Road in Edgefield. Senator Thurmond was recognized by the US Senate in 1997 as the longest serving member.

Carnoosie

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

Cherokee Battlefield

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

The Promised Land

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

Martintown Road

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

Merriwether Hall

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

Big Stevens Creek Church (National Register)

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

Sweetwater

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

Mount Vintage

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

Horns Creek Baptist Church (National Register)

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

Cedar Grove Plantation (National Register)

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

Pottersville (National Register)

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

Pine House

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

Site of Emsley Lott's Tavern

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

Battle of Hammond's Hill

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

Battle of Turkey Creek

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

Battle of Stevens Creek

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

Cherokee Trail Historical Marker

Placed here by the Daughters of the American Revolution marking the Old Cherokee Trail near Little Stevens Creek Baptist Church off Meeting Street Road (SC 430).

Boles Mountain

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

Bettis Academy (National Register)

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

Blocker House (National Register)

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

Darby Plantation (National Register)

Located on Augusta Road four miles south of Edgefield, this was the route of the Plank Road which was built circa 1840 to lift the wagons and carriages above the sand and mire. Darby was built by Nathan Lipscomb Griffin before 1845, but afterwards became the residence of his daughter and her husband General Milledge Luke Bonham. General Bonham, brother of Alamo hero James Bonham, commanded South Carolina troops in the Florida War, was military commander of the Mexican War, and in 1860 was appointed to command 10,000 Carolinians in Virginia. He succeeded Francis W Pickens as SC War Governor in 1862. On completion of his term, Governor Bonham returned to the field and was at the surrender of Johnston's Army in 1865. George Trenholm, famed blockade runner and the last Confederate Secretary of the Treasury, acquired the property during the Civil War as a place of refuge for his Charleston relatives. Professor Francis Holmes of the College of Charleston brought the fossil collection of the Charleston Museum to Darby for safekeeping and often gave lectures on the fossils.

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

Marshfield (National Register)

The Marshfield was listed in 1995 is located in Edgefield county.

Simkins, Paris House (National Register)

The Simkins, Paris, House was listed in 1985 and is located in Edgefield County. One of the many sites and buildings eligible for the National Register of Historic Places

Edgefield Historic District (National Register)

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

Johnston Historic District (National Register)

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

SCENIC AND NATURAL RESOURCES

Sumter National Forest, Long Cane Ranger District

The Long Cane District is part of the Sumter National Forest. encompassing 119,076 acres in Abbeville, Edgefield, Greenwood, McCormick and Saluda counties. Sumter National Forest contains numerous sites offering a range of diverse recreational opportunities. Some visitors enjoy developed sites such as campgrounds or picnic areas. Others find hiking, hunting, or horseback riding more to their liking. Other common recreation opportunities that may be pursued within the area are birding, canoeing, fishing, target shooting, mountain-bike riding.

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

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

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

Heritage Corridor

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

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

Heritage Corridor Sites, Edgefield County
Regional Highlights
Thompkins Memorial Library & Genealogical Society
Old Edgefield District Tours and Research
Magnolia Dale
Confederate Monument
Edgefield Courthouse Square
Benjamin R. Tillman Library
Ebenezer Church & Cemetary
Bettis Academy & Junior College
Discovery Sites
National Wild Turkey Federation
Old Edgefield Pottery
Oakley Park

The SCNHC Discovery Center program exists to increase travel expenditures and expand economic development within the 14 counties of the SC National Heritage Corridor. The centers contain interpretation and information to enrich the travel experience for visitors and encourage them to stay longer and spend more money within the corridor and state.

A second Discovery Center scheduled to open in Summer of 2003 is located in Edgefield. It is named the Joanne T. Rainsford Discovery Center

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

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

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

The National Wild Turkey Foundation: Wild Turkey Museum

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

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

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

Displays of historic turkey calls donated by master turkey call makers Neil Cost and M.L. Lynch are one of the museum's most treasured collections. Through these exhibits, visitors can easily view the evolution of turkey calls spanning more than a century. At the height of the tour, The Dave Harrelson Memorial Theater places visitors deep in a spring forest at the break of dawn, mixing the sounds of nature with early morning calls of wild turkeys flying down from their roosts.

CONCLUSIONS

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

Competition from nearby larger metropolitan areas will always be a factor in planning for cultural resources in Edgefield County. However, by focusing on the unique aspects of the history and people of the County through programs such as the Heritage Corridor, Edgefield is poised to take a more active role in defining its own strengths in the cultural market of the area.

Section

6

LAND USE

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

INTRODUCTION

The land use element of the comprehensive plan indicates the conditions of the physical environment at specific times during a five-year period. This plan reflects the existing land uses and projects anticipated changes in this pattern. The importance of the land use element is apparent because it is the guide for directing all influences on the land. In satisfying competing demands for space, the plan can serve to effect harmonious change and to insure a logical development pattern. Various factors weigh in formulating the goals to achieve this pattern, among them are the historic patterns of development, topography, soil characteristics, existing land use and current land use. These development factors and goals and objectives created by the planning commission will be reviewed and analyzed in the development of the land use element.

Topography

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

Due to this geographic site, Edgefield County has perhaps as great a variety of soils as exists anywhere in the state. The particular soil resource area that has been most exploited, cultivated, and densely settled is the upper Coastal Plain. This area is the highest coastal plain in the state. Soils are largely Orangeburg, Magnolia, Greenville, and Ruston sandy loams, with some Norfolk and Grady soils mostly on 2 to 6 percent slopes. Soils and slope will be discussed in greater detail in the Natural Resources element of the plan.

Topography is level too gently rolling. Erosion is not a serious problem, except on the more rolling areas. Some of the areas around the county's many ponds are not adequately drained.

The state Department of Natural Resources has provided the following materials to document what land covers exist in Edgefield County today.

