

BARNWELL COUNTY COMPREHENSIVE PLAN



Prepared by the Lower Savannah Council of Governments
On behalf of the Barnwell County Planning Commission

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Introduction

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires all units of local government utilizing zoning or land use controls to complete and adopt a comprehensive plan by December 31, 1999. The law requires that an independent board of local citizens called a Planning Commission act as an advisory committee to the governing body on constructing and adopting the plan. The objectives of the planning process are to develop an inventory of the community's historical and existing conditions and to develop goals and objectives regarding community growth and development. These goals and objectives communicate the suggested policy directions for the local government.

The comprehensive planning process consists of three separate but equally important steps. The first step is designed to provide an inventory of facts and to undertake a fundamental analysis of community issues. This account of existing conditions will be used in subsequent decisions in the planning process. During the inventory process, basic information and statistics from the community are analyzed to identify historical trends and current conditions as well as to uncover potential problems or opportunities in the county.

In the second step of the planning process, the needs and goals of the community are generated from the analysis of the community's historical and existing conditions. In this step the Planning Commission decides which trends or issues encountered in step one are important enough to warrant further attention or action from the local government. Once these issues are identified, it is necessary to decide the overall goals of the community.

The final step in the planning process involves developing a plan of action for achieving the county's goals. This implementation strategy identifies specific activities, programs, or policies to be carried out by the local government in order to address the identified objectives.

The following document was completed through the dedication and hard work of the Barnwell County Planning Commission. Seven different elements have been inventoried and analyzed in the plan to determine the county's needs and future development strategies. These elements include population, economic condition, natural resources, historic and cultural resources, housing, community facilities and land use.

Ultimately, the Comprehensive Plan should be utilized as a guide for policymakers to develop consistent and reasonable solutions that promote the goals of the plan. Community growth and development and the policies subsequently established should be developed in accordance with the implementation strategies of the Comprehensive Plan.

Chapter One: Population

The Population Element of the Comprehensive Plan relates to the number and characteristics of the people residing in Barnwell County, South Carolina. Included in this section of the report is data provided by the US Census Bureau on population counts, trends and other selected characteristics of the county population.

A. INVENTORY

The data presented in Table P-1 shows some selected population trends of the county as a whole and of the municipalities within the county. According to the US Census, Barnwell County's population was 23,478 in 2000. Population growth in the county was strong between 1970 and 1980 with a 15.7% increase, but this surge in population slowed greatly between 1980 and 1990 with only a 2.1% population increase.

	1950	1960	1970	1980	1990	2000
Barnwell city	2,005	4,568	4,439	5,572	5,255	5,035
Blackville town	1,294	1,901	2,395	2,840	2,688	2,973
Elko town	142	194	202	329	214	212
Hilda town	304	259	331	355	342	436
Kline town	230	213	305	315	285	238
Snelling town	34	n/a	150	111	125	246
Williston town	896	2,722	2,594	3,173	3,099	3,307
Balance of county	12,361	7,802	6,760	7,173	8,285	11,031
Barnwell County total	17,266	17,659	17,176	19,868	20,293	23,478
% Change in county		2.3%	-2.7%	15.7%	2.1%	15.7%

Source: US Census Bureau

This sluggish trend reversed between 1990 and 2000 with a population increase of 15.7%. This increase surpasses previous estimates of a 7.6% growth. Looking at the data from a long-term perspective, statistics show that the population of Barnwell County (including the municipalities) increased by 36% between 1950 and 2000, which can in part be attributed to a migration to the Aiken/Barnwell area as a result of the thousands of jobs created at the Savannah River Site. In that 50-year period the municipalities had a rapid growth in population, while the county as a whole showed a relatively moderate growth rate. The population of Williston grew by 269.1%, the City of Barnwell by 151.1%, and Blackville by 129.8%. Conversely, the population of the unincorporated areas of the county fluctuated greatly between 1950 and 2000. Between 1950 and 1970 it decreased by 45.3%, then the downward trend reversed between 1970 and 2000 when the population grew by 63.2%.

Overall, the unincorporated areas of the county suffered a loss of 10.8% in population between 1950 and 2000. This can in part be attributed to annexation of land on behalf of growing municipalities. During this period both Blackville and Barnwell increased their

town limits, in effect reducing the population of the unincorporated areas of the county.

Table P-2 shows the racial population trends in the county by total number and percentage of the total for 1980, 1990 and 2000. Over the twenty-year period the number of black residents increased slightly, while the white population showed a slight decrease. The Hispanic population in the county – though having a slight increase in numbers – was the same percentage of the population in 1990 and 2000 (0.6%).

Barnwell City, Williston and Blackville had more obvious racial shifts between 1980 and 2000 than did the county. In the municipalities, the white population declined: -16.1% in Barnwell, -1.3% in Williston and -2.9% in Blackville. During the same period the black population increased in each of these municipalities: 13.5% in Williston, 14.6% in Blackville, and 6.3% in Barnwell.

Race	1980 pop.	% of Total	1990 pop.	% of Total	2000 pop.	% of Total
White	11,564	58.2%	11,477	56.6%	12,966	55.2%
Black	8,236	41.5%	8,728	43.0%	10,148	43.2%
Other	68	0.3%	88	0.4%	364	1.6%
Hispanic	n/a	n/a	126	0.6%	142	0.6%
Total	19,868	100%	20,293	100%	23,478	100%

Source: US Census

The age distribution of the population is shown below in Table P-3. The largest percent of persons in Barnwell County are between ages 35 to 44. However, it should be noted that the largest percentage change between 1990 and 2000 occurred in the 45 to 54 age group (the “baby boomers” age group). During this period, this age group increased by 70% while the total population increased by 16%.

Age Group	1990	% of Total	2000	% of Total	% Change 1990-00
0 to 4	1,647	8%	1,674	7%	0%
5 to 9	1,692	8%	1,770	8%	5%
10 to 14	1,801	9%	2,001	9%	11%
15 to 24	2,989	15%	3,205	14%	7%
25 to 34	3,158	16%	2,923	12%	-7%
35 to 44	2,925	14%	3,629	16%	24%
45 to 54	1,912	9%	3,258	14%	70%
55 to 59	835	4%	1,178	5%	41%
60 to 64	845	4%	878	4%	4%
65 to 74	1,497	7%	1,626	7%	9%
75 to 84	746	4%	1,035	4%	39%
85+	246	1%	301	1%	22%
Total	20,293	100%	23,478	100%	16%

Source: US Census Bureau

Only one age group saw a decrease in population between 1990 and 2000: 25 to 34 (-7%). The 75 to 84 and 85+ age groups both saw substantial increases that can be contributed in

part to gains in health care education, quality and accessibility. The 24 and younger age groups remained generally unchanged during the decade, signifying that the county needs to strive to draw younger, family-oriented people to the area to insure new generations of community. The county should make every effort to increase the growth rate of the 18 to 44 year age groups in order to ensure that the county is able to retain the segment of the population most likely to be working and raising families.

The gender ratio in Barnwell County remained relatively unchanged between 1990 and 2000. In 2000 females comprised 51.9% of the population while males comprised 48.1%.

B. NEEDS AND GOALS

The inventory section of the Population Element focused attention on the current and historical demographics of Barnwell County. This evaluation of the county's population characteristics is an important part of the planning process because of the impact that population trends can play on demand for infrastructure, public services and the apparent health of the community.

One issue of concern revealed through the inventory process is the relatively slow growth in the total population of the county when compared with state percentages between 1980 and 2000. While current indications are that this pattern of slow growth has leveled out to nearly that of the state, the increasing age of the population and the indication that the loss experienced between 1980 and 2000 consisted primarily of those individuals between 30 to 34 years of age bears watching. This age group represents a highly productive (employable) population segment, and is viewed as one of the key indicators of a community's health.

In percentages, the 75 to 84 and 85+ age groups both saw substantial increases that can be contributed in part to gains in the field of health care. The growth of this age group can also be contributed to the growing retirement community in the county. However, these age groups consist of a relatively small constituent of the total population of the county. The needs of aging residents and relocating retirees should be a consideration in planning for the county. The county should also strive to draw a younger family-oriented population to the area to insure further growth in a segment of the population that will have a greater impact on future economic growth.

- The primary Population Element goal of Barnwell County is to focus on issues that will foster sustainable growth by promoting opportunities, community services and the quality of life. Efforts to increase growth in the county should offer opportunities that will increase diversity in the age, sex, race, and educational background and income level of the citizens.

C. IMPLEMENTATION STRATEGIES

This section of the Population Element offers suggested policies for implementation of the desired goals and objectives. The county should strive to improve its image as a pleasant community that is ideal for raising families, or as an ideal retirement community, in order to

attract new growth.

Work to improve the population characteristics of Barnwell County should begin immediately and may proceed in a variety of different ways. The following policies are offered for consideration by County Council to implement the goals and objectives:

1.1 Seek opportunities with state officials to focus on economic and infrastructure improvements in Barnwell County, specifically to increase industrial recruitment efforts and to promote advanced technologies.

1.2 Place a high priority on projects and programs that generate and attract employment, improvements, or investments that are consistent with the policies of the Barnwell County Comprehensive Plan.

1.3 Develop and expand the number of beautification projects such as litter pick-up, Adopt-A-Highway, and new welcome signs. These projects will improve the aesthetics of the county, increase community pride, and attract more visitors and development to Barnwell County, which will in turn focus on the county as a whole rather than as individual municipalities.

1.4 Strive to retain the best and the brightest of the community by focusing on technology education, adult education, emphasis of work ethics in the educational system, and partnering with local businesses in a school-to-work program.

1.5 Continue to support and promote cultural efforts and work towards eliminating language and cultural barriers in the county in order to develop a recognizable and unique character that will instill pride in its citizens as well as attract tourists and potential residents of varied ethnic backgrounds.

1.6 Improve efforts to increase the availability of rental housing and provide incentives to developers to build a wider variety of housing types such as retirement and assisted living housing.

Chapter Two: Economic

This chapter identifies existing and recent trends for Barnwell County in education, labor, industry, and income level. Where possible, comparisons with other South Carolina counties of equal size or state averages are provided to give some perspective on how the county compares to other areas and to the state.

A. INVENTORY

Barnwell County is located along the Savannah River in the midwestern area of the state and is bordered by Aiken, Orangeburg, Bamberg and Allendale counties in South Carolina and Burke County in Georgia. The centralized location and pastoral open spaces of Barnwell County help to provide a relaxed country lifestyle while maintaining convenient access to some of South Carolina's larger communities as well as the state's coastal and mountain regions.

The economic conditions of Barnwell County cannot be discussed without considering the impact that the US Department of Energy's Savannah River Site (SRS) has had on the region. SRS boundaries encompass approximately 33.5% of Barnwell County, a higher percentage than any other county. SRS has played a vital role in the economy of the county and of the CSRA as a whole. The downsizing that began in 1991 as a result of the end of the Cold War has had a tremendous impact on the employment structure of the county. After maintaining a relatively stable workforce of 8,000 to 10,000 employees throughout the operating history of the site, in 1991 SRS employment peaked at 25,180. By 1998, the employee count had decreased by 43.9% to 14,134 employees. In Barnwell County, SRS job losses are estimated to be nearly 600 between 1991 and 1997.

The following agencies are vital elements in Barnwell County's economic development role:

- Barnwell County Economic Development Commission, located at the Barnwell County Airport Industrial Park, recruits new industry and provides local business assistance in the county.
- Savannah River Regional Diversification Initiative (SRRDI) was created in the early 1990's with the following goals: to diversify the region's economic development base, to create and retain high-value, long-term private sector jobs, and to transfer SRS technologies to new and existing firms for commercial application. Other organizations that partnered in this strategy include Lower Savannah Council of Governments, CSRA Regional Development Center, and Aiken-Edgefield Economic Development Partnership.
- Southern Carolina Alliance is a regional non-profit industrial development agency for Allendale, Bamberg, Barnwell and Hampton counties. Southern Carolina Alliance is responsible for recruiting new industry to the region and assisting local businesses to grow and succeed in the region. Southern Carolina Alliance manages the new South Carolina Advanced Technology Park located near Barnwell in the Town of Snelling.

- The Barnwell County Chamber of Commerce is dedicated to helping the business community and county prosper and grow. The Chamber provides a variety of services, programs and seminars to educate and promote a positive business climate.
- Barnwell Downtown Development office is an essential element in the promotion of commercial activity in the downtown Barnwell area.
- The Blackville Development Board provides assistance to commercial entities in downtown Blackville.

