

Town of North, South Carolina

Comprehensive Plan



*Prepared by Lower Savannah Council of Governments
on behalf of the
Town of North Planning Commission*

2015

Table of Contents

| | |
|--|----|
| Introduction | ii |
| Chapter 1: Population Element | 1 |
| Chapter 2: Economic Element | 6 |
| Chapter 3: Natural Resources Element | 16 |
| Chapter 4: Historic and Cultural Element | 21 |
| Chapter 5: Community Facilities Element | 30 |
| Chapter 6: Housing Element | 39 |
| Chapter 7: Transportation Element | 45 |
| Chapter 8: Priority Investment Element | 53 |
| Chapter 9: Land Use Element | 57 |
| APPENDIX A- Goals and Implementation Strategies Timeline | 63 |
| APPENDIX B- 10-Year Capital Improvements Plan..... | 73 |
| APPENDIX C- Maps..... | 75 |
| MAP A – Base | |
| MAP B – Transportation Traffic Counts | |
| MAP C – Water and Sewer Infrastructure | |
| MAP D – FEMA Flood Hazard | |
| MAP E – Priority Investment Areas | |
| MAP F – Current Land Use | |
| MAP G – Future Land Use | |

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 town.

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 town'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 Town of North Planning Commission. Nine different elements have been inventoried and analyzed in the plan to determine the town's needs and future development strategies. These elements include population, economic condition, natural resources, historic and cultural resources, housing, community facilities, transportation, priority investment area, 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 Element

The population element of the Comprehensive Plan relates to the people residing in the Town of North, South Carolina. This chapter includes information on the number of people, population trends, and selected characteristics of the population.

A. INVENTORY

The historical population trends of the Town of North and Orangeburg County for the past 23 years are shown below in Table P-1. Recent 2010 Census figures indicate that the Town of North has experienced a slight decrease in population since the 1990's. The US Census reported a total population of 754 people in 2010, compared to 801 in 1990. However, current year (2013) population is showing a slight increase in population by 34 persons. Additionally, 2018 projections show an increase in population by 23 persons. Orangeburg County population has seen a 9% change since 1990. However, 2013 current year estimates and 2018 projections show a declining population -1%.

| | 1990 | 2000 | 2010 | 2013 | 2018* | % Change (1990-2013) | % Change (2000-2018*) |
|-------------------|--------|--------|--------|--------|--------|----------------------|-----------------------|
| Town of North | 801 | 796 | 754 | 788 | 811 | -1.60% | 1.20% |
| Orangeburg County | 84,803 | 91,582 | 92,501 | 92,434 | 91,753 | 9% | less than 1% |

Source: US Census Bureau/BAO *projected

The below chart reflects the population trends in Table P-1 for the Town of North and Orangeburg County.

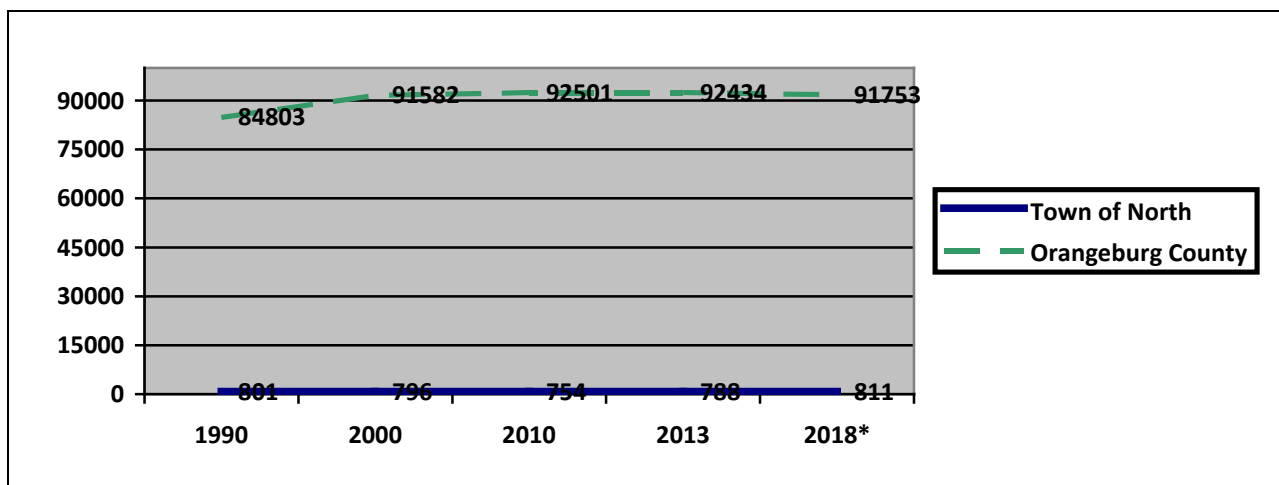


Table P-2 shows the racial population trends in the town by total number and percentage of the total population for 1990 through 2018. Over the 28 year time span, the percentage of African American residents increased. The percentage of White population gradually decreased over the time span. The Hispanic race category shows a slight increase in population, and the Asian and Native American races had little to no increase. The most recent US Census current year figures show that the African American population makes up 50% of North's total population followed by 45% White, 2% Hispanic and Native American, and 1% Asian.

| Race | 1990 | % of Total | 2000 | % of Total | 2010 | % of Total | 2013 | % of Total | 2018* | % of Total |
|------------------|------------|-------------|------------|-------------|------------|-------------|------------|-------------|------------|-------------|
| White | 443 | 55% | 428 | 54% | 366 | 49% | 355 | 45% | 357 | 44% |
| African American | 354 | 44% | 360 | 45% | 356 | 47% | 394 | 50% | 406 | 50% |
| Asian | | | | | 1 | < 1% | 8 | 1% | 16 | 2% |
| Native American | | | | | 6 | < 1% | 15 | 2% | 16 | 2% |
| Hispanic | | | | | 6 | < 1% | 16 | 2% | 16 | 2% |
| Other | 4 | < 1% | 8 | 1% | 19 | 3% | | | | |
| Total | 801 | 100% | 796 | 100% | 754 | 100% | 788 | 100% | 811 | 100% |

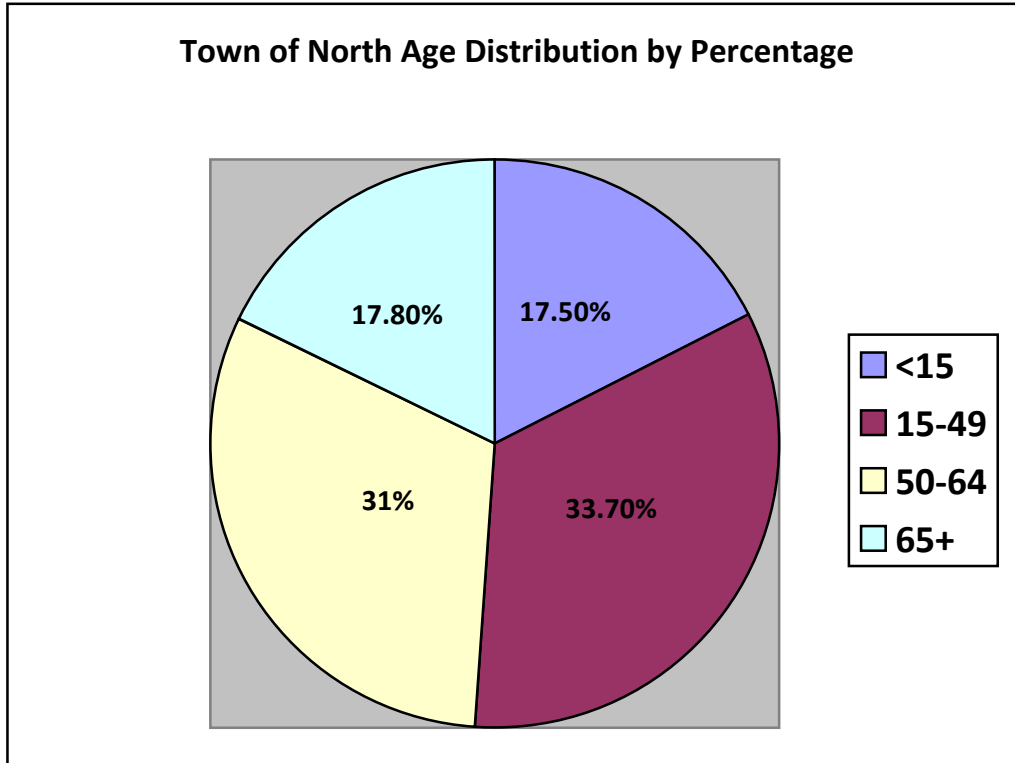
Source: US Census Bureau/BAO *Projected

The age distribution of the population for the Town of North is shown below in Table P-3. The table illustrates that for the most part, the age categories are remaining relatively unchanged. The largest age group is the 50 to 64 population, followed by the 25 to 49 category. The Under 5 to 15 age group makes up the smallest category for the Town. These statistics could indicate that attention is being placed on the needs of an aging population, such as better healthcare, lifestyle and health education for the citizens in general. It also reflects that the Town may be an ideal place for retirement.

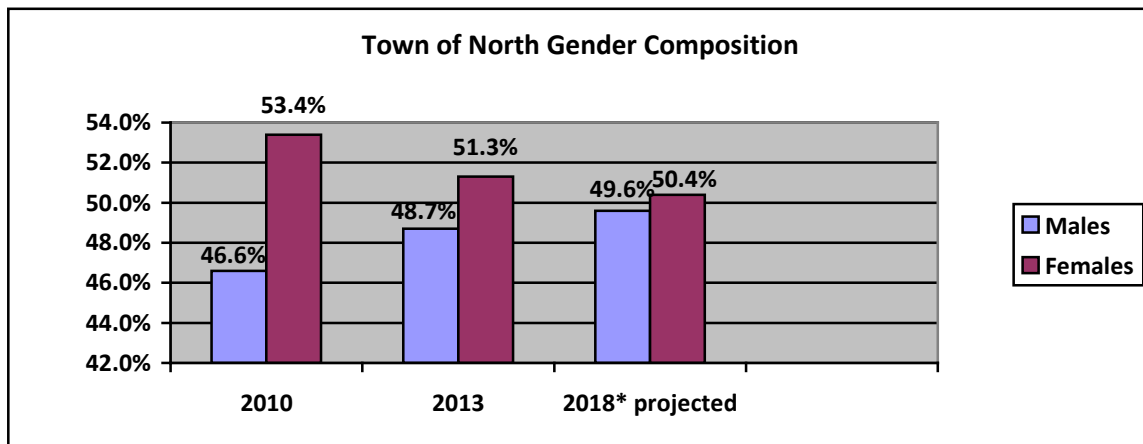
| Age Group | 1990 | % of Total | 2000 | % of Total | 2010 | % of Total | 2013 | % of Total | 2018* | % of Total |
|--------------|------------|-------------|------------|-------------|------------|-------------|------------|-------------|------------|-------------|
| Under 5 | 45 | 6.0% | 44 | 5.5% | 56 | 7.4% | 53 | 6.6% | 52 | 6.4% |
| 5 to 14 | 141 | 18.0% | 111 | 14.0% | 69 | 9.1% | 86 | 10.9% | 101 | 12.5% |
| 15 to 24 | 143 | 17.8% | 131 | 16.5% | 100 | 13.3% | 89 | 11.3% | 77 | 9.5% |
| 25 to 49 | 214 | 26.0% | 230 | 28.8% | 179 | 23.7% | 176 | 22.4% | 184 | 22.6% |
| 50 to 64 | 122 | 15.2% | 134 | 16.8% | 219 | 29.1% | 244 | 31% | 236 | 29.0% |
| 65+ | 136 | 17.0% | 146 | 18.3% | 131 | 17.4% | 140 | 17.8% | 163 | 20.0% |
| Median Age | | | | | 42.5 | | 43.9 | | 44 | |
| Total | 801 | 100% | 796 | 100% | 754 | 100% | 788 | 100% | 813 | 100% |

Source: US Census Bureau/BAO

The following chart illustrates the age distribution for the Town of North for the most current year 2013. This chart reiterates the data shown in Table P-3; that the age category 15-49 makes up the largest percentage of the town.