Land Cover Acreage
Edgefield County

Land Cover	Acreage	Percent Cover
Evergreen Forest	54,750	16.84%
Deciduous Forest	2,730	.84%
Mixed Forest	157,974	48.60%
Shrub/Scrub	54,815	16.86%
Saturated Bottomland	1,154	.35%
Agriculture/Grassland	44,643	13.73%
Barren/Disturbed	433	.13%
Urban/Built-up Land	4,947	1.52%
Total land area	**321,448**	98.88%
Water	3,630	1.12%
Total (including water)	**325,078**	100.00%

CURRENT LAND USE BY CATEGORY

Residential/Commercial

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

Industrial

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

could contain uses with which such functions could otherwise be considered incompatible." Section 2-200 of the ordinance spells out the standards that are already in place by type.

Institutional

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

Agricultural

Agriculture is another important land use in the county. While the number of farms declined from 300 in 1994 to 290 by 1995, the size of the farms seems to have stabilized. This could, in part, be due to increased efficiency and progress in agricultural methods. Cash receipts from agriculture in the county topped $18 million in 1994, up from $15 million in 1993. Edgefield ranked 27th out of 46 counties in agricultural earnings in 1994. The average farm in Edgefield County was 268 acres in 1994.

FUTURE LAND USE

In considering future land uses, the only thing that can be said with any certainty is that Edgefield County will continue to grow in the future. How and where that growth will take place is open to debate. Many outside factors need to be taken into account in this prediction, such as industrial growth, housing markets, etc. There are, however, some things that can be predicted with some certainty.

Industrial Growth - As the County takes a more aggressive stance toward industrial recruitment, it would be apparent that activity in this arena will heat up in the near future. Much of this growth will likely occur on the corridor between Trenton and North Augusta.

Much of the industrial growth will likely take place near existing sites, since it appears these sites were well chosen with respect to transportation accessibility, proximity to the labor force, and accessibility to town limits. The expansion of the industrial area near North Augusta will probably occur due to the availability of labor and proximity to Interstate 20.

Merriweather - Suburban Augusta has already started expanding into southern Edgefield County. All indications are that this situation will continue and perhaps increase in the near future.

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

Neighborhood facilities are likely to be needed in areas outside the town limits. This activity should be located within easy access to major transportation corridors to serve a larger area.

Utilities - As utilities expand service along the Trenton- North Augusta corridor, new residential, commercial, and industrial sites are likely to follow.
The potential for growth has been noted in several areas, but there are some areas where development may be purposely limited or not wanted at all.

Agricultural Areas

Every effort should be made to preserve the prime agricultural area of the county from subdivisions and conflicting land uses. In recent years, for example, Edgefield has become the largest peach-producing county in South Carolina. This type of agricultural activity brings in millions of dollars to the local economy every year. The Department of Agriculture has produced a map showing concentrations of important farmlands in Edgefield County. These areas are mostly concentrated near the intersection of North Martintown Road and Hwy 378 W in the northwestern portion of the county, and in the middle of the triangle formed by the towns of Edgefield, Johnston, and Trenton. While these areas are not the only areas of important farmland, they do represent the highest concentrations of prime agricultural land.

Fortunately for the county, the areas of least agricultural importance are also the areas that are growing most rapidly. The Merriweather area and the southern end of the Edgefield Road corridor are generally the least valuable agricultural land in the county. Therefore, important land will not likely be lost on a large scale to industrial or residential growth in the next five years.

Undeveloped Land

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

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

Historic Areas

The preservation of historic sites and the development of potential historic districts are an important part of any land use decision. Edgefield County is blessed with a wealth and variety of places, which can be considered historic. Therefore, the potential for tourism and the associated revenue are great. Opportunities such as the Heritage Corridor are being explored and Edgefield has been selected to be the home of one of the interpretive centers along the corridor. Awareness of the need to protect historic resources should be acknowledged and compatibility of surrounding uses should be considered.

ZONING

In 2000, Edgefield County took a major step towards ensuring that development meets the existing and future needs of the community. The Land Development Ordinance and included zoning regulations serve as the primary tool of local governing officials for implementing the land use element of the comprehensive plan. The ordinance preamble cites the purpose for the ordinance as,

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

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

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

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

Regulations for Unzoned Areas of Edgefield County
Flood Hazard District Regulations
Airport Compatibility District Regulations
Manufactured Housing Regulations
Weapons Firing Ranges and Gun Clubs Regulations
Sexually Oriented Businesses Regulations

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

Zoning/Development Categories
Zoning Districts
RD – Residential/ Agricultural
RR – Rural Residential
GD – General Agricultural Development
ID – Industrial Development
LC – Limited Commercial Development
Special Development Districts
FH – Flood Hazard
AC – Airport Compatibility

RD Residential-Agricultural Development District

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

RR Rural Residential Development District

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

GD General-Agricultural Development District

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

ID Industrial Development District

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

LC Limited Commercial District

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

Special Development Districts

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

public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC Airport Compatibility District

It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

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

LAND DEVELOPMENT REGULATIONS

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

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

General Site Design Standards

Site Analysis

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

Site Design Considerations

Site design should take into consideration all existing local and regional plans, and should be based on the site analysis. To the extent practical, development should be located to preserve any natural features on the site, to avoid areas of environmental sensitivity, to minimize negative impacts and alteration of natural features, to avoid adversely affecting ground water and aquifer

recharge, to reduce cut and fill, to avoid unnecessary impervious cover, to prevent flooding, to provide adequate access to lots and sites, and to mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

In addition, the following specific areas and resources shall be preserved to the extent consistent with the reasonable utilization of the site.

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

Section

7

COMMUNITY FACILTIES & TRANSPORTATION

The Community Facilities of Edgefield County and the County Transportation System

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

INTRODUCTION

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

Why is this element so important? Without a detailed documentation of available resources, planning commissioners and County Council would not be able to make informed decisions concerning the potential impact of proposed development projects. This element will document existing conditions as they apply utilities, transportation, and governmental/educational facilities in Edgefield County.

State law suggests an examination of the following facilities: water supply, treatment, and distribution; sewage system and waste water treatment; solid waste collection and disposal; fire protection; emergency medical services; governmental facilities, education facilities; and the transportation network. With this background knowledge, the planning commission can best direct growth to certain areas or promote the redevelopment of inadequate facilities. This element is required to be updated every five years so that the planning commission will have up-to-date information on which to base their decisions.