Education

The data presented in this section was gathered from the 2000 US Census and the “1999 SC Kids Count: Barnwell County.” The purpose of this section is to determine the current status of Barnwell County’s educational system in order to provide some broad guidance on where improvements may be needed and how these improvements will impact the county’s economic situation. Table E-1 shows the available data on the level of educational attainment for the citizens of Barnwell County and compares it to data collected from neighboring South Carolina counties.

Table E-1. Educational Attainment of Persons 25 Years of Age or Over						
County	Barnwell	Allendale	Bamberg	Aiken	Orangeburg	South Carolina
Total	14,770	7,094	10,213	92,922	57,037	2,595,010
< 9th Grade	12%	14%	13%	8%	10%	8%
High School						
No Diploma	21%	26%	22%	15%	18%	15%
Graduate	35%	31%	28%	32%	32%	30%
College						
1 to 3 Years	21%	19%	21%	26%	24%	26%
4 + Years	12%	9%	15%	20%	16%	20%

Source: 2000 US Census

Evident in the above comparison is that Barnwell County has a higher percentage of the population graduate from high school than does the state. The data reveals that the county has a higher percentage of the population who have a less than ninth grade education. The disparity lies within the elevated numbers of persons in South Carolina who attain some education beyond high school when compared to the county. When the results of Aiken and Orangeburg counties are compared to Barnwell County there is also a significant difference in the level of educational attainment beyond high school. Citizens in these counties appear to be achieving higher levels of post high school educational accomplishment than those in Barnwell County. However, it should be noted that Aiken and Orangeburg counties have a much higher population than Barnwell County, which in part contributes to this large variance.

The 2000 data shows that 12% of the citizens aged 25 years and older in Barnwell County attained less than a ninth grade education, down from 19% in 1990. Additionally, 21% of the citizens in Barnwell County completed between nine and twelve years of education

without receiving a diploma. In South Carolina 15% of the citizens achieved this level of education.

According to the US Census Bureau, the level of educational attainment for Barnwell County increased significantly between 1990 and 2000. At 35%, the county has a higher percent of high school graduates than the state (30%). The county should strive to continue the trend of increasing numbers of high school graduates.

The progress of students currently attending Barnwell County schools can also indicate the county's potential for future economic growth. Student scores obtained through the use of standardized achievement tests such as the BSAP or the CTBS tests are evidence of this progress. According to the 1999 "Kids Count" report, between 1981 and 1990 eighth grade students in the county made dramatic improvements on BSAP scores. During this period the number of students that did not meet minimum standards fell from 74.2% to 24.8% in math and from 64.3 % to 21.5% in reading. However, a disturbing trend emerged during the 1990's when 39.9% of students did not meet minimum standards in math and 39.8% did not meet minimum standards in reading in 1999. It should be noted that 1999 was the first year that the PACT test was given; prior to that the BSAP was the standard test. A breakdown of the students that did not meet minimum standards during the 1999 testing is provided below in Table E-2.

Table E -2. 8th Grade Students Missing State PACT Standards		
Category	Math	Reading
All Students	39.9 %	39.8 %
White Males	30.8 %	35.8 %
White Females	20.0 %	16.1 %
African American and Other Males	57.1 %	58.3 %
African American and Other Female	53.6 %	50.0 %
Source: 1999 SC Kids Count - Barnwell County		

These educational statistics indicate that generally Barnwell County is making progress toward improving education. Educational attainment is up substantially since 1980 with greater numbers of students completing high school and some college. This factor alone may be the single greatest contributor to long term economic prosperity in the county.

Also evident in the above table is the disproportionate test scores of minority students and white students. The percentage of minority students who did not meet the state PACT standards in 1999 far exceed the percentage of white students who did not meet testing standards. If standardized testing is to be an indication of educational achievement, efforts to provide supplemental education opportunities and creative motivational methods for minority students need to be examined.

Labor and Industry

This section of the report analyzes the historical trends of labor and industry activity in Barnwell County. Much of the data utilized in this section was collected from the South Carolina Employment Security Commission, the US Census Bureau and the 1999 South Carolina Statistical Abstract.

Table E-3 shows a trend of labor force data for the county from 1990 through 2001. Only those individuals who are actively involved in the labor force either by being employed or actively pursuing employment opportunities are included in these figures. They do not reflect the segment of the population that is unemployed and not looking for work.

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Total Labor Force	10,120	10,310	10,790	10,940	11,100	11,080	11,260	11,430	11,720	11,180	11,090
Total Employment	8,690	9,080	9,330	9,710	9,920	9,880	10,380	10,670	10,950	10,500	10,310
Total Unemployment	1,430	1,230	1,460	1,230	1,180	1,200	880	760	770	680	780
Unemployment %	14.1%	12.1%	13.5%	11.2%	10.6%	10.8%	7.8%	6.6%	6.6%	6.1%	7.0%

Source: South Carolina Employment Security Commission

The data displayed in Table E-3 shows that the labor market in Barnwell County has steadily increased over the last eleven years. Since 1991 the labor force in the county has increased by approximately 9.6%. During the same period unemployment in the county averaged about 9.7%. Though the unemployment rate saw an overall decline between 1997 and 2000, in 2001 the unemployment rate went up nearly a point, due to the recession. The South Carolina Employment Security Commission reports that the labor force in the county decreased by approximately 90 persons between 2000 and 2001. The highest average annual rate of unemployment for Barnwell County during the eleven-year period was in 1991 when the county recorded a 14.1% unemployment rate.

In 2000, the county experienced its lowest average unemployment in eleven years with an unemployment rate of 6.1%. According to the South Carolina Office of Research and Statistics, the county ranked second in the state in percent of unemployment of civilian labor force 16 and older in 1990. In January 2000, the South Carolina Employment Security Commission ranked Barnwell County 12th highest in the state in unemployment percent. Though this is a vast improvement over the unemployment rates of the early and mid-1990's, the county still lags behind the state, which recorded an average unemployment rate of 4.8% in 2001.

In 1990, as much as 71% of the total employment in Barnwell County could be attributed to the Savannah River Site. However, between 1991 and 1997, Barnwell County lost the third highest amount of SRS employees (599) during the downsizing of the Site, following Aiken County (3,993) and Richmond County (2,163).

	1980	1990	Change
Worked in County	5,730	5,547	-3%
Worked out of County	1,302	2,783	114%
Worked in State	7,032	8,330	18%
Worked out of State	50	225	350%

Source: 1990 US Census

Table E-4 reflects commuting patterns of residents of Barnwell County to a place of employment. According to the census, between 1980 and 1990 the percentage of Barnwell County citizens who worked out of the county increased by 114% and the percentage who

worked out of the state increased by 350%. Conversely, the number of citizens who worked within the county declined by 3%. The increasing gap between those citizens who work within the county and those who work outside of the county can be attributed in part to an increase in population and in part to the downsizing of SRS during the 1990's, which compelled displaced workers to travel to other counties where their advanced technical skills could be utilized. It also indicates that the county is a desirable place to live, since such a high percentage of citizens are willing to commute to jobs outside the county. It is important to continue efforts to recruit and retain industries and business within the county to utilize the existing workforce.

Knowledge of the types of industry employing citizens in an area is as important to understanding the character of a community and planning for future changes as are projections of population growth. The growth or decline of certain industries can impact how much land should be dedicated to commercial or industrial uses, the type of educational resources needed in the area, and provide insight on where to focus future economic development efforts and what government services will be needed in the future. The table below shows how the size of certain industries in the county changed through differences in the number of citizens who were employed by these industries between 1990 and 2000.

Table E-5 shows that all areas increased the number of employees between 1990 and 2000 with the exceptions of: (1) agriculture, forestry, fishing, and mining, (2) construction, (3) retail trade, and (4) public administration. The industry that saw the largest decrease in number of employees during the ten-year period – losing more than half of its workforce – was agriculture, forestry, fishing, and mining (-57%). The industries experiencing the largest amounts of employee growth were manufacturing and arts, entertainment, recreation and hospitality services, both showing workforce increases of more than 100%. Wholesale trade; transportation, warehousing and utilities; and educational, health and social services all saw healthy increases in the workforce.

Employing Industry	Barnwell County		
	1990	2000	Change
Agriculture, Forestry, Fishing, Mining	378	162	-57%
Construction	724	619	-15%
Manufacturing	1,102	2,567	133%
Wholesale Trade	136	169	24%
Retail Trade	970	942	-3%
Transportation and Warehousing, and Utilities	771	1,031	34%
Information	n/a	177	n/a
Finance, Insurance, Real Estate	191	197	3%
Educational, Health and Social Services	1,195	1,594	33%
Arts, Entertainment, Rec. & Hospitality Services	189	380	101%
Public Administration	539	499	-7%
Other Professional	559	703	26%
Other Services	n/a	370	n/a

Source: US Census Bureau

In terms of the total number of employees involved in a certain industry, the trade with the greatest number of employees in 2000 was manufacturing. Aided by the growth of other industries, the gap tightened between the number of employees in manufacturing and other industries. Each of the educational, health and social services and transportation, warehousing and utilities categories has more than 1,000 persons in the workforce.

According to the South Carolina Department of Commerce, in 2001 there were nine industries in Barnwell County with 100 or more employees. These industries and their descriptions are listed below:

- Augusta Fiberglass Coatings, Inc. (140 employees) – Created in 1974 in Blackville, this manufacturing company produces fiberglass tanks and fiber-reinforced plastics.
- Dayco Products Inc. - Power Transmit Unit (262 employees) – A division of Mark IV Industries Inc., Dayco located in Williston in 1977. The division produces polyribbed belts.
- Dixie-Narco Inc. (1,350 employees) – The headquarters of Dixie-Narco, whose parent company is Maytag Corporation, were established in Williston in 1990. The company produces soft-drink vending machines and beverage glass door coolers.
- Ducane Gas Grills (125 employees) – Originally created in Blackville in 1968, the Ducane Company expanded into Barnwell in 1999. The company is a South Carolina based manufacturer of gas grills, ventilation, air conditioning and heating units.
- EFCO Corporation (415 employees) – EFCO Corporation is a national manufacturer of commercial aluminum windows, entrances, storefronts and curtain wall systems. The company opened its Barnwell operations center in 1997.
- Milliken & Company - Barnwell Plant (238 employees) – Founded in 1865, the company is currently one of the world’s largest textile and chemical manufacturing firms. The company’s headquarters are located in Spartanburg.
- Sara Lee Sock Company (325 employees) – After locating in Barnwell in 1992, this division of the Sara Lee Branded Apparel Group began production of white athletic socks.
- Excel Comfort Systems (400 employees) – A division of Lennox, Excel has been manufacturing HVAC units in Blackville since 1999.
- Elite Outsourcing Group (160 employees) – Elite Outsourcing Group, Inc., is a national medical billing and insurance rebilling company that located in Barnwell in 2002.

The impact of industrialization in Barnwell County and the reduced dependence on farm income over the last 25 years is illustrated by the trends shown in Table E-6. This table contrasts the trends of personal income derived from non-farm industries and personal income derived from farm industries between 1970 and 1999.

Year	1970	1975	1980	1985	1990	1995	1999	% Change
Personal Income	47,050	84,683	130,612	205,440	287,428	389,196	519,712	1005%
Farm Income	2,852	4,505	-204	1,426	4,808	7,438	2,957	4%
Non-Farm Income	44,198	80,178	130,816	204,014	282,620	381,758	516,755	1069%

1. Income in multiples of one thousand
Source: US Bureau of Economic Analysis, Regional Economic Information System (REIS)

According to the data in Table E-6, the amount of income generated through farming in the county increased by only 4% between 1970 and 1999. Though the data reflects little change over the 29-year period, farm income actually fluctuated greatly in the five-year intervals reflected in the above table. Non-farm income increased in a steadier manner, growing in large increments from year to year without reversing. A substantial portion of this decrease in farm income occurred between 1975 and 1980, resulting in an overall income loss in 1980 and a decline of -204% between 1975 and 1980. If farm income levels are compared to non-farm income levels, it becomes clear that the county is moving away from farm income as a significant source of earnings. Non-farm income levels have increased by 1069% over the 25-year period. It should be noted that these figures are estimates of earnings based on the Standard Industrial Classification (SIC) and are indicative of general trends in income.

Income Levels

The average level of per capita personal income for Barnwell County is another indicator of the county's economy. According to the 1990 US Census, median household income increased from \$12,640 to \$23,501 between 1979 and 1989. Median household income for 1999 is estimated by the National Decision Systems to be \$29,730. These figures reflect an increase in household income of 85.9% between 1979 and 1989 and an increase of 26.5% between 1989 and 1999. The slowing down of gains in household income between 1989 and 1999 can in large part be contributed to the downsizing that took place at Savannah River Site during this time, resulting in double digit unemployment rates between 1991 and 1996 (see Table E-3).