The chart below reflects the gender composition and trends for the Town of North. Historically, the female population has been larger than the male population. In 2010, the female population in South Carolina accounted for more than 51% of the total. By comparison, the Town of North had a slightly higher percentage of females (53.4%).



B. NEEDS AND GOALS

The inventory section of the Population Element focused attention on the current and historical demographics of the Town of North. This evaluation of the town'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.

The population of the town has fluctuated since the 1990's. Current year population and future year projections show a slight increase. The 15-49 age category makes up the largest percentage of the town's population. This age group represents a rising productive (employable) population segment, and is viewed as one of the key indicators of a community's health. The town should 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 basic need is to recognize that the population of the town is dependent upon job opportunities and quality of life factors in the area, and the steps the town must take in order to make the area inside the town attractive to a cross section of citizens so that everyone living there has an opportunity to take pride in the town.

- ❖ *The primary Population Element goal for the Town of North 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 town should offer opportunities that will increase diversity in the age, sex, race, and ethnicity and educational background of the citizens.*

C. IMPLEMENTATION STRATEGIES

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

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

1.1 Seek opportunities with federal, state and local officials to focus on economic and infrastructure improvements in the Town of North specifically to increase industrial recruitment efforts.

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 Town of North Comprehensive Plan.

1.3 Expand upon the number of beautification projects such as litter pick-up, Adopt-A-Highway, and signs and lighting. These projects will improve the aesthetics of the town, increase community pride, and attract more visitors and development to North.

1.4 Strive to retain the best and the brightest of the community by focusing on technology education, adult education, and an emphasis of work ethics in the educational system.

1.5 Continue to support and promote cultural efforts and work towards eliminating any existing language and cultural barriers 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 a variety of housing types (rental and owned) and provide incentives to developers to build a wider variety of housing types such as retirement and assisted living housing.

1.7 Adopt and enforce the Comprehensive Plan and Zoning Ordinance to ensure that land use compatibility is maintained and preserved in order to protect the health and welfare of the town.

Chapter Two: Economic Element

This chapter identifies existing and recent trends for the Town of North in education, labor, industry, and income level. Where possible, a comparison with Orangeburg County is provided to give some perspective on how the town compares to the whole county, as the town's economy is not simply confined to the municipal boundary. When assessing economic conditions, constraints and potential for growth, a more regional vision is required.

A. INVENTORY

The economic conditions of the Town of North cannot be discussed without first considering the impact that the railroad had on the town and region. The formation of the town was centered on the building of the railroad. North was a stopping point from the route between Columbia, SC and Savannah, GA. The municipal limits of North are centered on the Train Depot and extend ½ mile in every direction.

The following agencies are vital elements in Orangeburg County and the Town of North's economic development role:

- Orangeburg County Development Commission (OCDC) is an economic development agency that is publicly chartered to improve the quality of life for all citizens through the growth of jobs and capital investment for Orangeburg County. OCDC is responsible for the recruitment of new industry to the region and assisting local businesses with growth and sustainability.
- Central SC is a regional economic partnership that engages in the recruitment of capital investment for 10 counties in the central South Carolina region. Central SC aides in economic expansion and facilitates job creation by promoting the region as a valuable location for businesses.
- Orangeburg Calhoun Technical College (OC Tech) provides relevant training and education in an environment that inspires success and promotes self-reliance for students, and fosters economic development for the region.
- SC State University prepares highly skilled, competent and socially aware graduates to enable them to work and live productively in a dynamic, global society. SC State enhances the quality of life of citizens and contributes to the economic development of the state, region and nation.

- Clafin University challenges students to use disciplined study to explore and confront the substantive challenges facing the global society. Its programs provide students with expanded avenues for professional development and personal fulfillment.
- Orangeburg County Chamber of Commerce assists local businesses and attracts new businesses to the area. The Chamber helps to maintain a positive business climate and to promote an enjoyable quality of life.
- Municipal Association of South Carolina (MASC) is dedicated to serving the state's 270 incorporated municipalities. The Association offers services, programs and tools to give municipal governments the knowledge, experience and tools for enabling an efficient and effective operation.

Education

This section reviews the educational characteristics of the residents of North and Orangeburg County. The purpose of this section is to provide some guidance on where improvements may be needed and how these improvements could impact the area's economic situation.

Education has an indirect influence on development and the quality of development in a community. Higher educational attainment generally equates to higher levels of income and standards of living, which affect the quality of housing and development, and enhanced living environments. Conversely, with lower levels of educational attainment the standards of living are negatively impacted.

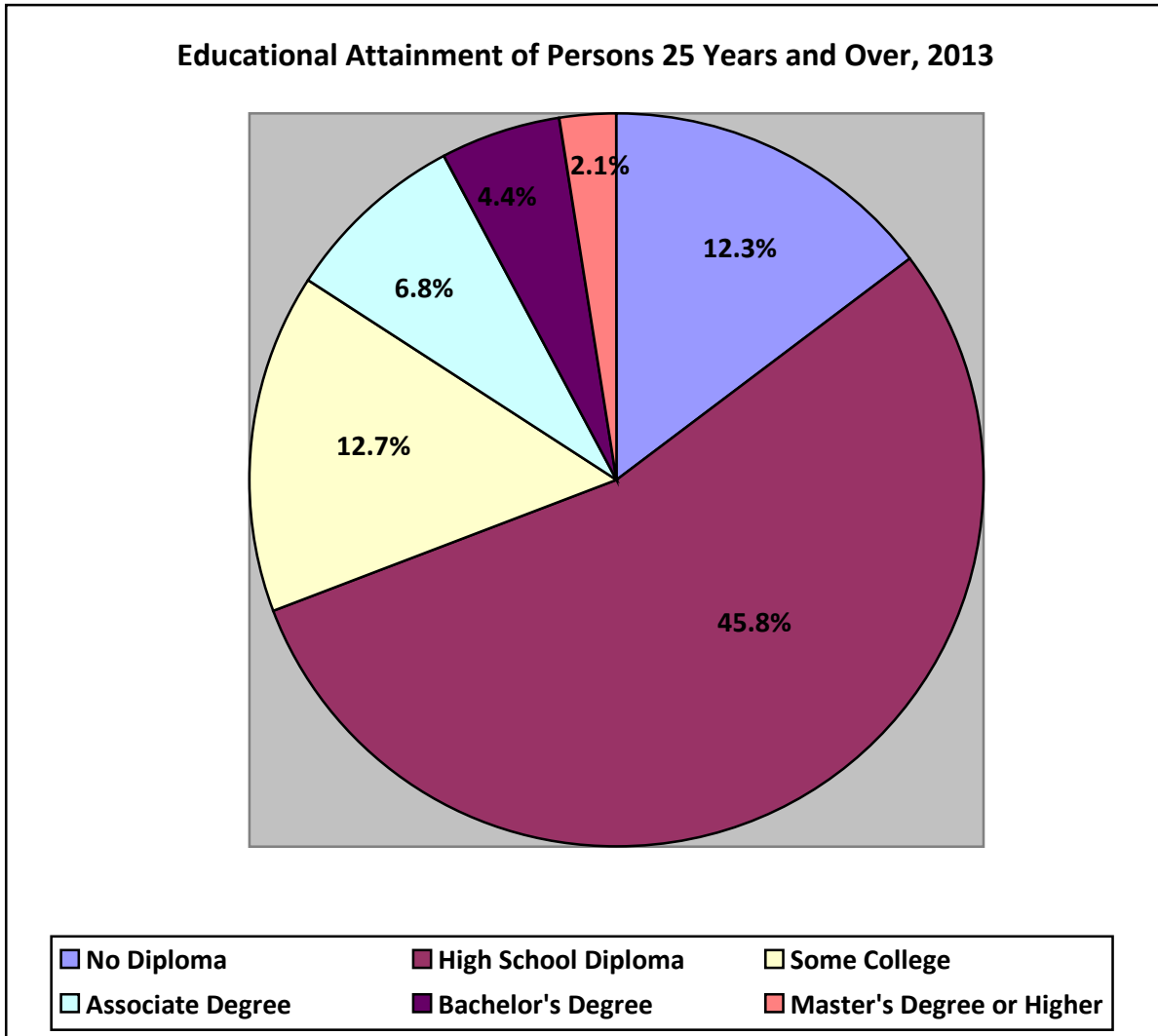
The data presented in this section relies on statistics from various sources such as "SC Department of Education," "SC Statistical Abstract," "SC Department of Employment and Workforce," and the 2010 US Census Bureau. Table E-1 compares the historical level of educational attainment from the 2000 and 2010 Census reports for the citizens of North and the County.

| | Town of North | | | % Change (2000-2013) | Orangeburg County | | | % Change (2000-2013) |
|---------------------------|---------------|------|------|-------------------------|-------------------|--------|--------|-------------------------|
| | 2000 | 2010 | 2013 | | 2000 | 2010 | 2013 | |
| Total | 579 | 630 | 558 | -3.6% | 57,037 | 59,136 | 60,766 | 6.50% |
| < 9th Grade | 62 | 82 | 87 | 40% | 5,776 | 4,376 | 4,497 | -22.10% |
| High School | | | | | | | | |
| No Diploma | 132 | 86 | 69 | -48% | 10,487 | 9,107 | 8,446 | -19.40% |
| Graduate | 197 | 238 | 256 | 30% | 17,995 | 22,058 | 22,848 | 27% |
| College | | | | | | | | |
| Some, no degree | 80 | 116 | 71 | -11% | 9,760 | 9,521 | 10,087 | 3.30% |
| Associate Degree | 27 | 66 | 38 | -52.50% | 3,731 | 4,139 | 4,254 | -56.40% |
| Bachelor's Degree | 68 | 28 | 25 | -63% | 5,659 | 5,736 | 6,259 | 11% |
| Master's Degree or Higher | 13 | 14 | 12 | -7.70% | 3,629 | 4,139 | 4,436 | 22.20% |

Source: US Census Bureau/BAO

Both the Town of North and Orangeburg County show a decline in the number of persons with no high school diploma between 2000 and 2013. For both the town and county, there was an increase in those persons 25 and over graduating high school. The town and county both experienced an increase in those who opted to continue on to college or higher education.