In certain cases, a plan will already exist for a department. For instance, a plan for Enhanced 911 service for the county was completed in March of 1997. This plan and the resulting road inventory will be referenced in this element and not re-created. The purpose of this element is to consolidate a reference base, not to re-develop existing materials. Therefore, many existing plans will be referred to in this document and will not be completely done over. These existing plans should be consulted for questions dealing with specific projects or initiatives.

The following is a statement of the current conditions of infrastructure facilities in Edgefield County as developed by the planning commission.

WATER SERVICE

Edgefield County has an abundance of small streams throughout the County, however, the availability of reliable surface sources of water are somewhat limited. Sub-surface water is generally available in small quantities, primarily suited for domestic or small industrial use. There are three surface streams that generally have suitable flow and quality to be used as a

source of raw water. These streams are the Savannah River, Turkey Creek, and Stevens Creek. Other streams with very limited possibilities include Log Creek, Shaw Creek, and Horn Creek could be used as sources by impounding reservoirs.

In general the natural surface waters of Edgefield County are low in total solids, total hardness, iron, color, and turbidity. Treatment by coagulation and filtration results in a water of a high degree of purity and excellence for all domestic and most industrial users. There are approximately 1,000 private ponds and small lakes throughout the County. For the most part these ponds are used for stock watering, crop irrigation, fishing, and recreational purposes and are not suitable for use as a source of water. Chemical characteristics of the ground-water found in the County vary somewhat in accordance with the nature of the foundation in which it is stored, but in general the water is soft and in mineral content is suitable without treatment.

Ground water is generally available in small quantities throughout the County. This water is suitable for domestic uses without treatment in most cases. Underground sources are insufficient to supply industries and large concentrations of population which require great volumes of water and are generally used only for very small water-using industries and small domestic purposes.

Water service in the county is provided by the Edgefield County Water and Sewer Authority (ECWSA); a Special Purpose District. Water capacity is approximately 8.9 million gallons per day (mgd). Average daily use in the area is 4.5 mgd.

SEWER SERVICE

Sewer service in the County is provided by the Edgefield County Water and Sewer Authority (ECWSA). A sewer connection is provided to the Horse Creek Wastewater Treatment Plant in Aiken County via the City of North Augusta. ECWSA is designing a major expansion and continues to be the major sewer provider in the County.

Edgefield County Wastewater Treatment Capacity 2008.

Edgefield County	
Present Capacity	5.5 mgd.
Average Use	1.9 mgd.

One major factor in growth is the availability of water and sewer. Water can be provided to most areas without sewer, but wastewater facilities require water. Since water is used to transport waste to the waste treatment facility, it is essential to have some type of water system before consideration can be given of a waste treatment facility. Generally ground water is sufficient

enough through private wells or a community well system to provide adequate water for drinking and other domestic purposes, including waste transmission. For large industries and concentrations of population, there is usually greater need for large volumes of water as well as a more complex waste treatment facility. For users of this type, surface supplies of water are needed to supply raw water for treatment as well as a stream in which to discharge effluent from the waste treatment facility.

For this reason, it is important for the County to create a policy to keep up-to-date on all water and sewer expansions and capacities. Then growth can be directed to areas that are already served by utilities.

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

A prime example of this type is the need to guide growth in the Merriweather/North Augusta area. This is the fastest growing area of the County and could broaden the County's residential tax base. However, unrestricted growth could lead to just the opposite with lots too small for septic tanks and septic systems polluting recreation and drinking water. Taking small steps toward planning for growth now could strengthen the County's base of residential growth in the future.

SOLID WASTE

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

Pursuant to the above laws, greenboxes were removed from service areas and household garbage is now delivered to eight recycling centers throughout Edgefield County. These centers accept household waste and recyclables from household residents including newspapers, cardboard, aluminum cans, batteries, furniture, plastics and other recyclable materials. Household recycling is encouraged to meet the mandated 30 percent volume reduction specified under the Solid Waste Management Act, 1991.

As a result of new stricter regulation and fiscal necessity, Edgefield County joined eight other counties to form the Three River Solid Waste Authority. The goal of the organization was to promote an environmentally sound and financially effective partnership between these counties

with regards to solid waste planning, management, and program implementation. A regional landfill for disposal of non-recyclable, non-reusable waste to serve the nine county cooperatives began operation in 1998.

Edgefield County is also a member of the Tri-County Solid Waste Authority, which operates a construction and demolition materials landfill for the disposal of construction debris. In addition, Santee Cooper – a public utility owned by the citizens of South Carolina – provides oil collection centers at each of the County's recycling centers. Use of this system effectively eliminates the potential of oil related ground water contamination.

OTHER UTILITES

Electricity

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

Natural Gas

South Carolina Electric and Gas Company is the only supplier of natural gas in Edgefield County. The system operates at a rate of 35 to 60lbs. of pressure. They serve the towns of Edgefield and Johnston as a few outlying areas between the two towns and south to major industries along Highway 25 South.

Telephone

BellSouth is the dominant phone company in Edgefield County. Smaller phone companies are Pond Branch Telephone Company in the extreme eastern portion of the County and West Carolina Telephone Company in the extreme northwest portion of the County. An enhanced 911 system was completed in March 1997 with the assistance of these phone companies. Cellular telephone service is available from national carriers such as Verizon or Alltel.

Cable and Satellite Television

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

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

GOVERNMENT FACILTIES

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

County Government Facilities

Edgefield County has developed and is implementing plans that cover the renovation of county-owned facilities to meet the requirements of the Americans with Disabilities Act (ADA). This work is most readily evidenced in the addition of an elevator to the County Courthouse. A copy of the County's ADA plan is available for review in the County Administrative Building. A fire protection plan is coordinated through all the county fire departments with involvement from the Emergency Preparedness Office. These agencies create plans for their own services and these may be referred to for a more in-depth discussion. Maintaining facilities is the responsibility of county government. The County has a council-administrator form of government with a budget of approximately $7 million per year.