Table E-7 breaks down household and family income levels for Barnwell County as reported in the 2000 US Census. The percentage of the population in each income bracket has also been calculated and compared to similar data collected and averaged from the entire state.

	Barnwell County				South Carolina			
	Households	%	Families	%	Households	%	Families	%
Less than \$10,000	1,860	20.5%	899	13.8%	181,777	11.8%	76,639	7.1%
\$10,000-\$14,999	763	8.4%	424	6.5%	106,693	7.0%	55,247	5.1%
\$15,000-\$24,999	1,433	15.8%	942	14.4%	220,065	14.3%	135,330	12.5%
\$25,000-\$34,999	1,188	13.1%	936	14.3%	213,504	13.9%	143,201	13.3%
\$35,000-\$49,999	1,306	14.4%	1,079	16.5%	269,559	17.6%	201,370	18.7%
\$50,000-\$74,999	1,469	16.2%	1,292	19.8%	288,757	18.8%	241,243	22.4%
\$75,000-\$99,999	557	6.1%	508	7.8%	129,518	8.4%	114,775	10.6%
\$100,000-\$149,999	341	3.8%	322	4.9%	81,624	5.3%	73,186	6.8%
\$150,000-\$199,999	91	1.0%	80	1.2%	19,873	1.3%	17,752	1.6%
\$200,000 or more	66	0.7%	53	0.8%	22,964	1.5%	19,993	1.9%
Median Income	\$ 28,591		\$35,866		\$ 37,082		\$44,227	

Source: 2000 US Census

The data displayed in Table E-7 shows that Barnwell County has a higher percentage of households and families that fall into the three lowest income brackets than the state average. On a percentage basis Barnwell County also has fewer households and families in the highest three income brackets than the state.

Median household and family income for the county is also significantly lower in the county than the medians for the state. According to the 2000 US Census, the median household income for Barnwell County was \$28,591 and the median family income was \$35,866. The median income for the entire state was \$37,082 for households and \$44,227 for families. This translates into a 29.7% difference between the county and the state medians for households and a 19.3% difference between the county and state medians for families. Additionally, between 1990 and 2000 median household income increased by 21.7% in the county, while the state saw an increase of 41.2%. This trend of disparity between the income growth of Barnwell County and that of the state should be cause for concern.

Shown in Table E-8 are the poverty levels of Barnwell County and its seven municipalities, broken down by race.

	County	Barnwell	Blackville	Elko	Hilda	Kline	Snelling	Williston
Families below poverty	18%	20%	27%	19%	21%	37%	6%	26%
Female HOH below poverty	39%	42%	44%	25%	30%	54%	0%	50%
Individuals below poverty	21%	22%	30%	23%	24%	46%	10%	24%
Source: 2000 US Census								

According to the South Carolina Office of Research and Statistics, Barnwell County ranked 14th in the state (out of 46 counties) in persons below poverty level in 1989. The number of households and families falling into low income categories inevitably correlates with the poverty rate in the county. The 2000 US Census shows that 18% of families in the county lived below the poverty level in 1999, down from 22% in 1989.

A more disturbing statistic is the discrepancy between the number of black and white individuals living below the poverty level in the county. In 1989 6% of whites in the county were living below the poverty level and 17% of blacks were living below the poverty level. These disproportionate levels reflect an economic racial divide in the county that should be given serious consideration.

The poverty levels of the municipalities within Barnwell County for the most part average higher poverty levels than the county as a whole. According to census data, Kline had a family poverty rate of 37% in 1999, rating it as the municipality with the highest poverty rate in the county. Blackville's family poverty rate of 27% in the same year puts the town second in the category, Williston third with a 26% family poverty rate, Hilda fourth at 21%, followed by Barnwell City (20%) and Elko (19%). Only Snelling at 6% had a lower family poverty rate than the county.

The poverty rates for households headed by females with no husband present reflect far higher poverty rates than for families in general. Two municipalities in Barnwell County –

Williston and Kline – had poverty rates of 50% or higher in this category. The county had poverty rates of 39% for female-headed households in 1999. Though this is not an unusual trend, it still bears cause for concern.

B. NEEDS AND GOALS

The level of economic activity and new development in an area is a primary contributing factor to the level of growth and the amount of revenue available to a unit of government. With increased revenue, the government entity has the opportunity to improve services, which improve quality of life and in turn can facilitate additional growth. The composition shift in the population of Barnwell County can, in part, be directly linked to a shift in the economy of South Carolina away from an agriculture base and toward a manufacturing based economy. This trend lessens the emphasis that has historically been placed on smaller rural communities and increases the emphasis on larger municipalities that have the necessary infrastructure to support a more industrialized economy.

- A primary goal of the Economic Element should be to promote the image of Barnwell County as an attractive, safe community, and attempt to attract industrial and commercial growth in the urbanized areas.
- Facilitate the development of housing opportunities attractive to a moderate and higher income population that is educated and skilled.
- Support programs that will help improve per capita and family incomes in the area.

C. IMPLEMENTATION STRATEGIES

Suggested policies for the implementation of these goals include:

- 2.1** Place a high priority on projects that will generate and attract private sector employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan.
- 2.2** Strive to attract and retain clean, safe and high paying industries to the area.
- 2.3** Promote further development of the existing industrial areas in and near the industrial parks.
- 2.4** Establish and support a close working relationship between the town, state and county economic developers and area education providers.
- 2.5** Continue to support and encourage infrastructure improvements (such as road improvements) that will improve the quality of life and attract new businesses and industries.
- 2.6** Nurture existing businesses as well as providing incentives for new businesses.

- 2.7** Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce, particularly in the higher technology fields.
- 2.8** Encourage the development of service-based businesses to entice Barnwell County's existing workforce to reside in the county instead of commuting.
- 2.9** Continue to promote and support public transit programs and explore possibilities of expanding the transit network in the county.
- 2.10** Encourage the operation of small, independent businesses.
- 2.11** Encourage renovation and re-use of vacant industrial and commercial properties.
- 2.12** Foster public/private sector partnerships to provide community services.
- 2.13** Support the development of a technologically advanced communications infrastructure (fiber optic and other broadband lines) to attract telecommunication and other technologically dependent businesses to the area.
- 2.14** Encourage tourism and professional visitors by promoting the county's assets and supporting facilities to accommodate visitors. Consider promoting the Barnwell County quality of life through national marketing campaigns.

Chapter Three: Natural Resources

The Natural Resources Element includes information on climate, topography, water and air quality, soil characteristics, and other natural resources of Barnwell County. This section of the report seeks to inventory and highlight some of these resources in order to develop goals and strategies for protecting them as the county continues to grow.

A. INVENTORY

Due to the county's abundant natural resources, wide open spaces and mild climate, many opportunities for outdoor activities such as camping, hunting, fishing, canoeing, bird watching and outdoor sports exist in Barnwell County. The following is an inventory of the county's natural resources.

Climate

Barnwell County is typical of southeastern areas in that it has a humid subtropical climate, characterized by ample rainfall, mild winters and hot summers. The climate is suitable for many agricultural, economical and recreational endeavors. The annual average monthly temperature is 65 degrees and the average yearly rainfall is 45 inches. The average daily maximum temperature is 75 degrees and the average daily minimum temperature is 51 degrees. Droughts are not uncommon but generally do not last long enough to cause severe crop damage. There are occasionally heavy rainfalls in the summer months due to tropical storms and hurricanes, but these occurrences are rare. The growing season in Barnwell County is 245 days, which accommodates a wide variety of crops.

Topography

Barnwell County is within the area designated by the US Soil Conservation Service as the Aiken Plateau, an upland plain with steep sided valleys. The terrain is gently rolling in much of the county, yielding few impediments to urban or agricultural development. The county is characterized by low relief, with a few localized areas having wetlands, flatlands and steep hills. The northwestern and eastern parts of the county are the only areas with slopes over six percent. The average distance above sea level is approximately 90 feet. Barnwell County contains what are commonly called "Carolina Bays" or "Sand Bays" which are circular depressions thought to be Aeolian features dating to the late glacial period, and which are scattered about the state. The primary species of tree in the area is the loblolly pine. Shortleaf pine, longleaf pine, slash pine and oak are also predominant in forested areas.

Barnwell County contains several important water resources. The Edisto River borders the north end of the county, and the Savannah River borders the south end. Both the Salkehatchie River and Little Salkehatchie River (which join to form the Combahee River) run through the county. Barnwell County lies within three river sub-basins: the Edisto River Sub-Basin (26.9%), the Combahee-Coosawhatchie River Sub-Basin (68.5%) and the

Lower Savannah River Sub-Basin (4.6%). The water quality in these sub-basins is generally adequate for most water uses. These river basins provide excellent riparian, or stream-edge, habitats that consist of mostly forested wetlands. These wetlands provide support for wildlife habitats and improve the water quality of the county. Native animals include white-tailed deer, birds of prey, songbirds and wild turkey. According to the South Carolina Heritage Trust, there are four federally threatened or endangered native plant and animal species in Barnwell County: the smooth coneflower, Canby's dropwort, the red-cockaded woodpecker and the bald eagle.

About half of Barnwell County lies on a principal aquifer with sufficient water for development needs, with the other half being a secondary aquifer with some flow restrictions. Water quality from the Tertiary Limestone aquifer systems in Barnwell County is generally suitable, as it is the most utilized aquifer in the area.

Air Quality

In 1997 the Environmental Protection Agency (EPA) issued new National Ambient Air Quality Standards (NAAQS) that placed tighter restrictions on ground level ozone. In early 2001 the EPA began preparations to release a new Notice of Proposed Rulemaking that will specify the regulations for implementing the new standards. Areas that exceed the NAAQS will be designated nonattainment areas and will have 12 months to make a conformity designation on their long-range transportation plan.

As currently tested, Barnwell County exceeds the NAAQS for ozone levels and would be designated a nonattainment area under proposed regulations. Since it is a rural county, SCDOT is the lead planning agency and would be responsible for making conformity determinations. However, the level of ozone in the county is due primarily to the biogenic hydrocarbons emitted from forested areas. There is some relation between the level of ozone and the county's close proximity to the industrial and urban areas of Augusta as well. The county should be prepared to work with both SCDOT and the Augusta Metropolitan Planning Organization (MPO) to develop conformity determinations and implementation strategies if the ozone levels are found to be non-compliant with the new air quality regulations.

Soil Characteristics

The soils in the Barnwell area are of the Magnolia-Faceville-Ruston Soil Association, typical of the Carolina-Georgia Sandhills land resource area (as defined by the Soil Conservation Service) in which Barnwell County lies. The soils are sandy and underlain with sandy or loamy sediments and are mostly well to excessively drained. Ridge tops are broad and somewhat flat, with ridges breaking off into steeply sided slopes.

Barnwell County contains areas in which the soils can be classified as hydric. Hydric soils are not a type of soil but rather a characteristic that is a result of saturation, flooding or ponding for a time sufficient for the soil to develop anaerobic conditions in the top levels. The result of this saturation is instability for development, flooding, and drainage problems. Hydric characteristics are present in wetlands, however, a soil can be hydric and not have other wetland defining characteristics and therefore not federally regulated.

Delineating the hydric areas in the county is essential for land use planning and natural resource conservation.

Educational and Recreational

There are several sites in Barnwell County that are important in the field of education and the preservation of natural resources, or are of recreational value. Both the Nature Route and the Discovery Route of the South Carolina Heritage Corridor run through the county with the purpose of stimulating economic revitalization through heritage tourism. Located in the City of Barnwell is 135-acre Lake Edgar Brown, which is maintained by the state Department of Natural Resources. The lake offers fishing, boat ramps, and a walking trail, and Canadian geese and domestic ducks are year-round residents. River access in the county can be found at South Fork Landing and Davis Boat Ramp (Edisto River), Ray's Crossing (Salkehatchie River), and Steel Creek Landing (Savannah River).

Barnwell State Park near Blackville is located on 307 acres and offers picnic areas, campsites, shelters, a community building, cabins, lakes for fishing and swimming, and nature trails. The Clemson Edisto Research and Education Center near Blackville is an agricultural experiment station maintained by Clemson University. Additionally, this site is the location of the Agricultural Heritage Center, which offers an agricultural museum, a hands-on learning facility, and a future visitors information stop on the Heritage Corridor. Also in Blackville, the MARSH-Macedonia Aquatic Research Scientific Habitat has walking trails through natural wetlands. The Educational Center at the Chem-Nuclear site provides students in the county with knowledge of ecology and environmental awareness.