The following chart illustrates the educational attainment levels of persons 25 years and over for the 2013 estimated year for the Town of North.



The following table E-2 depicts the 2013 Palmetto Assessment of State Standards (PASS) for Orangeburg County School District 5, reported by the SC State Department of Education.

| Table E-2: 2013 PASS Scores for Orangeburg County School District 5 | | | | | | | | |
|--|-------------------|-----------|-------|-------------|--------------------|-----------|-------|-------------|
| Dover Elementary (Grades 3-5) | | | | | | | | |
| | English/LA | | | | Mathematics | | | |
| | Number Tested | % Not Met | % Met | % Exemplary | Number Tested | % Not Met | % Met | % Exemplary |
| All Students | 122 | 30.8 | 38.5 | 30.6 | 122 | 40 | 42.4 | 17.5 |
| African-American | 48 | 42.2 | 43.5 | 21.3 | 48 | 47.5 | 40.5 | 12 |
| White | 71 | 23.4 | 35.1 | 41.4 | 71 | 35 | 42.8 | 22.2 |
| Hispanic | 2 | N/AV | N/AV | N/AV | 2 | N/AV | N/AV | N/AV |
| Am. Indian/Alaskan | 0 | N/AV | N/AV | N/AV | 0 | N/AV | N/AV | N/AV |
| North Middle/High School (Grades 6-8) | | | | | | | | |
| | English/LA | | | | Mathematics | | | |
| | Number Tested | % Not Met | % Met | % Exemplary | Number Tested | % Not Met | % Met | % Exemplary |
| All Students | 126 | 36 | 43.8 | 20.2 | 126 | 47.1 | 42.1 | 10.8 |
| African-American | 67 | 42.2 | 45.4 | 12.4 | 67 | 59.2 | 22.6 | 18.2 |
| White | 56 | 26.6 | 43.6 | 29.8 | 56 | 32.8 | 52.3 | 14.9 |
| Hispanic | 1 | N/AV | N/AV | N/AV | 1 | N/AV | N/AV | N/AV |
| Am. Indian/Alaskan | 0 | N/AV | N/AV | N/AV | 0 | N/AV | N/AV | N/AV |

Source: SC Dept of Education

N/AV - Not Available

From the data presented in the above table, Dover Elementary needs to continue to focus on student learning and achievement. Also, the elementary school should continue to strive and meet the objectives of the Adequate Yearly Progress (AYP), which includes student performance, graduation rate, student attendance, and participation in the state testing program.

North Middle-High School is faced with similar circumstances as that of the elementary school with the PASS scores reporting very low levels of academic success in the two categories of English/Language Arts and Mathematics.

The High School Assessment Program (HSAP) is used to test the adequate yearly progress (AYP) of high school students. Table E-2a below illustrates those students at North Middle-High School who scored below standard and those students who met standard in reading and math for 2013.

| | <i>English/Language Arts</i> | | | | | <i>Mathematics</i> | | | | |
|------------------|------------------------------|---------------|---------|--------------|------------|--------------------|---------------|---------|--------------|------------|
| | Number Tested | % Below Basic | % Basic | % Proficient | % Advanced | Number Tested | % Below Basic | % Basic | % Proficient | % Advanced |
| All Students | 47 | 10.6% | 38.3% | 36.2% | 14.9% | 48 | 22.9% | 37.5% | 20.8% | 18.8% |
| White | 22 | 9.1% | 31.8% | 36.4% | 22.7% | 25 | 20.0% | 52.0% | 16.0% | 12.0% |
| African-American | 25 | 12.0% | 44.0% | 36.0% | 8.0% | 23 | 26.1% | 21.7% | 26.1% | 26.1% |
| Hispanic | I/S | | | | | I/S | | | | |

Source: SC Department of Education

I/S- Insufficient Sample

From the table above, the data shows that approximately 36% of all students at North Middle-High School met the basic standard for the English/LA category, and 37.5% met the basic standard for the Math category. The high school is comprised predominately of African-American and White students; therefore there is no reported information available for the Hispanic student HSAP performance.

Overall, Orangeburg County School District 5 should continue their commitment for the goal of student academic achievement. Also, the District needs to provide support at all schools to ensure the students are receiving a quality education.

Labor and Industry

This section of the report analyzes the historical trends of labor and industry activity in the Town of North and around Orangeburg County.

| | 2000 | 2010 | 2013 |
|--------------------|--------|--------|--------|
| Total Labor Force | 40,265 | 41,417 | 33,935 |
| Total Employment | 36,844 | 35,090 | 29,523 |
| Total Unemployment | 3,421 | 6,327 | 4,411 |
| Unemployment Rate | 8.0% | 15.2% | 13.0% |

Source: SC Department of Employment and Workforce

The data displayed in Table E-3 above shows the labor force trends in Orangeburg County as reported by the SC Department of Employment and Workforce (SC DEW). The data reveals that the County has had fluctuations in their labor force over the 13 year time span (2000-2013). Since 2000 the labor force in the county has decreased by 16%, or 6,330 persons. During the same period unemployment rates fluctuated drastically. As of January, 2014, Orangeburg County had the 7th highest unemployment rate in the State, with 10.4%.

Table E-3a below gives a comparative estimate of the labor force in the Town of North from 2000 to 2013. Total labor force has changed by -33% in the 13 year time period, and the unemployment rate has increased by 6.4%.

| Table E-3a: Town of North Labor Force Estimates | | |
|--|-------------|-------------|
| | 2000 | 2013 |
| Total Labor Force | 351 | 235 |
| Total Employment | 323 | 201 |
| Total Unemployment | 28 | 34 |
| Unemployment Rate | 8% | 14.4% |
| Source: US Census Bureau/BAO | | |

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, provide insight on where to focus future economic development efforts and what government services will be needed in the future.

Table E-4 on the following page compares the employment of individuals 16 and over in certain industry sectors in the county to that of the Town of North. The changes in the number of workers that were employed by these sectors between 2000 and 2013 are reflected.

| Employing Industry Sector: | Orangeburg County | | | Town of North | | |
|--|-------------------|-------|----------|---------------|------|----------|
| | 2000 | 2013 | % Change | 2000 | 2013 | % Change |
| Manufacturing | 8,299 | 5,836 | -30% | 53 | 76 | 43% |
| Retail trade | 4,383 | 4,777 | 9% | 28 | 19 | -32% |
| Education, Health Care and Social Services | 8,249 | 7,505 | -9% | 71 | 68 | -4% |
| Accommodation and Food Services | 1,202 | 3,233 | >100% | 18 | N/A | N/A |
| Public Administration | 1,782 | 1,583 | -11% | 17 | 14 | -18% |
| Transportation and Warehousing | 1,240 | 828 | -33% | 5 | 4 | -20% |
| Admin., Support, Waste Mgmt., Remediation | 1,744 | 768 | -56% | 16 | 15 | -6% |
| Finance and Insurance | N/A | 684 | N/A | 7 | 3 | -57% |
| Construction | 2,650 | 641 | -76% | 46 | 12 | -74% |
| Wholesale Trade | 841 | 596 | -29% | 9 | 3 | -67% |
| Agriculture, Forestry, Fishing & Hunting | 867 | 544 | -37% | 8 | 25 | >100% |
| Other Services | 1,602 | 457 | -71% | 19 | 60 | >100% |
| Utilities | 528 | 376 | -29% | 16 | 12 | -25% |
| Real Estate, Rental and Leasing | 1,412 | 239 | -83% | 0 | 1 | 100% |
| Arts, Entertainment, and Recreation | 1,420 | 235 | -83% | 0 | N/A | N/A |
| Information | 566 | 188 | -67% | 10 | 4 | -60% |

Source: Bureau of Labor Statistics (BLS)/SC DEW

The table indicates that the number of employees in the Town of North has decreased between 2000 and 2013 in several categories. The largest decreases in the industry sectors occurred in the Construction (-74%), Wholesale Trade (-67%) and Information (-60%) categories. The largest increases occurred in the Agriculture (>100%), Other Services (>100%), Real Estate (100%) and Manufacturing (43%) categories.

Orangeburg County has also experienced decreases in employees in several categories. Both Real Estate and the Arts sectors had negative increases of 83%, followed by Construction (-76%) and Other Services (-71%). The areas that saw the largest increase in employees were Accommodation and Food Services (>100%) and Retail trade (9%).

In terms of the total number of workers employed by a certain industry sector, the trade with the greatest number of employees for the Town of North in 2013 was Manufacturing (76), followed by Education, Health Care and Social Services (68), and Other Services (60).

Table E-5 below is a listing of the top 20 largest employers, in alphabetical order, in Orangeburg County.

| Table E-5: Orangeburg County 20 Largest Employers | | | |
|--|-----------------|--|------------------|
| Company/Employer Name | Location | Description | Employees |
| Albemarle Corp | Orangeburg | Organic specialty chemical manufacturing | 330 |
| Allied Air Enterprises Inc | Orangeburg | Manufacturer of residential heating and cooling units and products | 350 |
| Bimbo Bakeries USA | Orangeburg | Manufacturer of bakery products | 550 |
| Carpenter Technology Corp | Orangeburg | Wire and ribbon products in special purpose alloys | 150 |
| Claflin University | Orangeburg | Higher Education | 524 |
| Cox Industries, Inc | Orangeburg | Pressure treated wood products | 162 |
| Dempsey Wood Products | Orangeburg | Lumber manufacturer | 150 |
| Federal-Mogul Friction Products | Orangeburg | Manufacturer of friction materials and components; Disk brakes | 275 |
| Food Lion LLC | Elloree | Food distribution center | 872 |
| Ga-Pacific Corp-Fiberboard Div | Holly Hill | Manufacturer of medium density fiberboard | 121 |
| Holcim | Holly Hill | Manufacturer of portland and masonry cement | 200 |
| Husqvarna Consumer Outdoor Products | Orangeburg | Manufacturer of yard and gardening products | 1750 |
| Koyo Corp of USA | Orangeburg | Manufacturer of industrial and automotive bearings | 475 |
| North American Container Corp | Rowesville | Bulk shipping containers | 150 |
| Orangeburg County | Orangeburg | County Administration | 586 |
| OC Tech | Orangeburg | Higher Education | 263 |

| | | | |
|--------------------------------|------------|--|------|
| Regional Medical Center | Orangeburg | Medical/Health | 1200 |
| SC State University | Orangeburg | Higher Education | 531 |
| The Okonite Company Inc | Orangeburg | Power cable | 220 |
| Zeus Industrial Products Inc | Orangeburg | Polymer tubing for aerospace, automotive, medical and other industries | 427 |
| Source: SC DEW/OCDC/Central SC | | | |

Income Levels

Table E-6 breaks down household income levels for the Town of North and Orangeburg County.

| | Town of North | | Orangeburg County | |
|------------------------------|-----------------|-------|-------------------|-------|
| | Households | % | Households | % |
| Total | 350 | 100% | 35,869 | 100% |
| <\$15,000 | 74 | 21.1% | 8,788 | 24.5% |
| \$15,000 - \$24,999 | 74 | 21.1% | 5,703 | 15.9% |
| \$25,000 - \$34,999 | 52 | 14.9% | 4,591 | 12.8% |
| \$35,000 - \$49,999 | 56 | 16.0% | 4,555 | 12.7% |
| \$50,000 - \$74,999 | 54 | 15.4% | 6,241 | 17.4% |
| \$75,000 - \$99,999 | 22 | 6.3% | 3,156 | 8.8% |
| \$100,000 - \$149,999 | 9 | 2.6% | 1,973 | 5.5% |
| \$150,000 - \$199,999 | 7 | 2.0% | 466 | 1.3% |
| \$200,000 + | 2 | 0.6% | 359 | 1.0% |
| Median Income | \$29,403 | | \$31,822 | |
| Source: US Census Bureau/BAO | | | | |

The data displayed in Table E-6 shows that the Town of North has a slightly higher percentage of households that fall into the lowest income brackets than that of the County average. The median household income for Orangeburg County in 2013 was \$31,822 compared to the Town of North's median income of \$29,403. Both the county and town are below the State's median household income of \$42,018.