Edgefield Hospital

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

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

Emergency Room services 24 hour per day per FNP 3 days per week and MD remainder of schedule. Portable ventilator on EMS trucks only, none in-house. We do TPA/TNK ("clot buster" drugs), chest tubes, the rare OB delivery, rape exams, stabilize trauma and transfer usually to MCG Regional Trauma Center in Augusta. Burns are transferred to Doctors Hospital Burn Unit in Augusta which is the regional burn center. Most orthopedic emergencies that are too complicated for us to handle go to Carolina Musculoskeletal Institute. Some orthopedic patients are transferred to Augusta, whichever is patient preference and physician acceptance. All staff members, both nursing and medical, are at a minimum ACLS certified. Some staff are PALS and ATLS certified as well.

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

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

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

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

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

Edgefield Hospital offers many services to the residents of Edgefield County and surrounding areas. For more detailed information of services, the hospital can be contacted directly.

EDUCATION FACILITIES

Public Schools

The Edgefield County School District has adopted the following mission statement: "A District where individual worth and cultural diversity are respected, to develop life-long learners by providing appropriate, innovative educational experiences designed to enable students to become confident contributing citizens."

The district serves approximately 3,919 students in grades Child Development (CD) through twelfth grade. The system operates on a 4-2-1 configuration; four elementary schools which house 1,973 CD through fifth grade students; two middle schools which house 977 sixth through eighth grade students; and one high school and career center where the final curriculum prepares 969 ninth through twelfth grade students for college and/or the workforce. The average pupil/teacher ratio is 20 to 1.

Facilities in the school district are modern, state of the art complexes. The District has future visions of additional classroom spaces at Douglas, Johnston, and Merriwether Elementary Schools. Under consideration and review is the construction of a high school in the Merriwether section of the County. A final decision will be based on the number of students and available funding.

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

All schools are accredited by the South Carolina Department of Education and the Southern Association of Colleges and Schools. A total of 644 employees work for the Edgefield School District. Of this total, 321are certified educators.

Charter Schools

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

Fox Creek High School will offer a college preparatory curriculum to approximately 200 students beginning in the 2007/2008 school year. The schools programs will combine a demanding college-preparatory education with the many resources of the CSRA. This environment includes the government, performing arts, industry, the medical community, and

sports. We accomplish our goal by establishing academic excellence, providing a moral focus, and obtaining parental involvement.

Private Schools

Wardlaw Academy

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

Over 80% of the Wardlaw graduates successfully attend and graduate from colleges and universities. In addition to the strong academic program, Wardlaw emphasizes the values of honesty, patriotism, respect, Christianity, and compassion. An open admissions policy for

student applicants of all races, religions, and nationalities is maintained. The 4K through 12 campus is located on Highway 23 between Edgefield and Johnston.

Edgefield County School Enrollment

Johnston Elementary	424
Merriwether Elementary	792
Douglas Elementary	268
Merriwether Middle	396
W E Parker Elementary	489
JET Middle	581
Strom Thurmond High	969
Wardlaw Academy	203

Post Secondary Education

Piedmont Technical College will open a branch campus in Edgefield in the near future. At the main campus in Greenwood, enrollment stands at over 3,000 day and evening students. The college's primary purpose remains to be the training of individuals in one and two-year programs so that those individuals may obtain productive and meaningful career opportunities in South Carolina. Nearby Aiken Technical College offers similar programs to the Aiken/North Augusta geographic area.

The University of South Carolina also has a branch campus in Aiken, and several higher education institutions exist in Augusta, Georgia.

LIBRARIES

The following information was provided by David Parker and was taken from historical accounts of the libraries in Edgefield County.

The early courthouse community of Edgefield held literary interests in high esteem and had an organized philanthropic group that provided a library in the late 18th century. Indication of this fact is documented by a generous monetary gift to the Library Society from the Honorable Nicholas Eveleigh and his wife Mary recorded March 19, 1790 in Edgefield County, SC Deed Book 1, Pages 53-57.

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

These library meetings continued in homes until the numbers of books had grown to a degree that one of the early law offices on Buncombe Street was procured to become the home of the library. In 1908 a state charter was obtained in the name of "The Free Library." *The Edgefield Advertiser* of March 10, 1909 announced that Senator Benjamin Tillman had sent the library a large number of valuable books. At a later date he presented another collection of about 500 books. On October 18, 1914 Edgefield native Daniel Augustus Tompkins died. Founder of the *Charlotte Observer,* leading industrialist and distinguished philanthropist, Tompkins made a bequest to the Town of Edgefield of $10,000 and designated the money for library purposes.

About the year 1917, a civic minded club called the Civic League purchased the law building and paid in installments until the last payment was made in 1922. In 1927, John Rutledge Abney, a former Edgefield resident and prominent New York attorney left his rare book collection to the Edgefield library with the stipulation that Edgefield provide "a worthy place to put them."

The law building then in use was not adequate for the books that were already in the library and the books to be given by Abney could not be placed there. It was about the time The People's Bank failed and it was suggested that the Civic League buy this building. After conferring with the Tompkins heirs, it was agreed. On April 16, 1928 the Civic League was incorporated. The League worked in cooperation with the library association who sponsored the Edgefield Free Library and using the money in the Tompkins bequest purchased The People's Bank building on the square in Edgefield for $1, 750.

The bank was remodeled and Mrs J R Abney personally declared that the building was "worthy." The Free Library continued to function in the Tompkins Building until the Regional Library system was founded. In 1981, the public library moved out of the Tompkins Building. Mrs. Nancy Mims, retired county librarian, maintained the Tompkins Library on a volunteer basis as a genealogical and historical research library with a focus on the Old Edgefield District. The original valuable collections are still intact in the library.

In 1985, the Old Edgefield District Genealogical Society was chartered and began to add to the collection begun by Mrs. Mims with donations from members and friends. The collection now contains over 4500 volumes of genealogical materials, multitudes of loose paper files, microfilm reels, maps and many other valuable research materials.

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

Library cards are free to all county residents and can be used at all libraries in the ABBE (Aiken, Bamberg, Barnwell, Edgefield) Regional Library System. Computers are used to maintain all library transactions and records. Services to the blind and disabled are offered through the State

Library in Columbia, in addition to a collection of large print books available locally. Meeting space, videos, story hours, tax forms, and copying services are also available at the library.