The Ellenton Agricultural Club, established in 1894, was created to improve farming conditions and promote the county's agrarian quality of life. The clubhouse was built in 1904 and moved to SC Highway 64 on the west end of Barnwell in 1953 when the town of Ellenton was relocated by the Department of Defense. In Barnwell, the South Carolina Department of Natural Resources maintains a district office and a warm water fish hatchery. There are several public and private hunting areas throughout the county for the hunting of quail, deer, dove and wild turkey. Protection of these valuable resources is not only essential in preserving the ecological integrity of the county, but also promotes nature based tourism and educational ideals.

B. NEEDS AND GOALS

Barnwell County contains an abundant supply of agricultural land and open space where wildlife is plentiful and land remains in a natural state.

- The primary goal of Barnwell County should be to protect and preserve the productive agricultural and forested areas and a significant amount of natural areas to support the agribusiness segment of the economy and to promote the health and well being of the citizens and to increase the quality of life and enjoyment for the citizens of Barnwell County.

- Respect and manage natural resources through conservation of intact natural environment and restoration of disturbed natural environment. Natural resources include water resources such as rivers, lakes, creeks, and aquifers; wetlands; Carolina Bays; riparian corridors; native plants and wildlife; and significant scenic areas.
- Strive for cleaner air and water and support policies and programs that will foster energy and water conservation, stormwater management, reduced solid waste generation, and cleanup of contaminated sites.
- Protect sensitive plant species on the Heritage Trust list from the impacts of development.
- Preserve significant natural resource areas for future generations by maintaining low residential densities in the rural areas and in areas containing regionally and nationally important ecosystems for fish and wildlife and by recognizing that resource lands such as farms and forests provide economic, social and environmental benefits.

C. IMPLEMENTATION STRATEGIES

3.1 Develop and implement the Barnwell County Comprehensive Plan and Zoning Ordinance to insure that land use compatibility is maintained and preserved.

3.2 Develop and adopt land development regulations that will insure that natural resource preservation is included in all future development within the county.

3.3 Promote and support the beautification of public areas in the towns and the development of beautification sub-committees in the towns and outlying communities to promote beautification projects.

3.4 Work with South Carolina Department of Transportation to develop a non-attainment area program consistent with the National Ambient Air Quality Standards and the state's air quality plans.

3.5 Maintain appropriate setbacks from natural water resources to preserve the integrity of riparian corridors and utilize grading and sedimentation controls to reduce impacts from development outside corridors.

3.6 Work with the Barnwell Conservation District and the Department of Natural Resources to delineate hydric land areas and insure that land use compatibility with these areas is maintained.

3.7 Collect and maintain countywide GIS maps and data for soil and slope conditions, natural water bodies, wetlands, hydric areas, flood plains, prime agriculture and timberland, aquifers, endangered and threatened wildlife habitat, and significant scenic areas. Utilize this information to assist local government, property owners, and developers in identifying resources and limitations.

3.8 Strive to attract and retain environmentally clean industries to the area.

3.9 Work with the Department of Natural Resources and SC DHEC to minimize non-point source runoff and enforcement of sediment and erosion control regulations for land disturbing activities.

3.10 Evaluate the economic benefits of hunting and fishing as well as the impact these activities have on natural resources in the county.

Chapter Four: Historic and Cultural Resources

The Historic and Cultural Resources Element of the Comprehensive Plan relates to historically significant sites and cultural resources in Barnwell County. This portion of the report is designed to inventory these resources in order to determine ways to preserve and protect them.

A. HISTORY

Barnwell County, originally named Winton County, was formed in 1785 as one of the four counties created from the Old Orangeburgh District. Within the Barnwell County Courthouse archives are the original court records of Winton, dated to 1786. Winton County's separate court was abolished in 1792, and in 1798 the county was transformed into the Barnwell District, named after Revolutionary War leader John Barnwell. Parts of the county were later broken apart, creating three additional counties: Aiken (1868), Bamberg (1897) and Allendale (1919). Four known Revolutionary period skirmishes took place in Barnwell County: the Battle of Vince's Fort, the Battle of Morris Ford, the Battle of Steel Creek, and the Battle of Slaughter Field. During the Civil War, a fateful event occurred when Kilpatrick's Cavalry commandeered Banksia Hall (circa 1800) in the town of Barnwell for five days, burning down much of the town during their stay. Banksia then became a Federal occupation headquarters during Reconstruction.

Near Blackville is the site of Healing Springs, which are artesian springs reputed to have healing powers since the early 18th century. A culturally important aspect of Barnwell County is a Mennonite community (established in 1960) located in and around Blackville and Barnwell.

B. INVENTORY

Historic

Barnwell County has a wealth of historically and culturally significant places. Only five of these sites are on the National Register of Historic Places. Several sites, including the Barnwell County Courthouse and Sundial, the Blackville Passenger Depot (Blackville Library), and the Kline Railroad Depot are eligible to be included in the National Register. In 1991-92 and 1995 historic surveys were completed in Williston, identifying over 100 late 19th century and early- to mid-20th century buildings contributing to a potential National Register District. In Barnwell, the downtown Circle, including the Barnwell County Courthouse and Sundial, is eligible to be a National Register Historic District. Attention should be given to those sites and their potential for nomination to the National Register when planning for the preservation of Barnwell County's historic and cultural resources.

Listed below are many of important resources of Barnwell County and their location. Those sites listed on the National Register are shown in bold with the date of the listing

included.

1. **Banksia Hall**, NR 5/31/74, Barnwell - This early 19th century example of Lowcountry architecture was the site of Federal headquarters during Reconstruction.

2. Barnwell County Courthouse, Sundial and the Circle, Barnwell — Highly accurate although it was erected two years prior to standard time, the vertical sundial is thought to be the only one of its kind in the United States. The present courthouse was built in 1878-79 succeeding several other buildings on the site. The Courthouse and Sundial are the anchor buildings in what is known as the Circle, or downtown area, which contains many historic commercial structures.

3. **Bethlehem Baptist Church**, NR 7/10/79, Barnwell — This pre-Civil War church was organized in 1830 and built in 1833. In 1855 it was organized as a black church and in 1876 it was sold to the black congregation. The present building was constructed in 1889 utilizing original materials.

4. Buckingham, Barnwell — Privately owned antebellum home that was built in 1825.

5. **The Rectory**, NR 4/13/72, Barnwell — Constructed circa 1856 in the same Gothic style as the church, this private residence was built by Rev. Edwin A. Wagner, who was the first rector of the Episcopal Church of the Holy Apostles. Though commonly called the Rectory, the house has always been a private residence. The house also survived Federal occupation.

6. Iris Hill, Barnwell — Built by Lewis O'Bannon in 1815. O'Bannon also laid out the original streets in the town of Barnwell.

7. **Circle Theater (Old Barnwell Presbyterian Church)**, NR 4/13/72, Barnwell — Now used as a theater, the building was constructed as a church in 1848. The church was a temporary courthouse after Federal troops burned the county courthouse in 1865.

8. St. Andrews Roman Catholic Church, Barnwell — One of the oldest church buildings in Barnwell (1831), it survived Sherman's march unscathed.

9. Barnwell County Museum, Barnwell — The museum offers exhibits, tours and special programs. Since 1978 the Effie Fuller Center at the Barnwell County Museum has provided cultural programs to include concerts, plays, traveling exhibits from the State Museum and local arts and crafts exhibits. It also sponsors a well known children's author each summer for the local library's Children's Story Hour and a workshop for teachers.

10. Barnwell County Library — The library was originally the home of C.G. Fuller, who patented the process of tar and gravel roads and was responsible for paving dirt roads throughout the county. The library houses local newspapers on microfilm from 1877 to the present as well as the Manning Collection of Barnwell families. The library also sponsors a Children's Story Hour and summer reading programs.

11. Winton County Courthouse site, near Barnwell — Located approximately five miles south of Barnwell on SC Highway 3, this site is where the original Winton County Courthouse, which was constructed of pine logs, once stood. On the site are memorials to

veterans of the Revolutionary War and the War of 1812.

12. Mennonite Community — Similar in religious belief to the Amish, the Mennonite community in Barnwell County settled in the Blackville area, establishing a church and school.

13. Old Shamrock Hotel, Blackville — The Save Our Shamrock organization is currently raising funding for the restoration of this former hotel in downtown Blackville.

14. Depot Library (Blackville Passenger Depot), Blackville — The current library was originally the town's train depot that was moved from the railroad bed and renovated.

15. James H. Hammond Museum, Blackville — The museum is named after Blackville native Senator James H. Hammond. This 19th century building was formerly a private school, town hall and jailhouse.

16. Floyd Manor Inn, Blackville — Utilizing pillars shipped from England in 1886, this building was once the manor house of an 8,000 acre plantation.

17. Healing Springs, near Blackville — Artesian springs believed by Native Americans to have healing powers; some locals still collect the spring water for drinking and bathing.

18. Healing Springs Baptist Church, near Blackville — Founded in 1772, the church is located near the Healing Springs.

19. L'Artigue House, Blackville — This example of Lowcountry antebellum architecture was built circa 1832.

20. Ashley-Chapman House, Williston — Occupied by Federal troops during the Civil War, this house was built by John Ashley in the 1820's out of adobe brick, plaster and siding. John Ashley donated land and timber to the railroad with the provision that the tracks be laid as close as possible to his residence.

21. Kline Railroad Depot, Kline — The Kline Depot is a once thriving stop on the Carolina Midlands Railroad.

22. Railroad Bed of "Best Friend of Charleston" — Blackville was a prominent stop on the Charleston-Hamburg line, which when constructed was the longest commercial line in the world.

23. Collins Park, Barnwell — Dedicated in September 2000, this park on the corner of Main and Marlboro streets is a historical park featuring Barnwell County citizens who have made outstanding contributions to state government.

24. Duncan House, Barnwell — Located on Dunbarton Blvd., the house was built by William H. Duncan circa 1892.

25. Inman Scott House, Williston — This house was built in 1860 by John Smith, who sold it to Thomas Scott in 1900, and is one of the few antebellum houses remaining in the

county.

26. Duncannon, Barnwell –Located five miles west of Barnwell, this residence was built by Col. William H. Duncan between 1846-47.

Cultural and Recreational

The residents of Barnwell County enjoy all of the pleasures traditionally associated with rural and small town life while maintaining convenient access to the amenities offered by some of the state’s larger metropolitan areas. The county’s proximity to Augusta, Georgia provides citizens with the shopping and cultural amenities of a metropolitan area. The City of Aiken has a history of championship horse racing and is also known for its cultural opportunities, historic architecture, and well landscaped areas. In Columbia, Barnwell County citizens can enjoy the Riverbanks Zoo, the Koger Center, the Town Theater, the State Museum, the State House, and the University of South Carolina campus. Historic Charleston is the home of the world famous annual Spoleto Festival. All of these activities are a relatively short drive from Barnwell County.

An abundance of cultural and recreational opportunities also exist within the county for those who wish to stay a little closer to home. The mild climate inherent to this area provides an environment that is conducive to many outdoor activities such as year-round golf, tennis or fishing as well as several different annual festivals and special events. Barnwell County Chamber of Commerce hosts Wonderful Day in May at the Barnwell Airport. The town of Hilda hosts the Fireman’s Fun Festival, also in May. In the month of September, the Old Time Horse Farmers Gathering is held near Blackville. The Town of Blackville also hosts a Heritage Festival and has a Christmas Parade during the holiday season. Williston has three special annual events: Wonderful Williston Weekend, the Christmas Tree Lighting, and Prayer Breakfast. In the City of Barnwell, annual special events include the Tree Lighting and a fishing tournament.

Barnwell’s schools provide active art, drama and music departments, and a student production of a “Living Museum” is an event which the area looks forward to each year. The Circle Theater, which is housed in the old Presbyterian Church in Barnwell, offers four productions each year. The Barnwell County Museum, located in the City of Barnwell, houses exhibits and artifacts that tell the story of the county. The Barnwell County Arts Council was formed in January of 1998 with a mission to educate and stimulate participation in the cultural arts. The Barnwell County Library is also an integral part of cultural activity and attracts many people who are researching their genealogy in the county.

In addition to art, drama and music, Barnwell County offers two agricultural heritage organizations. The Agricultural Heritage Center in Blackville offers an agricultural museum, a hands-on learning facility, and a future visitors information stop on the Heritage Corridor. The Ellenton Agricultural Club located between Barnwell and Snelling is a historic fixture in the county that promotes the county’s agrarian quality of life. Barnwell County also has clubs and professional organizations for residents and visitors to enjoy. Some of the many resources include the Lions Club, the Masons, Rotary Club, Jaycees, Sertoma Club, Boy and Girl Scouts, and the NAACP. Additionally, all of the municipalities in the county have Garden Clubs.