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 Town of North should strive to achieve and maintain economic sustainability.

- A primary goal of the Economic Element should be to promote the image of North as an attractive, safe community, and attempt to attract industrial and commercial growth in the urbanized area.
- Support programs that will help improve per capita and household incomes in the area.
- Work with local schools in order to build a reliable workforce by increasing the educational level of its citizens and support efforts of vocational and technical college opportunities.

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 town.
- 2.3** Establish and support a close working relationship between the town, county, regional and state economic developers and area education providers.
- 2.4** Continue to support and encourage infrastructure improvements that will improve the quality of life and attract new businesses and industries.
- 2.5** Nurture existing businesses as well as providing incentives for new businesses.
- 2.6** Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce.
- 2.7** Encourage renovation and re-use of vacant industrial and commercial properties.
- 2.8** Encourage the operation of small, independent businesses.

Chapter Three: Natural Resources Element

The natural resources element includes information on climate, topography, water and air quality, soil characteristics, and other natural resources of the Town of North. This section of the plan seeks to inventory and highlight some of these resources in order to develop goals and strategies for protecting them as the Town continues to grow.

A. INVENTORY

Climate

The Town of North is located in the western part of Orangeburg County. Because of its west central location within the State, Orangeburg County has a humid, temperate climate. The climate of North 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 also suitable for many agricultural, economical and recreational endeavors.

The warmest month of the year is July with an average maximum temperature of 92 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 35 degrees. The annual average temperature is 65 degrees and the average annual precipitation is 48 inches. Rainfall is fairly evenly distributed throughout the year.

Source: National Oceanic and Atmospheric Administration (NOAA)

The record maximum temperature was 106 degrees and occurred on August 2, 1999. The record minimum temperature was 2 degrees and occurred on January 21, 1985.

Source: South Carolina State Climatology Office

In Orangeburg County, declarations of drought occur frequently. Agricultural production has been affected in the past by the lack of rain and extremely high temperatures. Particularly in the summer months, the range for drought in the region is abnormally dry to severely dry. Statistics provided by the SC State Climate Office makes it safe to assume that Orangeburg County experiences periods of moderate drought throughout the year. As of April, 2013, Orangeburg County's drought status has been normal. *Source: SC State Climatology Office*

Topography

When traveling throughout Orangeburg County, the nature of the land changes dramatically from the western part to the eastern end of the county. The County lies within three land resource areas, where climate, soil conditions, vegetation, and land use are similar. Orangeburg County is part of the Georgia-Carolina Sand Hill area, the Southern Coastal Plain, and Atlantic Coast Flatwood area. The Georgia-Carolina Sand Hill extends across the northern portion of the county. The area tends to be mostly forest and pasture land. The Southern

Coastal Plain occupies the north and central sections of the county. The Atlantic Coast Flatwood area occupies most of the southern half of the county. The area is used primarily for woodlands, crops, and pasture, and is well suited for farming.

Water Resources

Orangeburg County lies within both the Ashley-Combahee-Edisto (ACE) River Basin, which drains most of the County and the Santee River Basin, which drains in a narrow strip bordering Lake Marion. The principal streams include the South Fork Edisto River, the North Fork Edisto River, the Edisto River, and Four Hole Swamp. Water quality for the streams indicates water is generally of exceptional natural quality. Although no major rivers cross the County, these smaller rivers and creeks are sub-stained during drought periods because of the storage characteristics and the surface of the geological formations in which the streams are cut. Both surface and ground water are excellent for most uses in the different areas of the county. From the Inventory of Lakes in South Carolina, 71 lakes and ponds in the County with total surface areas of 1, 597 acres have been listed. The South Carolina Water Resources Commission identifies two sites in Orangeburg County for being candidates for inclusion in the National Wild and Scenic River System. These sites are the North-South Fork Edisto River, and the Edisto River.

The McBean-Warley Hill formation underlies the northeastern third of the County. It is the most productive aquifer in Orangeburg County. The formation generally has fairly high yields. Six-inch wells drilled into the formation report ranges from 50 to 400 gallons of water per minute, with an average yield of 172 gallons per minute. The Santee Limestone formation underlies the remainder of the County and is the second most productive aquifer. Wells drilled 8 to 10 inches yield 200 to 700 gallons per minute in the lower coastal plain of the County.

Adequate water supply is vital to the development and growth of Orangeburg County. The water resources of Orangeburg County compare satisfactorily with the other counties in South Carolina.

Soil Characteristics

The topography of Orangeburg County influences soil formation because it affects moisture, vegetation, temperature, and erosion. As a result, several different types of soil may form. Southeast of the city of Orangeburg, most of the soils are level with shallow depressions and drainage ways as well as gently sloping low ridges. The area northwest of Orangeburg is better drained with steeper slopes. The development of a soil depends largely on the time and intensity of forming factors. The soils in Orangeburg County range from immature to mature. Most of the soils in the uplands have well-developed horizons that are easily recognized. Those soils deposited along streams are young and have not been in place long enough for distinct horizon development.

Prime farmland is one of the several kinds of important soils in Orangeburg County best suited for the production of food, feed, forage, fiber, and oilseed crops. Prime farmland soils produce the highest yields and require minimal inputs of energy and economic resources. Farming from these soils results in the least damage to the environment. Nearly 37% of Orangeburg County is prime farmland. Most of this soil is located in the eastern part of the County, where corn and soybeans are grown, accounting for 80% of the income received from crops.

Educational and Recreational

There are several educational and recreational sites in Orangeburg County that are important in the field of education and the preservation of natural resources, or are of recreational value. Listed below are some of these sites:

- ***Orangeburg County Soil and Water Conservation District*** – The District’s mission is to provide local leadership to implement all programs that protect, restore or improve the natural resources of Orangeburg County.
- ***Keep Orangeburg County Beautiful/Palmetto Pride*** – Assists with the education, training and program development of local citizens to prevent and reduce litter, create beautification projects and community greening, recycle and educate its citizens.
- ***Clemson Cooperative Extension*** – The local extension provides expertise in Agronomic crops, economic and community development, food safety and nutrition, 4-H, horticulture, livestock and forages, and natural resources.
- ***Santee Cooper Wildlife Management Area*** – SC DNR manages public lands to conserve natural features and cultural resources that are quickly disappearing as the state’s population increases. The Santee Cooper Wildlife Management Area offers opportunities for wildlife enthusiasts such as hiking, fishing, biking, horseback riding, etc.
- ***Indian Bluff Recreational Park*** – This park is great for outdoor recreation. It is located by the waters of Lake Marion. There are accommodations for picnicking, a playground, hiking trails, fishing, and a boat ramp.
- ***Santee State Park*** – Located on Lake Marion. Offers camping, fishing, biking, hiking and more.

B. NEEDS AND GOALS

A unique quality of The Town of North and its surrounding area is that there is an abundant supply of open space where wildlife is plentiful and land remains in its natural untouched state.

- A primary goal for the Town of North is to promote the protection and preservation of natural and scenic areas within and around the area. Additional goals include:
 - Respect and manage natural resources through conservation of intact natural environments and restoration of disturbed natural environments. 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, and reduced solid waste generation.
 - Increase the number of beautification projects in the town that help to accentuate the abundant natural resources in the area.
 - Promote the health and well being of the citizens of North, and increase their quality of life and enjoyment in having attractive natural resources and recreational opportunities afforded to them.

C. IMPLEMENTATION STRATEGIES

3.1 Continue to review and update the Comprehensive Plan and Zoning Ordinance to better ensure more compatible growth and development, and the protection and preservation of existing development.

3.2 Promote the beautification of public areas of the town through landscaping and maintenance of the land.

3.3 Continue to support and promote Orangeburg County Recycles, and educate the citizens on the importance of recycling.

3.4 Support and develop special recreational and outdoor activities through existing groups and through the development of new groups (i.e. gardening clubs, yard of the month programs, volunteer highway cleanup, etc.).

3.5 Reestablish the annual festival within North and incorporate the many opportunities afforded by the Edisto River (i.e. fishing and boating).

3.6 Establish and initiate a town square farmers market, as part of a healthy initiative, to offer residents access to and a place to purchase fresh, locally grown foods, and to provide an area for growers to sell their goods.

3.7 Initiate a Yard of the Month program to build and foster community pride and to improve the appearance of the Town.

Chapter Four:

Historic and Cultural Resources Element

The Historic and Cultural Resources Element of the Comprehensive Plan relates to historically significant sites and cultural resources in the Town of North and the surrounding area. This portion of the plan is designed to inventory these resources in order to determine ways to preserve them.

HISTORY

Orangeburg County

Orangeburg County has a rich and varied history. The area was first settled in 1704 by an Indian trader named George Sterling. In 1730 a six square mile township, one of nine in the state, was formed by the General Assembly of the Province of South Carolina. The purpose of the townships was to provide land to poor immigrants, and in 1735 a colony of 220 German-Swiss and Rhineland German immigrants settled in the township on the banks of the North Edisto River. The river gave the early settlers access to the port of Charleston and also provided fertile land for farming. The township was named Orangeburgh after the Prince of Orange, son-in-law of King George II of England. Orangeburgh District, one of seven court districts, was established in 1769 and was declared a county in 1868, which was when the “h” in “Orangeburgh” was dropped.

Orangeburg County is the site of several Revolutionary skirmishes, all of which took place in 1781. The bloodiest battle was in September 1781 at Eutaw Springs; this was the last major Revolutionary engagement in South Carolina. Both the British and the Continental troops claimed victory in the battle, although with the British losing 683 soldiers and the Americans losing 517 soldiers, the toll was severe for both sides. Other notable skirmishes that year include the Battle of Orangeburgh, the Battle of Fort Motte and the Battle of Thomson’s Plantation.

Religion played an important role in Orangeburg’s beginning. The first church of Orangeburg was of Lutheran denomination and later became the Episcopal church. Immigrants of the Protestant and newly formed Methodist faith were also among those who first settled in Orangeburg County.