Transportation Goals
• Support safe and efficient alternatives for travel in the county.
• Protect the public health, safety and general welfare.
• Support safe and efficient movements of goods through the county.

TRANSPORTATION

The transportation network in Edgefield County is important for all aspects of the population. Major roads in the county include US 25 and US 378, which provide east-west and north-south access. In addition, SC 23, SC 19, SC 191, and SC 230 provide important connections within the County and the region.

Each year, the South Carolina Department of Transportation develops a project priority list for each planning region. To determine which roads are at a higher priority, DOT uses a transportation formula which takes into account factors such as the number of vehicles using the road and the number of accidents on the road. All roads on the DOT listing are classified as long range, meaning actual work on the roadway may be as much as 10 years away. Only state or federal roads are considered on this list.

Edgefield County Roads on DOT Improvement List

Project	Description	Miles	Cost
US 25	Widen to 4 lane divided highway from S-429 to Industrial Park	7.8	$35,000,000

Other Needs With No Current Funding Source

1. Martintown Road from Fox Creek High to the Aiken County line
2. US Hwy 25 between Edgefield and Trenton
3. SC Hwy 19 between Trenton and Interstate 20
4. US Hwy 25 between Edgefield and Greenwood

COORDINATED TRANSPORATION SERVICES

Edgefield County Senior Citizens Council, in cooperation with Aiken and Barnwell Counties, has developed a proposal to coordinate transportation services. The final report is now available for review at the County Senior Center and is quoted here.

The study has several purposes:

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

OTHER TRANSPORTATION

Public transportation service began in 1997, in the rural areas of the county, serving those individuals who did not qualify for service under existing funding sources, providing them with the opportunity to travel for other purposes than to medical care.

Goals in the ongoing development of a countywide coordinated transportation system are:

- To enhance the quality of life for residents of Edgefield County by making jobs, medical services, shopping, education and recreation more accessible through the use of public transportation.
- To provide safe, efficient and economical public transportation services throughout the county.
- To maximize public input and involvement in all appropriate phases of public transportation.

Transportation is provided at a reduced fare for those 60 and older or who are disabled. The primary service area is Edgefield County; however, services are also provided to Greenwood, Aiken, North Augusta, and Augusta.

The service may be used by any paying resident or qualifying senior citizen for shopping, medical appointments, recreation, or just to visit outside the area.

Rail service is provided through Edgefield County by Norfolk Southern Railway. Switching is provided on an as needed basis. No passenger transport is available in Edgefield County.

Motor freight transportation is provided by approximately 46 companies and truck lines. Rates and schedules can be obtained by calling each freight company.

General aviation is available through the Trenton Municipal Airport with a 3,600 foot runway. Passenger air service is available through Bush Field in Augusta, GA or Columbia Metropolitan Airport in Columbia, SC. Over 400,000 passengers pass through Bush Field each year on four major carriers. In Columbia, over 1,100,000 passengers use the airport served by four major carriers.

Edgefield County Comprehensive Plan
Implementation Schedule and Priority Investment

Element	Objective	Short Term	Mid Term	Long Term	On Going	Implementation Responsibility
Housing	Work with Water and Sewer Commission to extend infrastructure to underserved portions of the County			•	•	Local Governments, Edgefield County Water and Sewer
Housing	Expand sewer facilities along major highway corridors				•	Local Governments, Edgefield County Water and Sewer
Housing	Work with Transportation Board (County Transportation Committee) to provide connections between adjacent residential developments				•	Transp. Board Local Governments
Housing	Support community efforts to promote affordable housing				•	Local Governments
Housing	Encourage the construction of more multi-family housing		•			Local Governments
Housing	Create a zoning designation for Planned Unit Developments or other multiple-use equivalent.		•			County Planning
Housing	Work with Piedmont Tech to establish educational outreach workshops to teach Best Management Practices (BMP's) to local builders.		•			Local Governments Piedmont Tech
Housing	Create development incentives program to accelerate planned development of multiple housing types.	•			•	Local Governments
Housing	Research and apply for grants that will address housing rehabilitation needs in the County	•			•	Local Governments
Housing	Promote housing opportunities for senior citizens of all income levels	•			•	Local Governments, Edgefield County Senior Citizens Council
Housing	Promote housing financing education for residents	•			•	State Housing Authority
Economics	Encourage small business/retail development in existing urban centers and along existing commercial corridors.				•	Local Governments
Economics	Create multiple use zoning classification that encourages light commercial development in and around urban residential areas (planned unit development)			•	•	Local Governments
Economics	Complete community infrastructure asset inventory to identify service area needs	•				Local Governments, Econ Dev Partnership, Utilities
Economics	Work with the Economic Partnership to recruit prospective industries to the Edgefield County Industrial Park property				•	Local Governments, Econ Dev Partnership
Economics	Encourage the development of Heritage Corridor related small businesses and support family history research activities.				•	SCPRT, Chamber of Commerce
Economics	Develop a comprehensive tourism strategy for Edgefield County sites and events.		•			Old 96 Tourism District

Edgefield County Comprehensive Plan
Implementation Schedule and Priority Investment