C. NEEDS AND GOALS

The inventory section of the Historic and Cultural Resources Element focused on the existing historic resources and cultural amenities in Barnwell County. This section will suggest methods of sustaining existing resources as well as possible improvements based on the results of the previous section.

- The primary goal of this element is to maintain and enhance the economic viability of historic structures and sites in the county in order to increase the quality of life and enjoyment for the citizens of Barnwell County. Additional goals include:
 - Improve the aesthetic appeal and commercial viability of historic resources through historic preservation and adaptive reuse.
 - Promote cultural activities in the county through the development of a recognizable character for Barnwell County.

D. IMPLEMENTATION STRATEGIES

4.1 Adopt and enforce the Comprehensive Plan and the Zoning Ordinance to insure that land use compatibility is maintained and preserved.

4.2 Develop and adopt land development regulations that will insure that historic preservation is considered in all future development and that infill development is compatible with existing development.

4.3 Promote the rehabilitation of historic houses and commercial buildings and consider incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse.

4.4 Work with the State Historic Preservation Office (South Carolina Department of Archives and History) to submit applications for eligible properties and districts to the National Register of Historic Places.

4.5 Support the efforts of professional, fraternal and cultural organizations to provide services and bring cultural events to the county.

4.6 Establish a committee to work with South Carolina Department of Parks, Recreation and Tourism, the South Carolina Heritage Corridor, Barnwell County Arts Council, and the Lower Savannah Tourism Director in the development of a driving tour of Barnwell County to focus on significant historical areas.

4.7 Encourage the Barnwell County Economic Development Commission and the Chambers of Commerce to support heritage tourism in their strategic planning.

4.8 Establish a committee for the creation of a low interest revolving loan program for housing rehabilitation.

4.9 Develop and adopt a sign ordinance to maintain consistent, nonintrusive and aesthetically pleasing signage in the county.

Chapter Five: Community Facilities

The Community Facilities Element of the Comprehensive Plan provides information about the characteristics of the infrastructure and amenities that contribute to the viability and livability of a community. The current status as well as improvements to the quality of community facilities has a great impact on economic development and urban expansion. This element of the Comprehensive Plan will address a range of community facilities and services including but not limited to water, sewer, storm drainage, transportation and solid waste. In part, it is the purpose of the comprehensive planning process to examine existing and anticipated conditions and to identify and evaluate potential problems and opportunities associated with these conditions. This provides a basis for the development of plans and policies designed to minimize or avoid problems and maximize opportunities.

It is the purpose of the first section of the Community Facilities Element to identify and evaluate the existence and extent of community facilities and public services provided in Barnwell County in relation to current and anticipated future needs. The availability and capability of a community's infrastructure are key factors that impact the quality of life and are critical to the ability of a community to generate and sustain future economic growth and development.

The second section of the Community Facilities Element will conclude with the identification of issues and problems that need to be addressed and set forth goals and implementation strategies designed to minimize or avoid problems and maximize opportunities.

In 1997, a Community Needs Survey was undertaken in Barnwell County for the purposes of the Consolidated Plan for the state. Surveys were sent out to all local government officials in the county to determine the most pressing needs of the community. The results of the survey ranked community infrastructure as the highest priority community need in Barnwell County. The most significant general category of need was roads and drainage. The paving of new roads and improvement of existing roads category was named the most significant specific need as well as the most significant single need on the survey. The second highest priority need was cited as being economic development, with infrastructure to accommodate industrial sites being significant as well. Safe, decent and affordable housing was rated as the third highest priority in the county with emphasis on housing rehabilitation for owner occupied units and home ownership assistance. Homeless assistance and public services were named fourth and fifth in significant general category of need, respectively. These results should be taken into consideration when determining the needs and goals of the county.

A. INVENTORY

Water Supply and Distribution

Water service is presently provided to several areas within Barnwell County. Barnwell, Blackville, Williston, Elko and Hilda provide community water systems in Barnwell County. The areas served by these systems are shown on Plate A.

The largest of the county's water systems is owned and operated by the City of Barnwell. The City of Barnwell is presently served by a city water system consisting of 16-, 12-, 10-, 8-, and 6-inch water mains that provide groundwater from six city wells. The city also has five wells for industry use. Information obtained from the South Carolina Department of Health and Environmental Control indicates that the system has a flow capacity of approximately 1.5 million gallons per day with an elevated storage capacity of 650,000 gallons. The system presently provides service to 1,306 customers (1,306 taps serving 3,158 persons). The system's total capacity with the pumps operating 16 hours per day as mandated by DHEC is 4,486,100 gallons per day. The average daily demand is approximately 1,320,000 gallons per day. It appears that anticipated near-future needs within the City of Barnwell can be adequately met by this system.

The water system in the Town of Williston is owned and operated by the town and serves approximately 1,496 customers located both inside and outside of the town limits. The town's water system covers most areas of the town although there are some undeveloped areas in which water lines have not been placed. The Town of Williston's water distribution assets consist of four main wells. The system's total capacity is 1,929,600 gallons per day. The average daily demand is approximately 670,000 gallons per day. During peak demand periods the water system distributes approximately 1,000,000 gallons per day. The total water storage capacity of Williston's water system consists of 4 elevated tanks that have a 525,000-gallon total capacity. The town's water production and distribution facilities appear to be more than adequate to handle peak demand periods and to support some expansion as the need arises.

The Town of Elko serves approximately 462 customers with one 100,000 gallon elevated storage tank. Recently the town completed a tie-in to the Town of Williston's water system, consolidating the two systems and providing both Elko and Williston with a much needed back-up water source.

The Town of Blackville also owns and maintains its own water system consisting of four wells with a total capacity of 1,176,000 gallons per day. The average daily demand of the system is 248,000 gallons per day, leaving a remaining production availability of 834,000 gallons per day. The town has a 450,000 gallon capacity in elevated tanks, which provides adequate pressure and capacity to meet the town's water needs.

In 1998, a survey of the individual water and sewer systems in the county was undertaken in efforts to have an overview of the county infrastructure and to determine the feasibility of consolidation of the individual systems. The resulting recommendation for the county's water systems was to continue to operate the existing individual well systems for the short term and to consider a surface water source for a regional water treatment plant and distribution system as a long term goal.

Sewage Collection and Treatment

Sewer service is presently provided to Barnwell, Williston, and Blackville within Barnwell County. The areas served by these systems are shown on Plate B.

The City of Barnwell owns and operates its own wastewater treatment plant with a capacity of 1.5 million gallons of wastewater per day. The city is currently undergoing a project that

will expand the wastewater treatment plant to accommodate 3.0 million gallons of wastewater per day to serve the needs of residential and industrial growth. The project also involves moving the wastewater effluent discharge location from Turkey Creek to the Salkehatchie River.

The Town of Williston provides sanitary sewer service to approximately 1,294 customers located within the town limits. The town's sewer system currently has a normal daily inflow of approximately 500,000 gallons and is permitted to treat as much as 1.257 million gallons per day. This leaves a growth capacity of approximately 700,000 gallons. Treated effluent is currently discharged to a dedicated spray field. Current problems with the sewer system that need to be addressed by the town are the stormwater inflow and infiltration problems with the sewer lines and a capacity problem with the line leading into the Industrial Park.

The Town of Blackville also owns and operates its own sewer system. The town has a new wastewater treatment plant that has a treatment capacity of 800,000 gallons per day with effluent discharge into Windy Hill Creek. The average daily flow is 0.22 million gallons per day. Though there are areas in the town that are not served with sewer lines, the treatment plant has the capacity to accommodate future growth of the system.

One common problem of all aging sewer systems is inflow and infiltration. Inflow occurs when water enters the system through residential drains, cooling water discharges and storm runoff. Infiltration occurs when water enters a wastewater collection system from the ground through defective pipes, joints, or manhole walls. It is important to monitor and alleviate these problems so the efficiency of the wastewater treatment plants is not diminished.

Solid Waste Collection and Disposal

With the exception of waste collection services provided by the Towns of Williston and Blackville and the City of Barnwell, solid waste in Barnwell County is transported from various drop-off sites located throughout the county to the Barnwell County transfer site located approximately seven miles outside the Barnwell city limits. The county then transports the solid waste to Three Rivers Solid Waste Authority landfill, a Subtitle "D" landfill located on the Department of Energy Savannah River Site in Aiken County with the capacity to meet regional solid waste disposal needs through the year 2080. Recycling centers are also provided at drop-off sites.

Electricity and Telephone

Three electric companies serve Barnwell County: South Carolina Electric and Gas (SCE&G), Edisto Electric Cooperative, and Aiken Electric Cooperative. Natural gas service in the county is provided by SCE&G. BellSouth and TDS Telecom provide telephone services in the county.

Police Protection

Law enforcement in Barnwell County is the responsibility of the Barnwell County Sheriffs

Department. In addition to the elected Sheriff, the department currently has a force of 32 full time officers (including six SRO officers) and 12 reserve officers. The Sheriffs Department utilizes 44 vehicles and has a vehicle replacement policy in place. Domestic assault is the most common type of offense that the Sheriffs Department deals with. Currently the County Sheriffs Department has responsibility to provide a Resource Officer to focus on youth programs and other youth related issues.

Of the municipalities, Barnwell, Blackville and Williston each have their own police departments. Barnwell has ten full time officers on staff and four equipped vehicles. Blackville's police department consists of nine full time officers and five equipped vehicles. Williston's police force includes eight officers and four reserve officers. The Williston Police Department has six police cars and has a policy of purchasing one new car each year.

The Barnwell County Detention Center, built in 1950 and renovated in 1978, is currently experiencing problems with overcrowding due to the undersized configurations of the building. The county recently was awarded a Department of Justice grant for expansion of the detention center, which will resolve the problem of overcrowding and create a safer environment for the staff and community.

Fire Protection

Fire protection in Barnwell County is provided by rural fire departments strategically located throughout the county and manned by volunteers. This network of fire fighting units functions under a mutual support system whereby the closest adjacent unit is also dispatched to a call in an adjacent district as backup and support. Each fire department is outfitted with a pumper truck, purchased in 2002. In the county, there are seven rural fire departments manned by volunteers. Plate C reflects the fire districts in the county.

The City of Barnwell's fire protection force has three full time employees and 23 volunteers. Equipment utilized by the fire department consists of three pumpers, one tanker and three other service vehicles. The Insurance Service Office has given the city a fire rating of a 5.

A 35 member volunteer force provides fire protection for Williston and the surrounding areas through the Town of Williston's fire department. The town also employs a full time fire chief. The major fire fighting equipment owned by the town is four pumpers, one tanker and one service truck with a cascade air system. The Insurance Service Office has given the town a fire rating of a 5.

The Town of Blackville has a volunteer force of nineteen in the town's fire department and employs a full time fire chief. The fire department is equipped with three pumpers, one tanker and one service vehicle. In addition, the town's fire department has a new 10-story ladder truck that serves the entire county. The Insurance Service Office has given the town a fire rating of a 6. In order to further improve this rating the town would have to obtain full time personnel to operate the fire department and make some improvements to the water system to increase fire flow and aerial storage capacity.

Emergency Medical Services

Emergency Medical Services (EMS) for Barnwell County are contracted through a local rescue squad. The existing network of roads and highways provides excellent access and ease of movement throughout the county. Response times to almost all calls are well within acceptable limits, with an average of a ten minute response time. In 1999 the county's Emergency Operations Center implemented a new E-911 system with a state of the art Emergency Dispatch System. The E-911 process included the renaming of roads in the county to convert the rural addressing system to street names.

The Barnwell County Hospital, located on Reynolds Road in Barnwell City, provides general medical and surgical services. The 53-bed facility is currently planning to add an additional operating room and hire another surgeon, and a new ob/gyn wing was recently added.

Transportation

A safe and efficient transportation system is critical to the livelihood of a community. The transportation network facilitates the internal day-to-day functioning of the community and provides access to goods and services. The major modes of transportation that exist in Barnwell County include roads and aircraft. Plate D illustrates the existing transportation network in the county.

Roads

As in all predominately rural areas of the state, Barnwell County's system of roads and highways provides the main mode of transportation. SC Highways 3 and 37 provide primary north-south access through the county. US Highway 321 lies east of the county and provides a direct route to Columbia. East-west movement is facilitated primarily by US Highway 78 and 278 and SC Highways 64 and 70. SC Highway 125 runs east-west through the Savannah River Site at the south end of the county. Barnwell County does not have a US Interstate running through the county; Interstates 20, 26 and 95 are each between 40-60 miles from the county.

At present, surfaced roads and highways within the county are maintained by the South Carolina Highway Department or the county. The existing road and highway network appears adequate and seems to facilitate fairly direct access through the county and between the most populated areas of economic activity.