Several historic houses, churches and sites can be found in Orangeburg County. Sites of interest include: Middlepen Plantation north of Orangeburg (of Revolutionary era – also known as the Donald Bruce House), Trinity United Methodist Church in Orangeburg, the Pioneer Graveyard in Orangeburg, Cattle Creek Campground in Rowesville, and the Southern Railway Passenger Depot in Branchville. Orangeburg County also has nine Historic Districts which are listed on the

National Register for Historic Preservation (see below for listings).

- *Amelia Street Historic District*
- *Cattle Creek Campground*
- *Clafin College Historic District (Tingley Memorial Hall)*
- *East Russell Street Area Historic District*
- *Ellis Avenue Historic District*
- *Orangeburg Downtown Historic District*
- *South Carolina State College Historic District (Lowman Hall; Hodge Hall)*
- *Treadwell Street Historic District*
- *Whitman Street Area Historic District*

The Town of North

Near the western edge of Orangeburg County, South Carolina, the Town of North emerged in 1892, nearly 112 years ago, from what was once a dense pine, oak and hickory forest. These conditions made it difficult for local farmers in transporting their crops to nearby markets. The South Bound Railroad Company, which ran north to Columbia and as far north as Savannah, Ga. was offered rights to build a railroad through what would later become the town. Three gentlemen, Mr. George W. Pou, Mr. Sampson A. Livingston, and Mr. John F. North gave the permission. The railroad accepted the offer and these men gave one hundred acres for the town and depot. The existence of the railroad meant better transportation of the crops of the local farmers to more profitable markets. The town was named North after Mr. John F. North, who was the eldest of the three gentlemen and supposedly the chief investor in the project.



In 1895, a survey of the new town was conducted, showing that there were 32 blocks totaling 3,620 feet in length, and 1,520 feet in length. From the railroad depot the limits of the town extend ½ mile in all directions, forming a circular area. By this time, North had become a thriving little town, the largest between Columbia and Savannah. In 1893 North had 16 stores, 50-75 houses, and the population had increased to 300-400 people. Great potential was envisioned for this new town. North had the reputation of having the best businesses of any town between Columbia and Savannah. In the early years of North's establishment, the railroad was an important means of communication and transportation. At one time, the railway brought and shipped merchandise entirely. Needless to say, over time this crucial method of transportation slowly declined, and was being replaced by more current and modern modes.

A. INVENTORY

The Town of North has an abundance of historic and culturally significant places. However, none of these sites have made it in the National Register of Historic Places. When planning for the preservation of North's historic and cultural resources, attention should be given to these sites and their potential for being nominated into the National Register. Below are the many important historic and cultural resources of North and the surrounding area.

- Home of John F. North – First town Mayor
- North First Baptist Church ***Circa 1893***



- North United Methodist Church ***Circa 1893, Built 1916***



- North U.S. Post Office ***Circa 1892***



- J.V. Bates Bottling Company
- The Orangeburg Railway Company ***Circa 1913***
- North Air Force Base ***Circa 1943***
- Town Hall ***Circa 1965, renovated in 2004***



- North Drug Store ***Circa 1908***
- North Trade Journal ***Circa 1893***
- Bank of North ***Circa 1904***

- The Scarborough Home *Circa 1912*



Churches

There are numerous churches in the Town of North and in the area outside the town. Older churches that existed in the outlying community before the first in town church was built are Bull Swamp, Limestone, Salem, Woodford, Trinity, Beaver Creek, Pen Branch, and Hebron. These churches were all of the Baptist denomination. Many of the surrounding and much older churches than those within the North town limits are still used for holding services.

The actual first church that was nearest to what would become the town of North was known as the Jones Bridge Baptist Church. On April 7, 1893, the First Baptist Church of North was organized with 19 members. It was not until September of that year that contributions of land and building supplies were offered for the construction of a church building. In the same year the first Methodist Church was organized and held its services in the same building as the First Baptist Church. Today there are many more churches in the North area: Sunna Vista Church of God (1954), Flora Branch Church (1897), Harris Chapel Methodist, North Pentecostal Holiness (1956), Ebenezer Baptist, Penn Branch United Methodist, St. Dorcas Baptist, Ebenezer Methodist, St. Mark United Methodist, Unity Baptist, Mt. Beulah Pentecostal, St. James UMC, Maloney Baptist, to name a few.

Cemeteries

Burial places can reflect and represent an important aspect of a community's cultural values and practices of the past that help instruct about who they were and are today. Cemeteries and gravesites are among those properties that are ordinarily not considered eligible for inclusion in the National Register of Historic Places unless they meet special requirements. Though none of the cemeteries in the Town of North are on the National Register, the cultural symbolism of grave markers and social and spiritual values is expressly seen in the burial placements and burying grounds of the community. Below is a listing of the area cemeteries in North.

- Penn Branch
- Riverside
- Old St. James
- North Pentecostal Holiness (Slab Landing Road)
- Old Canaan Church (SC 172)

Cultural and Recreational

The Town of North and Orangeburg County offer a variety of cultural resources for residents and visitors to enjoy. The residents of North enjoy many of the pleasures traditionally associated with rural and small town life while maintaining convenient access to the amenities offered by the nearby larger metropolitan areas, such as Columbia, SC and the City of Orangeburg.

An abundance of cultural and recreational opportunities also exists within the area for those who wish to stay closer to home. The mild climate inherent to the area provides an environment that is conducive to many outdoor activities such as golf, fishing, hunting, and other recreational outdoor sports. Various cultural and recreational opportunities around the County include:

- Edisto Memorial Gardens
- Southern Railway Passenger Depot
- I.P. Stanback Museum and Planetarium
- Eutaw Springs Battleground
- Orangeburg National Fish Hatchery
- Cattle Creek Campground
- Orangeburg County Library System
- Orangeburg County Aquatic Center/YMCA
- Bluebird Theater
- Stevenson Auditorium

Camping

River Bottom Farms, located near North in Swansea, SC, offers first-class camping. The facilities can accommodate all campers from RV's to tents. There are also completely furnished rental cabins available. Recreational opportunities include fishing from five stocked ponds, nature trails along the North Edisto River, swimming, volleyball and horseshoes, playground, arcade, and other fun activities. There is also an outdoor pavilion for picnics and reunions.

The Arts

The Orangeburg County Fine Arts Center began in 1978 as a site where members of the Orangeburg community could gather to participate in and enjoy the fine arts, as well as becoming more familiar with the city's unique history and heritage. A variety of programs are offered and scheduled throughout the year, provided for a diverse age group. Programs include classes in drawing, painting in watercolor, oils and acrylics, pottery, drama workshops, creative writing, calligraphy, music classes, dance, quilting, woodcarving and many others for both children and adults.



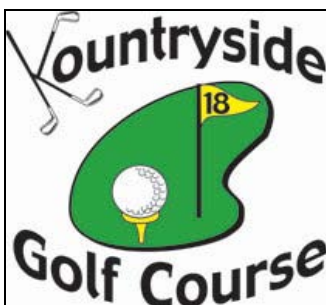
The public school system also provides musical arts programs through school band, a choral singers group, and Dover Elementary has a Recorder Program.

Golf

There are many opportunities for golf around the North area. **Kountryside Golf Course** in Cope, SC is an 18-hole course that opened in 2003.

Hillcrest Golf Club, in Orangeburg, opened in 1968 and is also an 18-hole course.

Orangeburg Country Club, in Orangeburg, is an 18-hole facility that has been open since 1922.



Festivals and Tournaments

There is an abundance of festivals and events that take place throughout the year around the County and the Town of North. The Orangeburg County Chamber of Commerce maintains a comprehensive listing of those events on their website: www.orangeburgchamber.com.

The Town of North holds an annual Christmas Parade for the community and North Middle-High School organizes a yearly Homecoming Parade.

Clubs and Organizations

The Town of North and Orangeburg County offer a variety of cultural resources for residents and visitors to enjoy. Some of the many resources include clubs and fraternal organizations such as Masonic Lodge #119, 4-H Club, Boy and Girl Scouts, NAACP, American Legion Post #178, Bridge Club, Good News Club, Neighborhood Crime Watch, Adopt a Highway, North Edisto Lodge, Order of Eastern Stars, Emergency Response Team (ERT).

B. NEEDS AND GOALS

This inventory section of the Historic and Cultural Resources Element focused on the existing historic resources and cultural amenities in the Town of North and the surrounding area. This section will suggest methods of sustaining existing resources as well as possible needed 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 community in order to increase the quality of life and enjoyment for the citizens of North. Additional goals include:
 - Improve the aesthetic appeal and commercial viability of historic resources through historic preservation and adaptive reuse.
 - Promote cultural activities in the Town and County through the development of a recognizable character for North.

C. IMPLEMENTATION STRATEGIES

The following are suggested policies for the implementation of desired goals and objectives of the Historic and Cultural Resources Element.

4.1 Continue to review and update the Comprehensive Plan and Zoning Ordinance to ensure that land use compatibility is maintained and preserved.

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

4.3 Work with the State Historic Preservation Office (SHPO) to submit applications for eligible properties and districts to the National Register of Historic Places.

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

4.5 Promote the rehabilitation of historically significant structures and consider incentives to purchase and rehabilitate deteriorating or substandard buildings for adaptive reuse.

4.6 Establish a historic overlay district in the downtown commercial district to provide local protection for historically significant properties.

Chapter Five:

Community Facilities Element

The Community Facilities element of the Comprehensive Plan relates to the activities essential to a community's growth, development or redevelopment. For the Town of North, this includes information on existing infrastructure and other facilities, as well as plans for addressing future facilities needs. This chapter provides a basis for development of plans and policies in each area described, as well as others that may arise.

The first section identifies and evaluates existing community facilities and public services provided in the Town of North, and evaluate their extent in relation to current and anticipated future needs.

The second section identifies issues and problems that need to be addressed, and it sets forth goals and objectives designed to minimize or avoid problems and to maximize opportunities.

A. INVENTORY

The availability and capability of a community's infrastructure are key factors which impact the quality of life and are critical to the ability of a community to generate and sustain future economic growth and development.

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 and from the outside world whereby goods and services are exported and imported.

The three modes of transportation that currently exist in the Town of North include the road network, railroads and air. North's transportation network is discussed in detail in Chapter 7: Transportation Element.

Water, Water Treatment, and Associated Services

Water service in the Town of North is presently owned and operated by the Town of North Water Department and serves 534 residential and 67 commercial customers. The Town's water system covers the entire area of the Town and has policies in place to extend service to new areas for new development. The Town of North's water system consists of approximately 25 miles of ½" to 10" water mains that provide groundwater from (2) wells and (1) elevated storage tank. The system's storage capacity is approximately 250,000 gallons.

The average daily demand for the year is approximately 136,500 gallons per day. However, during peak periods such as July and August, demand may see an increase to 144,339 gallons per day.

The main source of water comes from the 2 wells and the elevated tank. Underground water is located in the Coastal Plain of Orangeburg County, which has large quantities of ground water with a high degree of purity. The Town of North Water Department also has a collaborative agreement with the Silver Springs and Bull Swamp Water Departments to draw water in case of emergency or pump malfunction. The Silver Springs connection will automatically flip on when water in the tank runs too low, but the connection to Bull Swamp must be made manually after the shortage is detected. Generally, the water is suitable for many uses with little treatment needed. Water purification in this system is done through a Sodium Hypochlorite process.