Element	Objective	Short Term	Mid Term	Long Term	On Going	Implementation Responsibility
Economics	Develop fact sheets on county water and sewer expansion to be used in industrial recruitment efforts.	•				Local Governments, Econ Dev Partnership
Economics	Establish a county-wide business licensing program.			•		Local Governments
Community Facilities	Encourage limited commercial/retail development in the Merriweather section of the County.				•	Local Governments Chamber of Commerce
Community Facilities	Expand and improve county-wide recreation system				•	Local Governments
Community Facilities	Expand US 25 from 2 to 4 lanes between Edgefield and Greenwood				•	Local Gov'ts, SCDOT
Community Facilities	Partner with existing recreation programs in adjacent municipalities to provide access for county residents				•	Local Governments
Community Facilities	Make regular improvements and upgrades to existing county parks				•	Local Governments
Community Facilities	Expand water and sewer facilities along all major highway corridors				•	Water & Sewer Comm., Local Governments
Community Facilities	Control residential development in flood prone areas				•	Local Governments
Community Facilities	Plan and develop "one stop shop" for all government services			•		Local Governments
Cultural Resources	Form a historic board or commission for the County		•			Local Gov'ts, Arts Council, Old 96 Tourism
Cultural Resources	Involve the Heritage Corridor, the Chamber of Commerce, and other local tourism related organizations in concerted effort to promote the County's cultural resources on national and regional scale.				•	Local Gov'ts. Chamber of Commerce, Arts Council, SCPRT
Cultural Resources	Research funding for local historic preservation activities, cultural events, and Heritage Corridor related small business opportunities				•	Local Gov'ts, Historic Commission
Cultural Resources	Work with SCPRT to facilitate the development of Heritage Corridor related small businesses.				•	Old 96 Tourism, Local Gov'ts, SCPRT
Cultural Resources	Develop a comprehensive tourism development strategy for the County		•			Chamber of Commerce, SCPRT, Local Gov'ts
Cultural Resources	Develop tourism-marketing strategies for community sites and events, including agricultural heritage and eco-tourism.		•			Arts Council, Old 96 Tourism District
Cultural Resources	Promote family history research in conjunction with tourism				•	Chamber of Commerce, SCPRT, Local Gov'ts

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Element	Objective	Short Term	Mid Term	Long Term	On Going	Implementation Responsibility
Cultural Resources	Promote the pottery program at Piedmont Tech to students and visitors				•	Local Gov'ts. Chamber of Commerce, Arts Council, SCPRT
Cultural Resources	Encourage county residents to learn more about county history by promoting local sites to them.				•	Local Gov'ts. Chamber of Commerce, Arts Council, SCPRT
Natural Resources	Encourage the participation of natural resource conservation groups in local land use planning activities	•			•	Local Governments
Natural Resources	Develop a zoning classification that protects farmland and agricultural resources.			•		Local Governments
Natural Resources	Implement strategies outlined in the Edgefield Early Action Ozone Plan	•			•	Local Governments
Natural Resources	Develop Best Management Practices (BMP's) to minimize water pollution related to construction activities	•			•	Local Governments
Natural Resources	Protect flood plain and sensitive habitat areas from development				•	Local Governments
Natural Resources	Encourage the inclusion of open space in new residential development				•	Local Governments
Natural Resources	The planning commission and local governments will continue to work closely with agencies such as the Department of Natural Resources, Clemson Extension, the Natural Resource Conservation Service, the Wild Turkey Federation, Quail Unlimited, and the local RC & D Council to address natural resource concerns.				•	All parties listed in objective and others as needed
Land Use	Create more targeted zoning classification that prohibit incompatible land uses.	•			•	Local Governments
Land Use	Encourage commercial development along existing highway corridors and near existing infrastructure.				•	Local Governments
Land Use	Establish a mixed-use zoning designation that provides for traditional neighborhood development		•			Local Governments

Edgefield County Comprehensive Plan
Implementation Schedule and Priority Investment

Element	Objective	Short Term	Mid Term	Long Term	On Going	Implementation Responsibility
Land Use	Develop a county growth alliance composed of representatives from County Council, the Planning Commission, Transportation Committee, the Chamber of Commerce, major county utility providers, the Economic Development Partnership, and the School Board to discuss growth trends, needs, and projections at least twice a year.				•	Local Gov'ts, Chamber of Commerce, Transp. Board, utility providers, Econ. Dev. Part. and school boards
Land Use	Develop a set of easy to read procedures to distribute to the public who are interested in having their property zoned.	•				Planning Commission
Land Use	Develop an easy to read, one-page hand-out that explains what uses are allowed in each district and the basic zoning requirements. This would serve as an introduction to zoning requirements, not a replacement for referring to the zoning ordinance.	•				Planning Commission
Land Use	Promote the creation of green space and landscaping in all new developments.				•	Planning Commission
Population	Encourage a mix of retail and commercial growth in appropriate areas of the county served by utilities and with adequate road access.				•	Planning Commission
Population	Monitor school attendance and population growth to make sure that facilities are adequate for new residential development.				•	Planning Commission
Population	Monitor population growth in the county to ensure that those areas with high growth have adequate access to utilities, roads, and schools.				•	Planning Commission
Population	With the increase in the Hispanic population, work with existing agencies to address the needs of this group and improve communication with them.				•	Local Governments, Planning Commission

Edgefield County Comprehensive Plan
Implementation Schedule and Priority Investment

Element	Objective	Short Term	Mid Term	Long Term	On Going	Implementation Responsibility
Transportation	Support the efforts of the Edgefield Senior Citizens Council to provide a public transit service to county residents.				•	Edgefield Senior Citizens Council, Local Governments
Transportation	Support the widening of US Hwy 25 from Trenton to Interstate 20.		•			SCDOT, Local Governments
Transportation	Research funding options for addressing congestion on Martintown Road in the vicinity of Fox Creek High School and the county line.		•			SCDOT, Augusta Regional Transportation Study (ARTS), County
Transportation	Support longer term widening projects such as US Hwy 25 between Trenton to Greenwood, and SC Hwy 19 from Trenton to I-20.			•		SCDOT, Local Governments
Transportation	Continue to research grant opportunities for small transportation related improvements, enhancements, and transit expansion	•			•	Edgefield Senior Citizens Council, Local Governments
Priority Investment	1. Research funding options for alleviating traffic congestion along Martintown Road near the Aiken County line.				•	SCDOT, Augusta Regional Transportation Study (ARTS), County Govt
Priority Investment	2. Upgrade communications equipment for county emergency services.				•	State Emergency Management Division, Local Governments
Priority Investment	3. Renovate the Neighborhood Center or find alternative office space for those agencies currently there.				•	County Government
Priority Investment	4. Continue to pursue funding to widen US Hwy 25 from Edgefield south, then from Edgefield north.				•	SCDOT, Local Governments
Priority Investment	5. Working with the Edgefield County Water and Sewer Authority, plan for efficient expansion of water and sewer in the vicinity of Sweetwater Road and Martintown Road.				•	ECWSA, Local Governments

Priority Investment

The following is a list of prioritized needs with possible funding sources for the Edgefield County. This listing was coordinated with the municipalities, Soil and Water Conservation, SC Department of Natural Resources and Upper Savannah Council of Governments. This element of the comprehensive plan will be updated on a regular basis as projects are completed and as new needs arise.