Railroads

As is the case throughout most rural portions of the United States, rail passenger service is no longer available in Barnwell County. A CSX line that runs from Orangeburg, through the Town of Snelling to the Savannah River Site provides the nearest access to rail freight service. Plans to provide a rail spur to the new South Carolina Advanced Technology Park in Snelling are currently underway. This spur will provide easier access to freight service for the industrial area. A

CSX line that runs in an east-west direction through Allendale County also provides Barnwell County with access to rail freight service.

Air

Commercial air service is available at the Columbia International Airport adjacent to Interstate 26 in Columbia. The Columbia facility is located approximately 50 miles north of the City of Barnwell. Bush Field in Augusta, Georgia also provides commercial air service and is located 55 miles west of Barnwell. Commercial air service is also available at the Charleston Airport near Interstate 26, approximately 90 miles southeast of the City of Barnwell. Additionally, the Savannah International Airport is located approximately 100 highway miles from Barnwell adjacent to Interstate 95.

The nearest air transportation facility is the Barnwell County Airport, a general aviation facility located just on the outskirts of the City of Barnwell on Highway 278. The airport provides two operable runways with a maximum runway length of 5,255 feet. The airport also offers 100LL-A jet fuel. Plans to expand the maximum runway length to 6,000 to meet FAA regulations are currently underway.

Water

The closest commercial seaport to the county (via highway access) is Port Royal, near Beaufort, approximately 85 miles away. The Port of Charleston is approximately 115 highway miles from Barnwell, and the Port of Savannah is approximately 90 highway miles away in Savannah, Georgia.

General Government Facilities

The offices of most general county services are housed in the County Administration Building located immediately adjacent to the Barnwell County Courthouse. The original County Courthouse has been recently remodeled and is now used exclusively for judicial services. The Administration Building is a new structure (completed in 1998) that presently houses the offices of the County Administrator, Assessor, Tax Collector, Auditor, Treasurer, Voter Registration, Veterans Administration, E-911 and Emergency Operations Center. In addition to these county services, adjacent to the facility is the Agricultural Building, which houses the offices of Clemson Extension Service.

In addition to being conveniently located in the Circle in downtown Barnwell, the County Administration Building is handicapped accessible. Being a new structure, it is in excellent condition and is believed to be of adequate size to meet the space needs for general county services well into the immediate future.

Education

Public education in Barnwell County is the responsibility of three Barnwell County School Districts that operate a total of ten school facilities located in Barnwell, Blackville and Williston. School District Barnwell 19 operates schools in Blackville to include Macedonia Elementary, Blackville Middle, and Blackville-Hilda High. The schools in School District

Barnwell 29 in Williston include Kelly Edwards Elementary, Williston-Elko Middle, and Williston-Elko High. In the City of Barnwell, School District Barnwell 45 operates Barnwell Elementary, Guinyard-Butler Middle, and Barnwell High. School District Barnwell 45 is proposing to construct a new school on Highway 3 for middle grades. In addition to the public school system, numerous secular and religious private schools exist in Barnwell County.

Technical training is available to the county through a Denmark Technical College satellite campus located just inside the City of Barnwell limits. The college offers continuous enrollment at its two-year educational and certification programs in technical fields as well as a complete junior college curriculum. In addition, post-secondary educational opportunities are offered by nearby Voorhees College in Denmark and South Carolina State University, Orangeburg-Calhoun Technical College and Claflin College in Orangeburg. The nearest state university is USC-Salkehatchie, a regional campus of the University of South Carolina that is located approximately 17 miles from the center of Barnwell County. The University of South Carolina-Columbia is the main campus of the university and is approximately 65 miles from the center of Barnwell County. Also within commuting distance, USC-Aiken and Aiken Technical College are located in the Aiken area.

Libraries

The Aiken-Bamberg-Barnwell-Edgefield Regional Library System serves Barnwell County. The Barnwell County Public Library is located on Hagood Avenue and is handicapped accessible. Plans for a new county library building are currently underway. The Barnwell County Library branches include the Blackville Branch Library on North Solomon Blatt Avenue in Blackville and the Williston Branch Library located in the Old School Building on Springfield Street in Williston.

Resources of the Barnwell County Public Library include the Manning Collection, a collection of documents and references used by genealogists from around the nation. The genealogy section of the library is one of the strengths of the library as evidenced by the routine visits for persons researching their family histories. A children's librarian is available two days each week, and the library manager engages in community outreach activities such as visiting schools and daycare centers to establish reading programs. Additionally, through its Internet access and on-line reference database, the library has virtually eliminated the need to house periodicals and other similar reference materials. The library staff also makes use of state resources by accessing an information hot line and attending training programs on a regular basis.

Recreation

Though Barnwell County does not maintain any recreational parks, within the municipalities there are baseball fields, public tennis courts, and basketball courts. The City of Barnwell has three parks: Collins Park, Lions Club Park, and Darnell Park. Blackville has Main Street Park located on the old railroad bed, and Williston offers Williston Town Park. In the Town of Snelling is Snelling Park, which offers a walking track, playground and picnic area. Golf courses in the county include Sweetwater Country Club in Barnwell, Williston Country Club, and Blackville Golf Course.

The City of Barnwell sponsors ball for youth and adults in the area. Barnwell offers three ball parks, while Williston offers two and Blackville offers four. Tennis can be played on Barnwell's six tennis courts, Williston's three courts or Blackville's one court.

The Town of Blackville maintains the Blackville Community Center, a former gymnasium, for various functions and gatherings. The center provides ample space for public forums and community activities.

Generations Unlimited in Barnwell provides services to senior citizens in the area to include transportation, nutrition, home health, case management, information, education, and referral services to persons aged 60 years and over. A new service provided by Generations Unlimited includes a pool for water fitness programs.

B. NEEDS AND GOALS

The Community Facilities Element of the Comprehensive Plan highlights the amenities that contribute to the viability and livability of a community. Improving a community's facilities can be one of the most important methods of promoting and controlling quality development. It also can be one of the most difficult undertakings for a county because of the major expenses that can be associated with these types of projects. Throughout the planning process a variety of new improvement projects have been suggested, all of which are important to the development of Barnwell County.

- The primary community facilities goal for Barnwell County is to continue improvements to the viability and the livability of the county by supporting efforts to strengthen the infrastructure and services available to the citizens of the county and by offering new ideas to continue these improvements.
- Assure a safe, functional and efficient transportation network that serves the needs of county residents, business, agriculture and industry.
- Maintain the quality of existing development and assure the quality and compatibility of future development.
- Provide for the convenient and sanitary disposal of solid waste.
- Provide reliable emergency, medical, fire and police protection.
- Promote improvement and expansion of education facilities and opportunities in the county.
- Promote improvement and expansion of recreational programs and facilities in the county.

C. IMPLEMENTATION STRATEGIES

The implementation strategies for the proposed goal should begin immediately and continue until the suggested projects have been completed. The following policy

suggestions are offered to County Council to implement this goal:

5.1 Continue to support efforts for the expansion of water and sewer service to underserved areas and continue studying the feasibility of a regional water system.

5.2 County Council and the Transportation Committee should examine and evaluate existing road conditions to determine priority needs for resurfacing and/or reconstruction and seek assistance for such improvements through legislative delegation and other sources. Council should support recommendations of the Transportation Committee on county transportation planning efforts.

5.3 County Council should continue its efforts towards the construction of a new health department and new law enforcement complex.

5.4 Continue to maintain solid waste convenience sites in the county and routinely evaluate the need for additional sites.

5.5 Initiate efforts to establish a countywide recreational system to provide recreational services and facilities throughout the county.

5.6 Maintain the integration of countywide fire services through equipment exchange efforts and fire commission coordination.

5.7 Continue efforts to construct a new 44-bed nursing home and evaluate the potential uses of the old nursing home.

5.8 Promote and provide incentives for the development of quality private retirement facilities, such as assisted care facilities, to encourage the growth of retirement-aged population in the county.

5.9 Continue with plans to expand the Barnwell County Hospital to add an operating room.

5.10 Determine the feasibility and identify and evaluate possible sources of funding assistance for the development of an auditorium for cultural, educational and community events.

5.11 Evaluate possible sources of funding assistance for improvement of the Barnwell County Library facilities to accommodate expanding resources and compliance with ADA regulations, and continue plans for a new library building.

5.12 Support the efforts of Generations Unlimited to provide a new Wellness Center.

Chapter Six: Housing

The Housing Element of the Comprehensive Plan provides information about the supply, conditions and characteristics of housing in Barnwell County. Housing characteristics are closely related to the economy of the area as housing values reflect some income characteristics of the population.

A. INVENTORY

Housing Supply and Conditions

Data from the US Census shows that Barnwell County's housing stock increased by 89.3% between 1970 and 2000. Table H-1 shows a 29.8% increase in the number of housing units in the county between 1990 and 2000. The most significant increase during the period was between 1970 and 1980, when the number of housing units in the county increased by 35.2%.

Table H - 1 . N u m b e r o f H o u s i n g U n i t s		
	B a r n w e l l C o u n t y	
	U n i t s	% C h a n g e
1 9 7 0	5 , 3 8 4	-
1 9 8 0	7 , 2 8 2	3 5 . 2 %
1 9 9 0	7 , 8 5 4	7 . 9 %
2 0 0 0	1 0 , 1 9 1	2 9 . 8 %

Source: US Census

In a comparison of housing unit characteristics shown in Table H-2 below, the data shows that the number of occupied mobile homes in Barnwell County increased by 91% between 1980 and 1990. As the fastest growing segment of Barnwell County's housing market, mobile homes accounted for nearly a quarter (24.9%) of occupied housing units in 1990. Between 1980 and 1990 the number of vacant mobile homes increased by 141%, an indication of the relatively short lifespan of the type of housing unit.

With the exception of Elko and Kline, the municipalities in the county also saw an increase in mobile home units during the same time period, with Blackville, Hilda and Snelling more than doubling the number of mobile homes in their respective town limits between 1980 and 1990. However, the majority of the growth of this housing type occurred in the unincorporated areas of the county, as can be expected. These are dramatic increases but are not unusual for rural areas, particularly in the southern United States where the mobile home industry has experienced a thriving market in the past decade. When factoring the barriers to home ownership and the relatively low median incomes of many Barnwell County residents as well as the limited rental options in the county, it is likely that mobile homes will continue to be the most attractive housing alternative in the immediate future.

While this trend provides increased home ownership, problems such as housing depreciation, vacancy and land use conflicts may also arise. The number of mobile and manufactured homes will continue to grow as a popular housing style because of improved construction, the increasing variety of models and options available as well as the fact that they are an economical housing choice.

The data in Table H-2 reflects an increase in rental housing units (16.0%) as well as an increase in owner-occupied housing units (31.1%) in Barnwell County between 1990 and 2000. Although renter-occupied housing jumped from a 3.1% increase between 1980-1990 to a 16.0% increase between 1990-2000, it decreased slightly as a percentage of total housing units (from 24.3% to 21.7%).

	1980	1990	2000	Change 1980-1990	Change 1990-2000
Total Housing Units	7,282	7,854	10,191	7.9%	29.8%
Vacant Housing Units	722	754	1,170	4.4%	55.2%
Occupied Mobile Homes	862	1,646	n/a	91.0%	n/a
Owner-Occupied Housing	4,622	5,194	6,810	12.4%	31.1%
Renter-Occupied Housing	1,849	1,906	2,211	3.1%	16.0%

Source: US Census Bureau

Overall, owner-occupied units in Barnwell County constitute 66.8% of the county's total housing units, virtually unchanged from 1990's 66.1% owner-occupied units. It is important to the economic vitality of a community to provide advantages for increased home ownership.

With the exception of the City of Barnwell, which had very little change in either category, the municipalities in the county saw more extreme changes in renter- and owner-occupied housing between 1980 and 1990 (2000 data was not available for municipalities at the time of this writing). Blackville had a 28.2% increase in renter-occupied housing units but only a 4% increase in owner-occupied housing. Elko and Hilda also had significant gains in renter-occupied housing units, with increases of 22.2% and 55.6% respectively. However, Elko had a decrease owner-occupied units (-34.5%) and Hilda had an increase (14.6%). Decreases in renter-occupied housing were evident in Kline (-41.8%), Snelling (-10%) and Williston (-6.9%). Increases in owner-occupied housing were evident in Snelling (40%) and Williston (9.8%), while Kline saw a decrease (-27.1) in owner-occupied units between 1980 and 1990.