Specific needs, as related to the water system that need to be addressed in the immediate future include the replacement of old and deteriorating water lines.

The Town has a Drought Ordinance in place, which regulates the usage of water during times of extreme drought. This policy helps to ensure that North's water supply will be able to sufficiently meet the demands of its customers at all times.

Sewage Facilities and Services

The sewage collection and treatment system in the Town of North consists of a gravity fed system that moves the wastewater to a treatment facility operated by the Town. The wastewater treatment facility is an aerated lagoon system. The treatment facility is capable of treating 200,000 gallons per day. The system consists of approximately 12 miles of collection lines and approximately 120 sewer access manholes. The maximum daily use is estimated at 200,000 gallons capacity.

Solid Waste Collection and Disposal

The Town of North has both residential and commercial waste pick-up service that is picked up weekly by a private company, Wastehaulers. There is currently no yard debris pick-up service.

Police Protection – to be reviewed and make any corrections by Police Chief

The Town of North provides police protection through a police department that has an authorized strength of three (3) full-time officers, two (2) reserve officers, and one (1) civilian employee. The North Police Department is a proactive department with a primary focus of promoting a community oriented policing concept. Primary enforcement activities in the town involve traffic enforcement, investigation of traffic accidents, response to all criminal calls such

as domestic violence, disorderly conduct, and investigations of property crimes. Available crime statistics are available for 2012 in Table C-1 below.

Table C-1: 2012 Crime Statistics

| Crime by Type: | Burglaries | Larceny | Assaults | Vehicle Thefts | Armed Robberies |
|----------------|------------|---------|----------|----------------|-----------------|
| 2012 | 13 | 38 | 5 | 3 | 2 |

The above table illustrates that larceny is the highest type crime in the past, followed by burglaries and assaults.

The North Police Department is equipped with investigative tools and equipment to investigate property crimes and traffic incidents, as well as domestic and violent crimes. Growth trends in illegal drug activities are reducing our ability to efficiently combat these crimes.

U.S. and South Carolina trends indicate there are direct correlations between the use of illegal drugs and crime rates. North is not immune to this pattern. Though the North Police Department prides itself on training its officers to handle investigations and arrests for illegal drugs, the sheer manpower required, as well as the technical equipment needed continues to outpace the Town's budget.

It is imperative that North plan to hire additional officers in order to enable 24-hour coverage and to have specialized officers who are equipped with the best training and technology available to combat the illegal drug problem. By increasing our ability to effectively enforce drug laws, violent and property crimes will certainly be reduced.

Fire Protection

The North Fire Department is operated and funded through the Orangeburg County Fire District, which is a centralized district made up of 23 fire departments. It is a volunteer operated facility with 25 trained members. There are two stations that serve the citizens of North; one inside the town limits and another that is three miles outside the limits. The North Fire Department built its new headquarters at 719 Stafford Avenue in 2003, and was dedicated as the John I. Salley Station in honor of a long-serving member of the Fire Department.

The department maintains a brush truck, ladder truck, rescue truck, three pumpers, one tanker, and two specialized units. The Department provides fire, medical and rescue service for residents and businesses both inside and outside the Towns limits.

ISO's Public Protection Classification Program ratings are the determining factor used by insurance companies to set the fire insurance rates for a particular area. The rating is based on a variety of factors such as public fire protection, flood risk, and the adoption and enforcement of building codes. ISO analyzes the relevant data using Fire Suppression Rating Schedule (FSRS). A classification from 1 to 10 is assigned, where Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. In the South Carolina only two communities have a PPC classification of 1; 171 communities have a Class 5 rating; and two have a Class 10 rating.

At the present time, the ISO PPC fire insurance rating within the Town limits is a Class 5-8B rating. If a fire district improves its PPC, homeowners and businesses in the community will save money on their insurance premiums. A community with improved fire protection may find it easier to attract new businesses and boost the economy.

A community that is committed to saving lives and property needs trained firefighters, proper equipment and adequate supplies of water. After conversations with Fire Chief Greg Gambrel, one of the current needs of the North Fire Department is more staffing. Because the department is purely volunteer based, it is often difficult to retain trained members due to scheduling conflicts and other work responsibilities. Also, equipment is always a need. The department currently has a FEMA Fire Grant requesting a new truck. Orangeburg County buys one to two trucks yearly, but there are 23 fire departments in the County, so the cycle of getting a new truck is not timely.

Emergency Medical Services and Health Facilities

Emergency medical services for residents and businesses in the Town of North are dispatched by Orangeburg County EMS. The County maintains three EMS substations, with the nearest location being in the Town of Neeses. The nearest hospital facility for the residents of North is the Regional Medical Center (tRMC). The facility is approximately 18 miles from the Town.

As part of SCDHEC Region 5 Public Health Office, the Orangeburg County Health Department (The Regional Office) protects and improves the health of the citizens of North by working to prevent epidemics and the spread of disease, to protect against environmental hazards, and to help prevent injuries. There are two health department locations in Orangeburg County; Holly Hill and Orangeburg.

As part of the US Department of Veterans Affairs, there is a Community Based Outpatient Clinic (CBOC) located in Orangeburg that provides primary care, mental health and laboratory services to patients.

There is a local physician, North Family Medicine, which is run by tRMC.

Currently there is no Assisted Living Facility within the Town of North, but there is Morgan Lane Apartments, an Independent Living Community for seniors which is rent controlled at an affordable rate.

There is a Senior Recreation Center in North located in the old Health Department building which is open from 8 a.m. – 12 p.m. Monday through Friday and from 5 – 8 p.m. Monday, Tuesday, and Thursday for the reasonable cost of a \$10 initial fee and \$5 monthly after that.

General Government Facilities

North Town Hall was renovated in 2004 and is in good condition. Town Hall houses the Police, Water and Sewer, Court, Zoning and Administrative Departments.

Electricity and Telephone Service

SCE&G is the primary electric and gas service provider for the Town of North.

TDS provides the primary telephone landline and Verizon provides the primary cell phone service for the Town. Other phone providers include Alltel.

The primary high speed internet service provider is through TDS.

Education

The District 5 Orangeburg Consolidated School District serves the children in the Town of North in grades PreK-12. The District includes two schools within the Town of North: Dover Elementary and North Middle-High School. Total student enrollment for the 2013 year was 558. Both schools are within a close driving distance to the Town.

Public Schools

Dover Elementary:

Dover Elementary is a Pre-K through 5th grade public school located in North, SC. The 2013 school year student enrollment as reported by the SC Department of Education was 260 students. Based on the 2013 SC Annual School Report Card, Dover Elementary has an average rating, meaning that its school performance meets the standards for progress toward the 2020 SC Performance Vision. The 2020 Vision expects all students to graduate with the knowledge and skills necessary to compete successfully in the global economy, participate in a democratic society and contribute positively as members of their society.

North Middle-High:

North Middle-High educates students in 6th through the 12th grade. The 2013 school year enrollment was 298. Based on the 2013 SC Annual School Report Card, North Middle-High has an average rating.

Alternative Schools

The North Family Community School provides students with GED Assistance.

Private Schools

Orangeburg Preparatory School is located within a short driving distance from North. It is an independent, college-preparatory, coeducational school enrolling students in Pre-K through 12th grade. Total student enrollment is currently 803.

Homeschooling is also an option, and a growing trend, to provide children with a learning environment as an alternative to publicly provided schools. There are numerous reasons as motivations to homeschooling, including better academic test results, poor public school environment, improved character/morality development, and objections to what is taught locally in public school. Homeschooling has been made much more widely available through the online K-12 program offered by the state.

Several post-secondary educational opportunities are available within short driving distances for the citizens of North. Orangeburg-Calhoun Technical College is a comprehensive two-year college that provides training in new and expanding industries. Claflin University is a four-year private/independent, liberal arts institution affiliated with the United Methodist Church. Claflin offers quality undergraduate programs, select graduate programs and continuing educational opportunities. South Carolina State University provides quality baccalaureate, masters and doctoral degree programs. Southern Methodist College offers both Bachelor and Associate degrees in theological fields as well as other pastoral certifications.

Other

There are two State licensed child care facilities in the Town of North: Dover Elementary Child Development Center and Palmetto Kids of North, LLC.

Library

The Town of North is served by a small library, which is a branch of the main Orangeburg County library system.

Communications

Local newspapers that serve the Town and County include the Times and Democrat, a daily published paper and the North Trade Journal, published weekly. Also, the State is a daily newspaper published in Columbia and covering statewide news.

Orangeburg County has a local radio channel, WORG 100.3, which serves the area with lite rock music.

Recreation

The Town of North offers youth league sports for boys and girls elementary age through high school, facilitated through the public school system, such as basketball, softball, football, track and cheerleading.

Adult league sports are offered through the County and include softball and baseball.

Parks

The Town of North has a park, Drew-Owen Park, located at the corner of Main and Camelia Street. The park is fenced and has a playground, walking track and restroom facility. Outside the town limits is Carson Park. This county park has a canoe launch, picnic tables and gazebo. The Edisto River runs through the park and visitors can enjoy the waters from two overlooks.

Other Services

There are four boat landings in Orangeburg County: Cohen's Bluff Landing, Johnson's Landing, Slab Landing, and Little Hell Landing. Boating and fishing are a popular outdoor recreational activity in Orangeburg County and the Town.

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 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 the Town of North.

- The primary Community Facilities goal for North is to continue improvements to the viability and the livability of the town by supporting efforts to strengthen the infrastructure and services available to the citizens and by offering new ideas to continue these improvements.

Other goals include:

- Assure a safe, functional and efficient transportation network that serves the needs of the residents, businesses, 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 educational facilities and opportunities in the town.
- Promote improvement and expansion of recreational programs and facilities in the town.
- Provide adequate water service to developing areas.

C. IMPLEMENTATION STRATEGIES

The implementation strategies for the proposed goals should begin immediately and continue until the suggested projects have been completed. The following policy suggestions are offered to Town Council to implement these goals:

5.1 Seek Federal and State funding assistance to expand and improve infrastructure in the Town of North.

5.2 Encourage and support the location of new development in areas served by public water systems.

5.3 The community and schools should work closely together to help improve upon the student performance levels, which will benefit the Town of North as its children will be better prepared to become employed with the industries that move in and around North in response to the economic development efforts ongoing in the area.

5.4 Continue the initiative of Neighborhood Crime Watch Zones to increase safety and awareness amongst the residents of North.