1. Traffic Improvements on Martintown Road near the Aiken County line
   Possible source of funding: SCDOT, Augusta Regional Transportation Study (ARTS)
   Time Frame: Within Three Years
   Important Contacts: Congressman Gresham Barrett's Office
   Estimated Cost: $3 million

2. Upgrade communications equipment for county emergency services providers
   Possible source of funding: SC Emergency Management Division, County Government
   Time Frame: Within Two Years
   Important Contacts: County Council, Emergency Management Director
   Estimated Cost: Not available yet

3. Neighborhood Center Renovations
   Possible source of funding: County; Grants, depending on building use
   Time Frame: Within Two Years
   Important Contacts: County Council
   Estimated Cost: Not available yet

4. Widen US Hwy 25 between the Industrial Park and the current four-lane near North Augusta
   Possible source of funding: SCDOT
   Time Frame: Within Four Years
   Important Contacts: SCDOT Commissioner, Congressman Barrett's office
   Estimated Cost: $35,000,000

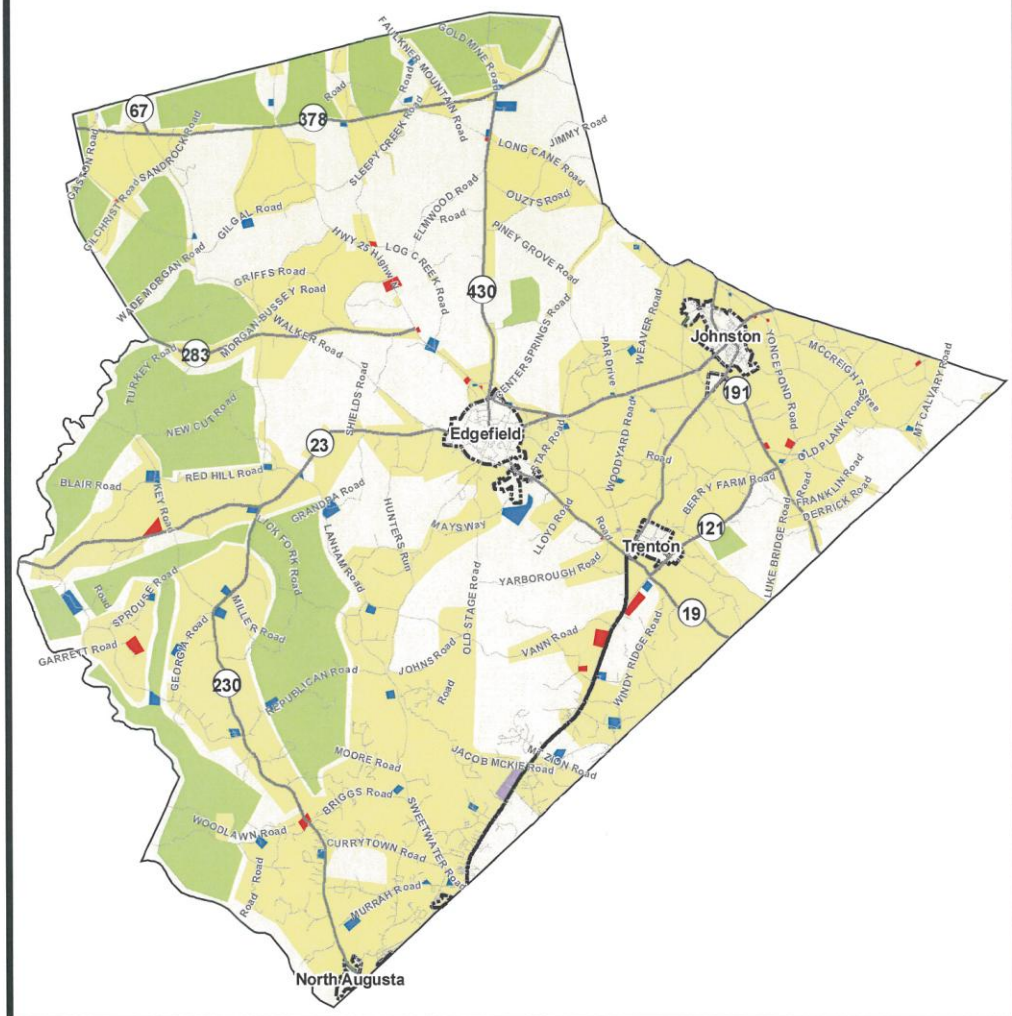
5. Expand sewer and water service in the vicinity of Sweetwater Road and Martintown Road

Possible source of funding:	Grant funding depending on project and area
Time Frame:	Within Four Years
Important Contacts:	Congressman Gresham Barrett, County Council, SC Department of Commerce
Estimated Cost:	Dependent on project