The number of vacant housing units in Barnwell County increased minimally between 1980 and 1990, however, between 1990 and 2000 there was a 55.2% increase in vacant housing units. In 1990, vacant housing units in the county accounted for 9.6% of the total number of housing units in the county, while in 2000 11.5% of housing units in the county were vacant. This figure is slightly lower than South Carolina's percentage of total vacant housing units, which was 12.5% in 2000. This indicates that although the percentage of vacant housing units in the county is consistent with the state average, a housing vacancy rate of more than 10% (and increasing) is a valid concern in terms of abandonment, health and safety issues, and unsightly conditions.

The most common type of housing unit in the county (both owner and renter occupied) is the single detached unit, with the mobile home being the next common housing type. While 5.4% of renter complexes have between 10 and 19 units, the county has only one rental complex of 20 or more units (excluding public housing), which is typical for a rural community. The South Carolina Regional Housing Authority #3 assists Barnwell County in providing housing for low and moderate income, elderly, and disabled citizens. Public housing in the county consists of a 70-unit complex and a 36-unit complex in Williston, a 35-unit complex and a 36-unit complex in Blackville, and a 100-unit complex and a 50-unit complex in the City of Barnwell.

Table H-3 shows the value of owner occupied housing units in Barnwell County as reported in the 2000 US Census.

	Units	% of Total
Less than \$50,000	1,291	33.8%
\$50,000 to \$99,999	1,736	45.5%
\$100,000 to \$149,999	528	13.8%
\$150,000 to \$199,999	133	3.5%
\$200,000 to \$299,999	114	3.0%
\$300,000 to \$499,999	16	0.4%
\$500,000 and over	0	0%
Total		
<i>Median Property Value</i>	\$66,600	
Source: 2000 US Census		

The data shown in Table H-3 reflects the fact that in 2000 the majority of Barnwell County's housing units were valued in the \$50,000 to \$99,999 range. The median value of housing units in the county was \$66,600. In 1990, the median value of housing units in the county was \$44,900. The county's median housing value is well below South Carolina's median housing value of \$94,900. In a comparison to five neighboring counties, Barnwell County ranks third in median housing unit value, preceded by Aiken County (\$87,600) and Orangeburg County (\$72,600) and followed by Bamberg County (\$61,800) and Allendale County (\$46,900). Table H-4 below reflects this comparison.

Table H-4. 2000 Comparative Housing Values			
	Population	Median Housing Value	Median Rental Cost
Barnwell County	23,478	\$66,600	\$384
Barnwell	5,035	\$65,800	\$437
Blackville	2,973	\$54,200	\$359
Elko	212	\$63,800	\$431
Hilda	436	\$53,200	\$375
Kline	238	\$48,800	\$275
Snelling	246	\$151,600	\$325
Williston	3,307	\$62,700	\$327
Bamberg County	16,658	\$61,800	\$299
Allendale County	11,211	\$46,900	\$305
Orangeburg County	91,582	\$72,600	\$389
Aiken County	142,552	\$87,600	\$475
South Carolina	4,012,012	\$94,900	\$510
Source: 2000 US Census			

As evident in the above table, median housing values and median rental costs share a direct relationship with population. Like all the counties in the above comparison, the 2000 median rent and housing values in Barnwell County are well below state averages and are a reflection on the economic conditions in the region as well as the housing conditions themselves. The impact that housing values play on the ability of a local government to provide services cannot be overstated. Revenues generated through property taxes are dramatically affected by property values and are one of the major sources of revenue for local governments and school districts in South Carolina.

Table H-5 below shows data on different housing condition characteristics in Barnwell County. Census figures show that between 1990 and 2000, Barnwell County had 1.3% occupied housing units with incomplete plumbing in 1990 and 1.4% units in 2000. The percentage of occupied housing units with incomplete plumbing in Barnwell County is somewhat higher than South Carolina (0.6% in 2000), but the data reflects that housing conditions are improving in the county.

	1990	2000
Lacking Complete Plumbing Facilities	1.3%	1.4%
Lacking Complete Kitchen Facilities	1.7%	0.6%
With No Vehicle Available	13.4%	13.9%
No Telephone in Unit	12.3%	7.2%
Water Source: Public or Private System	60.0%	n/a
Water Source: Drilled or Dug Well	39.6%	n/a
Public Sewer	52.0%	n/a
Septic Tank	46.3%	n/a
Heating Fuel: Utility Gas	27.0%	20.3%
Heating Fuel: Bottled/Tank/LP Gas	19.4%	17.5%
Heating Fuel: Electricity	32.8%	58.0%
Heating Fuel: Other	11.2%	3.6%
Source: US Census Bureau		

Household Characteristics

According to the 2000 Census, Barnwell County had an average of 2.57 persons per household, an insignificant decrease from the 1990 Census in which the county had an average of 2.82 persons per household. The 1980 Census calculated the average persons per household in Barnwell County to be 3.04.

Table H-6 shows data from the 2000 Census regarding the type of occupancy for each household in Barnwell County. By definition of the US Census Bureau, a household includes all the persons who are current residents of a housing unit. A non-family householder is a householder living alone or with non-relatives only.

	Number	Percent
Total households	9,021	100%
Family Households (families)	6,433	71.3%
with own children under 18 yrs.	3,143	34.8%
Married-couple family	4,273	47.4%
with own children under 18 yrs.	1,880	20.8%
Female householder, no husband	1,745	19.3%
with own children under 18 yrs.	1,061	11.8%
Non-Family households	2,588	28.7%
Householder living alone	2,308	25.6%
Householder 65 yrs. and older	917	10.2%
Average household size	2.57	
Average family size	3.08	
Source: 2000 US Census		

The data shows that in 2000 47.4% of the households in Barnwell County were occupied by married couples and 20.8% of the households were occupied by married couples with children under the age of eighteen. The data also reflects that 19.3% of households in the county were headed by a female householder, and 11.8% of households were headed by a female householder who had with children under the age of eighteen Non-family households comprise 28.7% of households in the county. In comparing these figures to 1990 Census data, it is evident that the number of households occupied by married couples decreased (from 55.3% in 1990) and the number of non-family households increased (from 23.4% in 1990).

According to 2000 Census data, in the municipalities the percent of households occupied by married couples ranged from a low of 35.2% in Blackville to a high of 65.5% in Snelling. The percentage of households headed by a female householder ranged from 9.2% in Snelling to 29.2% in Blackville. Non-family households in the municipalities range from 18.4% in Snelling to 35.2 % in Hilda.

B. NEEDS AND GOALS

The adoption of minimum construction standards can raise the overall standard of living in the county and possibly increase the viability of the area. However, it should be understood that like zoning these types of policies are long-term and overall improvements will take several years.

- The primary goal of the Housing Element is for Barnwell County to improve housing opportunities in a manner that will raise standards for new developments, protect the historical value of the county's older residences and provide safer housing for those areas in which substandard housing currently exists.
- Promote neighborhood enhancement programs such as volunteer days, park cleanups, and plantings.
- Promote fair housing activities, especially during the month of April, which is national Fair Housing Month.

C. IMPLEMENTATION STRATEGIES

The following policies are offered to help the county encourage the objectives of the primary goal:

- 6.1** Enforce building standards; adopt and enforce zoning and land development standards for new development.
- 6.2** Maintain a building inspector/zoning administrator to enforce building standards, zoning and land development standards for new development.

- 6.3** Support agencies and businesses that seek to eliminate housing discrimination.
- 6.4** Pursue funding and tax incentives for housing construction, rehabilitation, and home ownership programs for low-to-moderate income households.
- 6.5** Encourage development of a variety of quality housing unit types and sizes to meet the varying needs of all families and their associated income levels.
- 6.6** Encourage programs and projects designed to preserve and enhance the character and integrity of existing residential neighborhoods and to preserve Barnwell County's historically significant structures.
- 6.7** Promote the rehabilitation of historic houses and provide incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse.
- 6.8** Enforce building code standards to upgrade substandard housing units and to remove through due process non-repairable structures. The county shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized.
- 6.9** Work toward eliminating the factors that degrade the neighborhood such as incompatible land uses, code violations, abandoned houses, and derelict cars.
- 6.10** Implement a policy to dispose of abandoned mobile homes.

Chapter Seven: Land Use

The Land Use Element addresses existing development patterns, problems and conflicts as well as future land use needs and controls. The Existing Land Use map is shown on Plate E, and the Future Land Use map is shown on Plate F. Full-scale versions of the Existing Land Use Map and the Future Land Use Map are on file in the office of the County Administrator in the Barnwell County Administration Building.

The Land Use Element is not intended to be a regulatory device, but rather to act as a policy tool to assist the county in the endeavor of growth management, taking into consideration the needs of property owners. An existing land use survey forms a basis for determining development problems and desirable and undesirable trends. It also serves as a guide for projecting desirable future land uses, based on community goals and objectives. This element identifies current land uses and presents needs and goals as well as implementation strategies.

A. INVENTORY

As revealed by field survey, and a Geographic Information System (GIS) analysis of the existing land use map prepared from information obtained from the South Carolina Department of Natural Resources, the predominate use of land in Barnwell County, including the Savannah River Site, is planted pine. The Savannah River Site, which is 90% forested, covers 34% (118,739 acres) of Barnwell County. If SRS is excluded in land use analysis, the predominant land use in the remaining areas of the county is agriculture. Since SRS property is not developable land, the following land use percentages exclude the area within its boundaries.

Urban and built-up areas account for 1% of the land area in the county. Upland pine and forested wetlands occupy approximately 30% of land area, with the pine forests located mainly in clusters between Barnwell City and the Savannah River Site and the wetland forests occurring in the north part of the county along the Edisto River South Fork and the Salkehatchie River shorelines. Non-forested wetlands and open water occupy 1% of land in the county. Carolina Bays are scattered throughout the county and are reflected on the Existing Land Use map as oval shaped lakes or wetland areas.

Agricultural

Cropland and pasture accounts for nearly 35% percent of the total land area of the county. The dominant uses of land for agricultural purposes are especially evident in the central and southern portions of the county.

The most recent figures available from the US Census of Agriculture indicate that the agricultural trend in Barnwell County is very much the same as elsewhere in South Carolina (i.e., fewer, but larger farms and a slight decrease in total farm acreage). The 1997 Census of Agriculture shows that of agricultural land in the county, cropland accounts for more than

49% and woodland accounts for 45%. The woodland is primarily planted pine and is harvested throughout the county.

Urban

The most concentrated “urban” type of development in Barnwell County accounts for about 0.5% of total land use and is centered primarily within and immediately surrounding the municipalities of Barnwell, Williston and Blackville. The pattern of land use in these areas is well established with a definable commercial core, industrial areas, and scattered public and semi-public areas. The residential areas tend to be compact and most neighborhoods have some consistency in housing size and quality. The most noticeable variances in land use occur primarily near the commercial core where residences are interspersed with commercial uses.

In the remaining municipalities of Elko, Hilda, Kline and Snelling, existing land use is much less concentrated and tends to be more rural in character. Both commercial and residential development are scattered primarily along the major roads. Public and semipublic uses such as schools, churches, cemeteries, governmental, and community buildings are scattered throughout the communities.

Rural Residential

A majority of Barnwell County’s population resides in rural areas scattered throughout the county. On the average, most residential structures appear to occupy between one half to one acre of land depending on soil type and topography. These are primary factors that relate to the ability of the site to support a septic field or the limiting factors of slope and floodplains that may render a portion of the site unusable. While areas of concentrated residential development are discernable on the Existing Land Use Map, much of the rural residential development occurring in Barnwell County is so widely scattered that it is virtually impossible to present in an accurately scaled graphic format.

Based on field observation and a GIS analysis of population counts from Census 2000, patterns of rural population can be determined. For the purposes of this study, “rural population” is defined as residents of the unincorporated areas of the county. Population trends show that while the population of the unincorporated areas declined between 1950 and 1970, in the decades following this segment of the population rapidly increased (see Population Element, Table P-1). In contrast, the population of the municipalities remained relatively stable, with the exception of the decade of 1950-1960, when the construction of the Savannah River Site drastically skewed population trends. Based on this analysis, it is important to consider the impact of residential development in the rural areas of the county.

Excluding the areas immediately surrounding the municipalities, rural residential development density exists primarily along SC 64 (Dunbarton Blvd.) between Snelling and Barnwell, SC 70 between Barnwell and Hilda, and south of Barnwell along SC 3, US 278 and SC 300 just south of the Salkehatchie River.

Rural Nonresidential

Rural nonresidential development in Barnwell County includes all commercial and industrial uses and accounts for approximately 0.5% of existing land use. This includes the Barnwell County Industrial Park, Williston and Blackville Industrial Parks, and the South Carolina Advanced Technology Park as well as all other industrial and commercial establishments and public utilities in the municipalities and scattered throughout the county. The major concentrations of commercial and industrial land use are shown on the Existing Land Use Map.