Chapter Six: Housing Element

The Housing Element of the Comprehensive Plan provides information about the supply, conditions and characteristics of housing in the Town of North. 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 Bureau shows that North's housing units increased slightly by 1.7% between 2000 and 2013. Table H-1 below reflects this data and provides a comparison to Orangeburg County. Projections for 2018 show no change in units from 2013 current year. Orangeburg County shows an 8.2% increase in housing units from 2000 through 2013.

| | Town of North | | Orangeburg County | |
|-----------|---------------|----------|-------------------|----------|
| | Units | % Change | Units | % Change |
| 2000 | 408 | | 39,304 | |
| 2010 | 415 | 1.7% | 42,504 | 8.1% |
| 2013 | 415 | 0.0% | 42,531 | <1% |
| 2018* | 415 | 0.0% | 42,545 | <1% |
| 2000-2013 | | 1.7% | | 8.2% |

Source: US Census Bureau/BAO *projection

The data in Table H-2 reflects an increase in rental housing units (5.4%) in North between 2000 and 2013. Owner-occupied housing units have seen a 5.7% decrease since 2000. Overall, owner-occupied homes account for approximately 60% of North's total housing.

| | 2000 | % of Total | 2013 | % of Total | 2018* | % of Total | % Change |
|-------------------------|------|------------|------|------------|-------|------------|-----------|
| | | | | | | | 2000-2013 |
| Vacant Housing Units | 66 | 16.2 | 66 | 15.9 | 54 | 12.8 | <1% |
| Owner-occupied Housing | 263 | 65 | 246 | 59.3 | 254 | 61.2 | -5.7% |
| Renter-occupied Housing | 79 | 19.4 | 103 | 24.8 | 107 | 25.8 | 5.4% |
| Total | 408 | | 415 | | 415 | | |

Source: US Census Bureau/BAO *projection

Manufactured housing is sometimes a more affordable alternative to purchasing a stick-built home. The manufactured housing market is a very competitive industry and quite possibly a critical solution for affordable housing. In the Town of North, approximately 12% of housing structures are manufactured homes. Home ownership for families in North, the County and the State is very important. Local governments can and should have policies in place to enhance the ability for families to own their homes while promoting compatibility among all housing types. As a whole, it is important to the economic vitality of a community to provide advantages for increased home ownership.

The regular misconception that manufactured housing located near adjacent site-built housing would depreciate the property values of the site-built housing has occurred for many years. However, there is little evidence to support this notion. Manufactured homes will appreciate at the same market rate as other homes in the same neighborhood, but with all housing, it is subject to the same market factors which affect appreciation. There are several factors that impact the future value such as location, community, initial price paid, age and maintenance, inflation rate, etc. The Manufactured Housing Institute of South Carolina (MHISC) is a wonderful resource tool for homebuyers in South Carolina and provides invaluable information on the manufactured housing industry.

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

Table H-3 shows the value of all owner-occupied housing units in the Town of North. In 2013, 32% of North’s housing units were valued in the \$50,001 to \$99,999 range. The average value of housing units in the town was \$135,772. The town’s average housing value is below Orangeburg County’s housing value of \$158,326.

| | Units | % of Total |
|------------------------------|------------------|------------|
| Less than \$50,000 | 47 | 19.1% |
| \$50,001 to \$99,999 | 79 | 32.1% |
| \$100,000 to \$149,999 | 40 | 16.3% |
| \$150,000 to \$199,999 | 26 | 10.6% |
| \$200,000 to \$249,999 | 22 | 8.9% |
| \$250,000 to \$299,999 | 14 | 5.7% |
| \$300,000 and above | 18 | 7.3% |
| Average Housing Value | \$135,772 | |
| Source: US Census Bureau | | |

The impact the 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.

The availability of property as well as its value also impact rental costs in an area. Table H-4 below illustrates a comparison of housing values and rental costs from the surrounding municipalities. Like the majority of municipalities in the comparison, the 2010 median rent and housing values in North are below the state average.

| | Population | Median Housing Value | Median Rental Cost |
|-------------------|------------|----------------------|--------------------|
| North | 754 | \$74,100 | \$494 |
| Livingston | 136 | \$60,000 | \$442 |
| Neeses | 374 | \$60,400 | \$463 |
| Woodford | 185 | \$72,100 | N/A |
| Orangeburg County | 92,501 | \$83,700 | \$630 |
| South Carolina | 4,625,360 | \$137,400 | \$510 |

Source: US Census Bureau/BAO

Table H-5 describes the different housing conditions in North as well as the type of heating fuel used. US Census figures show that between 2000 and 2010 North had a range of 6 to 7 occupied housing units with incomplete plumbing. There was an increase in housing units lacking complete kitchen facilities from 2000 to 2010 by 2 units. Those housing units with no vehicle decreased from 86 to 52, and there was an increase in units with no telephone available; 33 to 43, however this could be due in part to a transition to more reliance on cellular phones rather than landlines.

| | 2000 | | 2010 | |
|--------------------------------------|------------|------------|------------|------------|
| | # of units | % of units | # of units | % of units |
| Lacking Complete Plumbing Facilities | 7 | 1.8% | 6 | 1.8% |
| Lacking Complete Kitchen Facilities | 4 | 1.0% | 6 | 1.8% |
| With No Vehicle Available | 86 | 21.0% | 52 | 15.6% |
| No Telephone in Unit | 33 | 8.0% | 43 | 12.9% |
| Heating Fuel: | | | | |
| Utility Gas | 8 | 2.0% | 12 | 3.6% |
| Bottled/Tank/LP Gas | 204 | 50.0% | 117 | 35.1% |
| Electricity | 155 | 38.0% | 183 | 55.0% |
| Other | 41 | 10.0% | 21 | 6.3% |

Source: US Census Bureau

Heating fuel sources have also changed over the 10 year period of time. The 2010 current heating fuel source for residents of North is 55% electricity, followed by bottled/tank/LP Gas. This is a shift since the 2000 Census, which showed that 50% of the residents used bottled/tank/LP Gas, and 38% used electricity.

Household Characteristics

Table H-6 shows data from 2010 US Census regarding the type of occupancy for each household in North. According to 2010 statistics, North had an average of 2.27 persons per household, compared to 2.28 persons in 2000. 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.

| | 2000 | | 2010 | |
|----------------------------------|-------------|---------|-------------|---------|
| | Number | Percent | Number | Percent |
| Total Households | 356 | 100% | 333 | 100% |
| Family households | 224 | 63% | 193 | 58% |
| Married-couple family | 137 | 39% | 133 | 40% |
| with own children under 18 years | 41 | 12% | 53 | 16% |
| Female householder | 70 | 20% | 53 | 16% |
| with own children under 18 years | 34 | 10% | 43 | 13% |
| Non-family households | 132 | 37% | 140 | 42% |
| Householder living alone | 123 | 35% | 133 | 40% |
| <i>Average household size</i> | 2.28 | | 2.27 | |
| Source: US Census Bureau | | | | |

The data shows that in 2010, 40% of the households in North were occupied by married-couple families of which 16% of those households had children under the age of eighteen. Non-family households comprised 42% of households in the town.

Affordable Housing

The HOME Investment Partnerships Program, operated by the U.S. Department of Housing and Urban Development (HUD), provides grants to states and communities to fund a wider range of activities including building, buying and/or rehabilitating affordable housing for rent, homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

The Orangeburg County HOME Consortium, also known as the Lower Savannah Regional Housing Consortium (LSRHC) is the designated Participating Jurisdiction (PJ) for the Lower Savannah region. In keeping with the mission of HOME, the LSRHC continues to ensure that HOME funds are distributed in a manner that is reasonably equitable for the entire region. The

mission of LSRHC is to create safe, decent and affordable housing opportunities for the citizens of the Lower Savannah region.

Housing Discrimination

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

B. NEEDS AND GOALS

The primary goal of the Housing Element is for the Town of North to improve housing opportunities in a manner that will raise standards for new developments, protect the value of the community's older residences and provide safer housing for those areas in which substandard housing currently exists.

Other goals include:

- Promote neighborhood enhancement programs such as volunteer days, park cleanups, and plantings.
- Promote the construction of quality infill housing in vacant residential lots.
- Promote fair housing activities, especially during the month of April, which is national Fair Housing Month.

The following general goals are suggested by HUD and can be used as a base for developing housing policy.

- Changing negative development dynamics (i.e. disinvestment)
- Eliminating affordable housing shortages
- Encouraging location of additional employment opportunities in the area
- Facilitating and controlling future growth
- Increasing the supply of dispersed very low income housing near employment
- Increasing home ownership rates and real estate tax revenues
- Making neighborhoods attractive places to live

- Rehabilitating deteriorating housing units
- Replacing dilapidated housing with infill development
- Revitalizing declining neighborhoods

C. IMPLEMENTATION STRATEGIES

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

- 6.1** Enforce building standards; adopt and enforce zoning and land development standards for new development and existing 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, vacant lot clearing, neighborhood beautification, and home ownership programs in low-to-moderate income neighborhoods in the Town.
- 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.
- 6.7** Enforce building code standards to upgrade substandard housing units, and to remove through due process non-repairable structures, as well as clearing vacant lots. The town shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized.
- 6.8** Work toward eliminating the factors that degrade neighborhoods such as incompatible land uses, code violations, abandoned houses, and derelict cars.
- 6.9** Implement a policy to dispose of abandoned manufactured homes and dilapidated houses.

Chapter Seven: Transportation Element

Transportation planning no longer focuses exclusively on the transportation infrastructure itself, addressing only the operational and capacity issues presented by increasing traffic volumes. Current practice recognizes that the transportation system must facilitate diverse community needs and goals.

For this reason, the Transportation Element is a strategic effort to design a multi-modal transportation system that functions as a key component of the Town of North Comprehensive Plan. The transportation system must be integrated with land use and growth patterns, commercial activity, economic development, quality of life imperatives, and the needs of special populations. Creative handling of the transportation/land use connection can provide a balanced transportation system that makes it both pleasing and efficient for people traveling within the community as well as through it. This element describes the existing condition of the transportation network, and sets forth policies and objectives, which integrate the network functionally with the Land Use Map of the Comprehensive Plan.

A. INVENTORY

The intent of the Transportation Element is to provide the Town of North with the planning tools and resources to help guide development of multi-modal transportation infrastructure that best serves the need of the community. Many citizens rely on various modes of transportation for work, school, and recreational activities. Transportation alternatives may include automotive, biking, pedestrian, public transportation, air, and train. Transportation planning, both short term and long term, can have far-reaching effects that cross social and economic boundaries while effecting both current and future residents.

Transportation and Land Use

Commuting times joined with the mode of travel to work are essential statistics offering insight into the correlation of land use and transportation.

In 2013, workers age 16 and over accounted for an estimated 235 workers in the labor force. Over 85% of workers (199) commuted by private automobile, driving alone. The second largest category included private automobile carpooling (15%), followed by walking (1%). There is currently no public transportation option available for the citizens of North. Overall, the private automobile is the primary mode of transportation to work for workers in the Town of North. Table T-1 below breaks down the mode of transportation to work for the citizens of North.

| Table T-1. Means of Transportation to Work | | |
|---|-----|-----|
| Drove Alone | 199 | 85% |
| Carpooled | 35 | 15% |
| Walked | 2 | 1% |
| Worked at Home | | 0% |
| Other Means: | | |
| Taxi, Motorcycle, Bicycle | 0 | 0% |
| Public Transportation | 0 | 0% |
| Source: US Census Bureau, ACS | | |

Over 22% of the Town of North’s residents have a commute time of less than 15 minutes to work. Over 77% of the commuters travel 15 or more minutes to work, indicating that many people are traveling to more urban/suburban locations of employment. The average commute time for workers in North is 35 minutes. Of the commuters, 19% are leaving their homes to go to work between 8:00 a.m. and 8:30 a.m.

| Table T-2. Travel Time to Work | | |
|---------------------------------------|-----------|-----|
| Travel Time to Work | | |
| Less than 15 minutes | 52 | 22% |
| 15 to 29 minutes | 28 | 12% |
| 30 to 44 minutes | 56 | 24% |
| 45 to 59 minutes | 49 | 21% |
| 60 or more minutes | 47 | 20% |
| Average Travel Time: | 35 | |
| Source: US Census Bureau, ACS | | |

Land use patterns affect transportation infrastructure requirements and increase transportation costs. Suburban sprawl and inefficient land uses increases environmental degradation by reducing air quality and increasing habitat destruction. It also increases resources consumed, including fuel wasted from traffic congestion and time spent in traffic instead of more productive activities. As residential developments and commercial businesses expand out beyond the urban periphery, transit dependant populations become more limited in their employment choices.