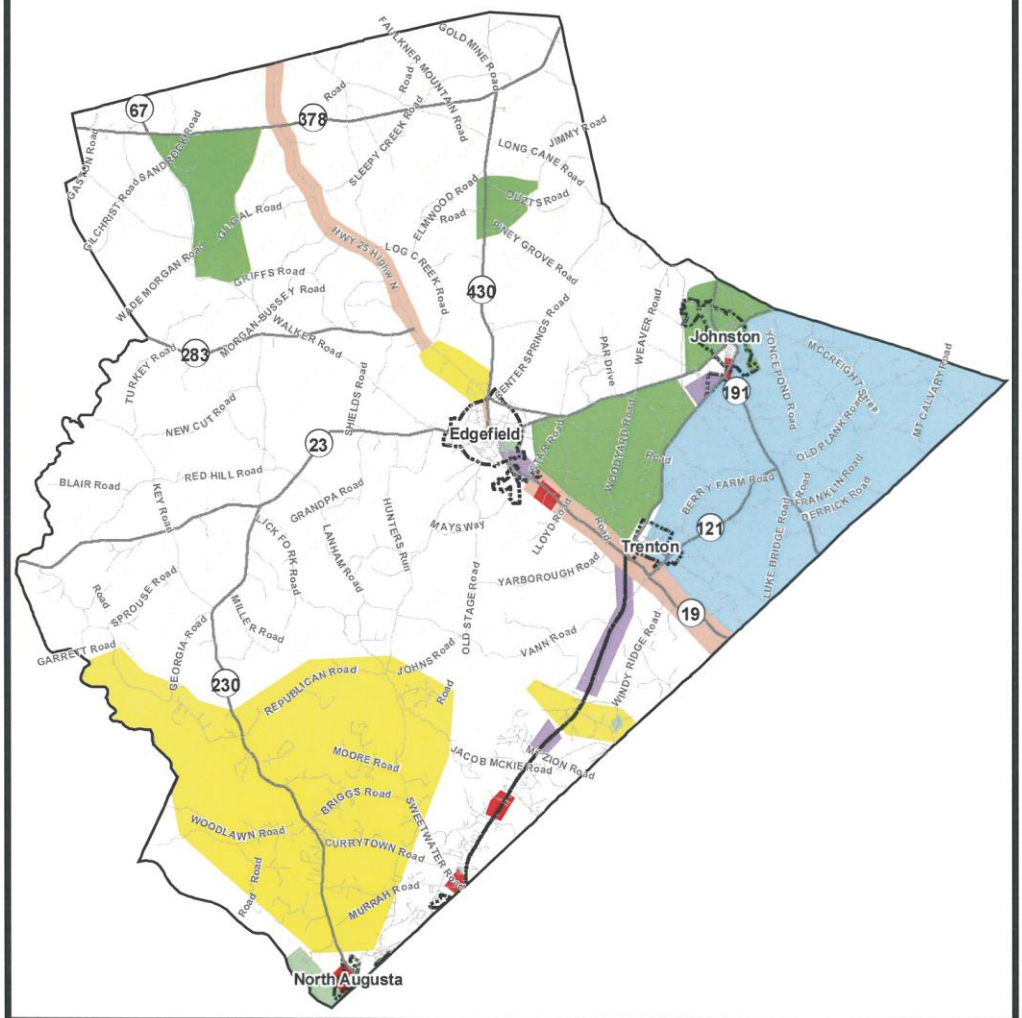
MAPS

Edgefield County

Edgefield County
Current Land Use Map



Edgefield County
Future Land Use Map



Legend

CountyFutureLandUse

- Agriculture
- Commercial
- Edisto River Basin
- Existing Land Use
- Heritage Corridor
- Industrial
- Recreational
- Residential
- Municipalities
- Roads
- SC Hwy
- US Hwy

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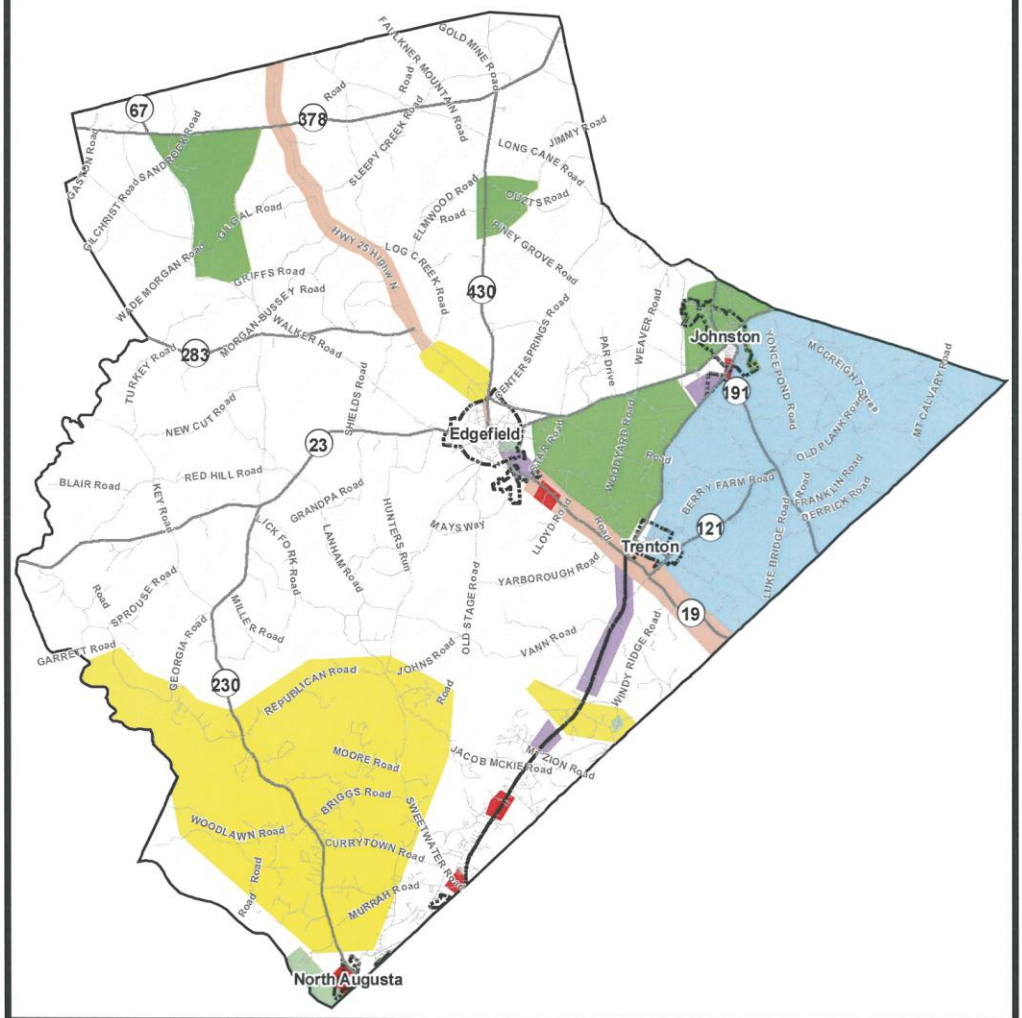
UPPER SAVANNAH
Council of Governments

Edgefield County
Future Land Use Map



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