Conflicts

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

The most common existing land use conflicts in the unincorporated portions of Barnwell County result primarily from the increased siting of new manufactured and modular homes in close proximity to existing site-built conventional housing. This is an increasingly common occurrence in less developed rural areas that do not have land development tools such as land development regulations or zoning ordinances in place to guide and control growth and development. Land use and development controls are designed to protect the investment of the present residents, to minimize inconveniences to future residents, and to limit the cost of serving a growing population with the types of services needed.

Given the rate of growth in the Augusta-Aiken metropolitan area to the west and the coastal area to the east, developmental interest in Barnwell County in all likelihood will continue to increase. The lower cost of land on the fringe of the urbanizing metropolitan areas and the absence of local developmental controls indicate the potential for lower development cost. This situation can eventually attract less responsible developers interested in cutting corners and maximizing their initial profits at the cost of existing and future residents of Barnwell County. While any new residential construction will generate additional tax revenue, a residential subdivision constructed without rudimentary facilities such as paved streets or storm drainage will require substantial maintenance and/or repair within a relatively short time frame and at a cost substantially above tax revenues generated. The burden of providing these services will invariably fall on the citizens of Barnwell County if adequate land development provisions and requirements are not put in place.

Land Development Constraints

Assuming that vacant property can be purchased at a reasonable price when a market for additional land development occurs, the potential for conflicting land uses would be a most probable land development constraint. Another consideration would be development incompatible with environmental regulations that provide protection for wetlands, mature forests, historically significant areas, and areas populated by threatened or endangered species.

B. NEEDS AND GOALS

The inventory section of the Land Use Element focused on existing land use in Barnwell County. This section will project the achievements the county wishes to obtain based on the results of the previous section.

- The primary goal of the Land Use Element is to develop, implement and enforce land use and development regulations in compliance with the county's proposed Zoning Ordinance. This will assure the quality and compatibility of future development, maintain the quality of existing development, and further develop the character of the county. Other goals developed from the objectives in this plan are listed below:
- Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.
- Promote the balance of conservation and development.
- Support innovative operations and facilities to encourage an appropriate balance of automobile use and to encourage energy efficiency and the use of renewable resources.
- Maintain and strengthen scale and character of existing development by avoiding land uses that are overwhelming and unacceptable due to their size and scale.
- Support innovative and varied approaches to development and provide for the coexistence of urban and rural land uses.
- Support economic development efforts and encourage the entry of new industry while assuring the quality and compatibility with neighboring areas.
- Support local and regional efforts in the comprehensive planning process.
- Improve the aesthetic appeal of the developed areas.

C. IMPLEMENTATION STRATEGIES

This section of the Land Use Element offers suggested policies for implementation of desired goals and objectives.

7.1 Adopt the Barnwell County Comprehensive Plan. Utilize the Land Use Element of the Comprehensive Plan and the Future Land Use Map to guide land development, redevelopment, and rezoning.

- 7.2** Adopt and implement land development regulations to insure quality and compatibility of new development.
- 7.3** Develop, adopt and enforce a Zoning Ordinance for Barnwell County.
- 7.4** Develop a program for the extension of utilities and services to assist industrial and commercial development in suitable areas according to the goals of the county.
- 7.5** Seek state and federal assistance for agricultural programs designed to increase and improve agricultural and forestry production.
- 7.6** Promote compatibility and gradual transitions between areas of different land uses and enhance desirable characteristics in mixed use areas by utilizing the planning and zoning process to create opportunities for new mixed use development.
- 7.7** Encourage industrial development to occur in existing industrial areas.
- 7.8** Periodically evaluate changes in land use in the context of regional needs and overall welfare of the community impacted by new development.
- 7.9** Assign responsibility for maintaining proper updates of Barnwell County's Comprehensive Plan and Zoning Ordinance. Establish schedule and procedural methods for review of the Comprehensive Plan and Zoning Ordinance.
- 7.10** Encourage and support techniques for the acquisition and maintenance of open space in the county.
- 7.11** Explore financing mechanisms to pay the cost of capital improvements necessitated by new development.
- 7.12** Encourage residential development that provides opportunities for a variety of income levels.
- 7.13** Encourage appropriate mixed use development within future planned communities. For example, retirement communities would not be expected to include employment generators other than local community services.
- 7.14** Encourage appropriate buffers to mitigate conflicting land uses.
- 7.15** Encourage high quality residential, commercial, and industrial land developments.
- 7.16** Encourage new development to preserve significant natural resources, historic resources, and scenic areas.
- 7.17** Discourage development within 100-year floodplains and other areas not suitable for development.

APPENDIX A

GOALS AND IMPLEMENTATION STRATEGIES TIMELINE

Barnwell County Comprehensive Plan Implementation Strategies and Timeline

▶ = Primary responsibility

⇔ = Additional responsibility

1. Population Element	Responsibility									TIME FRAME
	County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Committee		
1.1 Seek opportunities with state officials to focus on economic and infrastructure improvements in Barnwell County, specifically to increase industrial recruitment efforts and to promote advanced technologies.	▶							⇔		Ongoing
1.2 Place a high priority on projects and programs that generate and attract employment, improvements, or investments that are consistent with the policies of the Barnwell County Comprehensive Plan.	▶	⇔								Ongoing
1.3 Develop and expand the number of beautification projects such as litter pick-up, Adopt-A-Highway, and new welcome signs. Theses projects will improve the aesthetics of the county, increase community pride, and attract more visitors and development to Barnwell County, which will in turn focus on the county as a whole rather than as individual municipalities.	▶		⇔			⇔				Ongoing
1.4 Strive to retain the best and the brightest of the community by focusing on technology education, adult education, emphasis of work ethics in the educational system, and partnering with local businesses in a school-to-work program.	▶			⇔						Ongoing
1.5 Continue to support and promote cultural efforts in the county in order to develop a recognizable and unique character for the county that will instill pride in its citizens as well as attract tourists and potential residents.	▶		⇔							Ongoing
1.6 Improve efforts to increase the availability of rental housing and provide incentives to developers to build a wider variety of housing types such as retirement and assisted living housing.	▶		⇔			⇔				Ongoing

Barnwell County Comprehensive Plan Implementation Strategies and Timeline

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		Responsibility										
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Committee			TIME FRAME
2. Economic Element												
2.1	Place a high priority on projects that will generate and attract private sector employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan.	▶	⇨						⇨			Ongoing
2.2	Strive to attract and retain clean, safe and high paying industries to the area.	⇨							▶			Ongoing
2.3	Promote further development of the existing industrial areas in and near the industrial parks.	▶							⇨			Ongoing
2.4	Establish and support a close working relationship between the town, state and county economic developers and area education providers.	▶							⇨			Ongoing
2.5	Continue to support and encourage infrastructure improvements (such as road improvements) that will improve the quality of life and attract new businesses and industries.	▶							⇨			Ongoing
2.6	Nurture existing businesses as well as providing incentives for new businesses.	▶							▶			Ongoing
2.7	Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce, particularly in the higher technology fields.	▶	⇨						⇨			Ongoing
2.8	Encourage the development of service-based businesses to entice Barnwell County's existing workforce to reside in the county instead of commuting.	▶							⇨			Ongoing
2.9	Continue to promote and support public transit programs and explore possibilities of expanding the transit network in the county.	▶				⇨			⇨			Ongoing
2.10	Encourage the operation of small, independent businesses.	▶							⇨			Ongoing
2.11	Encourage renovation and re-use of vacant industrial and commercial properties.	▶							⇨			Ongoing
2.12	Foster public/private sector partnerships to provide community services.	▶			⇨				⇨			Ongoing
2.13	Support the development of a technologically advanced communications infrastructure (fiber optic and other broadband lines) to attract telecommunication and other technologically dependent businesses to the area.	▶							⇨			Ongoing
2.14	Encourage tourism and professional visitors by promoting the county's assets and supporting facilities to accommodate visitors. Consider promoting the Barnwell County quality of life through national marketing campaigns.	▶	⇨						⇨			Ongoing

Barnwell County Comprehensive Plan Implementation Strategies and Timeline

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3. Natural Resources Element	Responsibility								TIME FRAME
	County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Committee	
3.1 Develop and implement the Barnwell County Comprehensive Plan and Zoning Ordinance to insure that land use compatibility is maintained and preserved.	↔	▶			↔				Short Term
3.2 Develop and adopt land development regulations that will insure that natural resource preservation is included in all future development within the county.	↔	▶							Short Term
3.3 Promote and support the beautification of public areas in the towns and the development of beautification sub-committees in the towns and outlying communities to promote beautification projects.	↔		↔		↔			↔	Ongoing
3.4 Work with South Carolina Department of Transportation to develop a non-attainment area program consistent with the National Ambient Air Quality Standards and the state's air quality plans.	▶							↔	Short Term and Ongoing thereafter
3.5 Maintain appropriate setbacks from natural water resources to preserve the integrity of riparian corridors and utilize grading and sedimentation controls to reduce impacts from development outside corridors.	↔	▶		↔				↔	Ongoing
3.6 Work with the Barnwell Conservation District and the Department of Natural Resources to delineate hydric land areas and insure that land use compatibility with these areas is maintained.	▶	↔		↔				↔	Short Term and Ongoing thereafter
3.7 Collect and maintain countywide GIS maps and data for soil and slope conditions, natural water bodies, wetlands, hydric areas, flood plains, prime agriculture and timberland, aquifers, endangered and threatened wildlife habitat, and significant scenic areas. Utilize this information to assist local government, property owners, and developers in identifying resources and limitations.	▶							↔	Ongoing
3.8 Strive to attract and retain environmentally clean industries to the area.	▶							↔	Ongoing
3.9 Work with the Department of Natural Resources and SC DHEC to minimize non-point source runoff and enforcement of sediment and erosion control regulations for land disturbing activities.	▶	↔						↔	Short Term and Ongoing thereafter
3.10 Evaluate the economic benefits of hunting and fishing as well as the impact these activities have on natural resources in the county.	▶	↔						↔	Short Term

Barnwell County Comprehensive Plan Implementation Strategies and Timeline

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7. Land Use Element	Responsibility									TIME FRAME
	County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Committee		
7.1	Adopt the Barnwell County Comprehensive Plan. Utilize the Land Use Element of the Comprehensive Plan and the Future Land Use Map to guide land development, redevelopment, and rezoning.	▶	⇨			⇨				Short Term and Ongoing thereafter
7.2	Adopt and implement land development regulations to insure quality and compatibility of new development.	▶	⇨							Short Term
7.3	Develop, adopt and enforce a Zoning Ordinance for Barnwell County.	⇨	▶			⇨				Short Term
7.4	Develop a program for the extension of utilities and services to assist industrial and commercial development in suitable areas according to the goals of the county.		▶				⇨			Short Term and Ongoing thereafter
7.5	Seek state and federal assistance for agricultural programs designed to increase and improve agricultural and forestry production.		▶					⇨		Ongoing
7.6	Promote compatibility and gradual transitions between areas of different land uses and enhance desirable characteristics in mixed use areas by utilizing the planning and zoning process to create opportunities for new mixed use development.	⇨		▶						Ongoing
7.7	Encourage industrial development to occur in existing industrial areas.		▶				⇨			Ongoing
7.8	Periodically evaluate changes in land use in the context of regional needs and overall welfare of the community impacted by new development.	⇨		▶						Ongoing
7.9	Assign responsibility for maintaining proper updates of Barnwell County's Comprehensive Plan and Zoning Ordinance. Establish schedule and procedural methods for review of the Comprehensive Plan and Zoning Ordinance.	⇨		▶						Short Term
7.10	Encourage and support techniques for the acquisition and maintenance of open space in the county.	⇨		▶				⇨		Ongoing
7.11	Explore financing mechanisms to pay the cost of capital improvements necessitated by new development.		▶	⇨						Ongoing
7.12	Encourage residential development that provides opportunities for a variety of income levels.	⇨		▶						Ongoing

Barnwell County Comprehensive Plan Implementation Strategies and Timeline

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		Responsibility									
		County Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Committee		
7. Land Use Element (continued)											TIME FRAME
7.13	Encourage appropriate mixed use development within future planned communities. For example, retirement communities would not be expected to include employment generators other than local community services.	⇨	▶								Ongoing
7.14	Encourage appropriate buffers to mitigate conflicting land uses.	⇨	▶							⇨	Ongoing
7.15	Encourage high quality residential, commercial, and industrial land developments.	⇨	▶							⇨	Ongoing
7.16	Encourage new development to preserve significant natural resources, historic resources, and scenic areas.	⇨	▶							⇨	Ongoing
7.17	Discourage development within 100-year floodplains and other areas not suitable for development.	⇨	▶							⇨	Ongoing