Current and Future Transportation Considerations

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

Currently, the existing transportation network in the Town of North appears to be functioning adequately, and seems to facilitate fairly direct access through the town, county, and between most populated areas of economic activity.

The majority of the identified roadway segments within North have an estimated ADT of up to 5,000 vehicles per day. Below is the listing of the specific ADT counts for the roadway segments that SCDOT conducted in 2012.

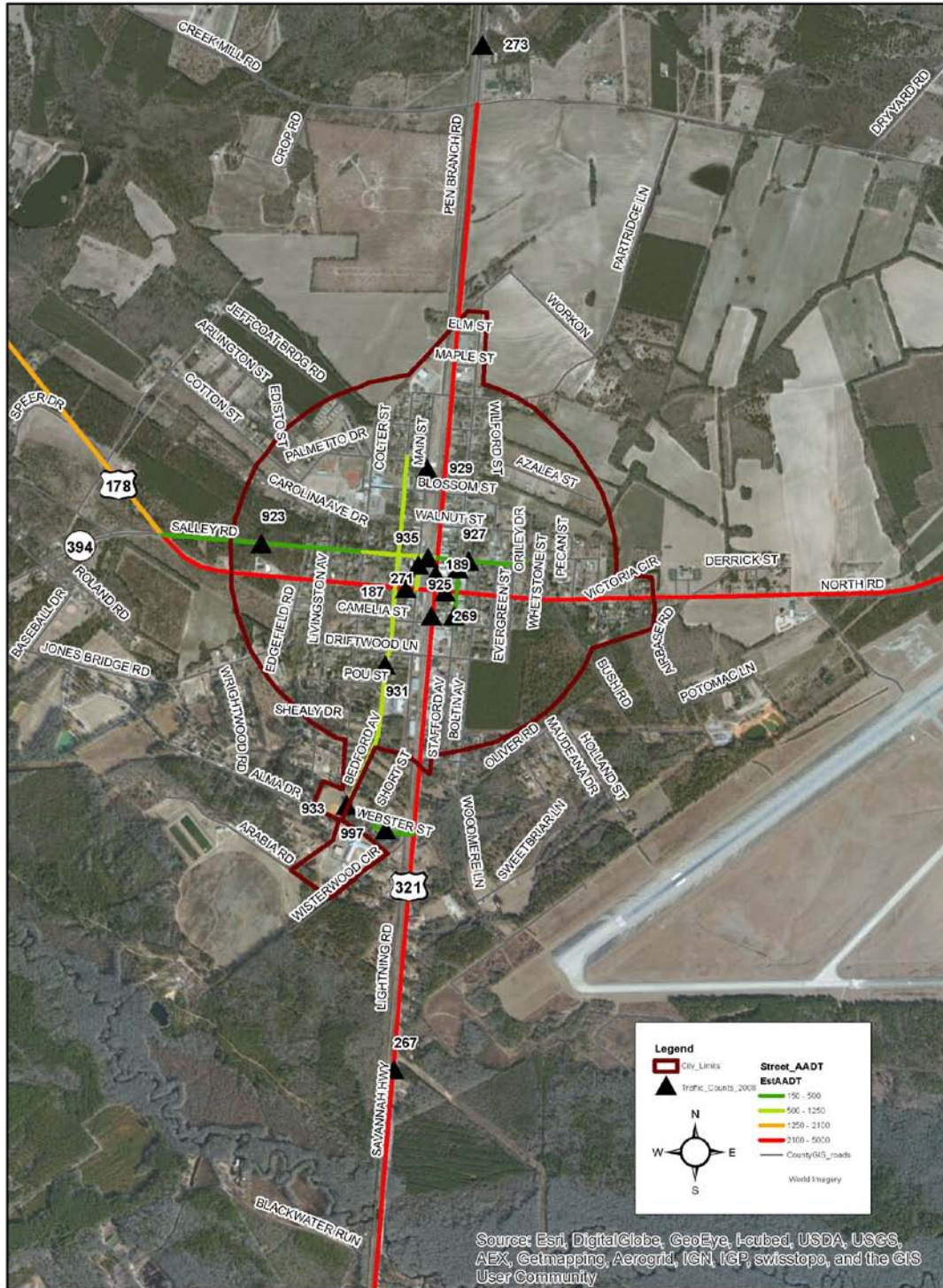
| Station | Route | Route Location | Est. AADT |
|----------------|--------------|-------------------------|------------------|
| 185 | US 178 | S-1206 to SC 394, S-209 | 2,100 |
| 187 | US 178 | SC 394, S-209 to US 321 | 3,800 |
| 189 | US 178 | US 321 to S-943 | 4,400 |
| 191 | US 178 | S-943 to SC 172 | 4,000 |
| 267 | US 321 | S-288 to S-792 | 3,700 |
| 269 | US 321 | S-792 to US 178 | 5,000 |
| 271 | US 321 | US 178 to S-1206 | 4,700 |
| 435 | SC 394 | S-279 to US 178, S-209 | 1,200 |
| 923 | S-209 | US 178, SC 394 to S-109 | 300 |
| 925 | S-209 | S-109 to US 321 | 1,250 |
| 927 | S-209 | US 321 to S-943 | 150 |
| 929 | S-941 | S-410 to US 178 | 800 |
| 931 | S-941 | US 178 to S-109 | 800 |
| 933 | S-941 | S-109 to S-980 | 1,000 |
| 935 | S-262 | US 178 to S-411 | 850 |
| 937 | S-111 | S-159 to US 178 | 425 |
| 939 | S-111 | US 178 to S-209 | 500 |
| 997 | S-980 | US 321 to L-1180 | 500 |
| Source: SCDOT | | | |

Based on these above counts, the level of service (LOS) for the transportation network in North is LOS A, which is a completely free-flow condition. Desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences. Essentially, there is little to no congestion issues that need to be addressed at this time within the town limits of North.

03/09/2015

On the following page is a traffic count map of the Town of North, showing locations with the estimated average daily traffic (ADT) counts. A larger format map is also included in Appendix C – Maps.

Town of North: Traffic Count



Roads

As in all predominantly rural areas of the State, the Town of North's system of roads and highways provides the main mode of transportation. The present roadway network consists of both paved and unpaved routes. Currently, all surfaced roads and highways within the town limits are maintained by the South Carolina Department of Transportation (SCDOT).

The major routes through North are US 321 and US 178. These routes are heavily traveled by commercial freight traffic as well as private vehicles. Average annual daily traffic (AADT) on US 178 through the Town of North is estimated at 3,600 vehicles per day, and US 321 AADT through the town is estimated at 4,470. The AADT's for US 178 and US 321 were reported from the South Carolina Department of Transportation's (SCDOT) 2012 database.

Transit

Public transit helps alleviate congestion, provides access to jobs, and grants mobility to senior citizens. It also provides environmental benefits including improving air quality and reducing the amount of gasoline consumed per passenger mile when compared to private automobile travel.

The citizens of North are served by the Cross County Connection Paratransit Service, which will pick them up and transport them along a customized route. Citizens must call, preferably 48 hours ahead, and the fare is \$3 for every 10 miles traveled.

Interstate

The nearest major interstates to the Town of North are Interstate 26 and Interstate 20.

Railroads

The Town of North has a CSX Rail Network that has played a significant role in the town's history, still passing through the town and linking Columbia, SC with Savannah, GA. The CSX network intersects in the center of Town. This rail line provides access to one of the major seaports on the East Coast; the Port of Savannah.

As is the case throughout most rural portions of the U.S., rail passenger service is no longer available in most of the region. The closest rail passenger service availability is provided by Amtrack Silver Star Passenger trains, located in Denmark, SC. Passenger rail service is also available in downtown Columbia, SC with routes running along the east coast from New York to Miami, plus connectors to western destinations.

Air

The Town of North does not have a local airport, but there are several airports nearby. The Columbia Metropolitan Airport in Columbia, SC is approximately 24 miles from North; Augusta Regional Airport in Augusta, GA is approximately 53 miles; Orangeburg Municipal Airport is about 20 miles south of North on US Highway 21. It is the nearest airport for private planes, chartered flights and private flying services.

The North Air Force Auxiliary Airfield is located just outside the Town of North, and is an important training facility for the Armed Forces. The Air Force holds practice cargo drops over the base, and planes, such as the C-17 fly from Charleston to North for training runs.

Ports

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

B. NEEDS AND GOALS

The Transportation Element of the Comprehensive Plan highlights the transportation network and services that provide mobility to residents. Improving the road network can be one of the most difficult undertakings because of the major expenses that can be associated with these types of projects.

- The primary transportation goal for North is to continue to improve access to all modes of transportation by supporting efforts to strengthen the transportation infrastructure and services available to the citizens and by offering new ideas to continue these improvements.
- Assure a safe, functional and efficient transportation network that serves the needs of the residents, businesses, agriculture and industry.

C. IMPLEMENTATION STRATEGIES

The implementation strategies for the proposed goals should begin immediately and continue until the suggested projects have been completed. The following policy suggestions are offered to Town Council to implement these goals:

7.1 Improve communication efforts between the SCDOT District Maintenance Office and Town Administration. Request notification from the District Office when improvements are planned (e.g. tree trimming, repaving, etc.).

7.2 Support and promote the development of public transportation services.

7.3 Take an integrated land use/transportation planning approach when new developments locate in North, and design so as to not create pressure on the roadway system.

Chapter Eight: Priority Investment Element

A. INVENTORY

The purpose of the Priority Investment Element is to connect capital improvement needs identified in other elements with forecasted revenues in future projections. This chapter encourages the coordination of local governments and public service agencies in the Town. It also illustrates synchronization of public and private investment in land and infrastructure, and encourages conservation of cultural, environmental and fiscal resources. This element is essentially a Capital Improvements Plan that is meant to guide the Town of North's infrastructure improvements and annual budgeting processes.

In June 2007, the governor signed into law the South Carolina Priority Investment Act (PIA) by amending section 6-29-510 of the 1994 Local Government Comprehensive Planning Enabling Act, relating to comprehensive plans of local planning commissions. This amendment added the Priority Investment Element to the list of required nine elements for local comprehensive plans. The PIA states the following regarding this new element:

“A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, ‘adjacent and relevant jurisdictions and agencies’ means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, ‘coordination’ means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.”

Process

The PIA instructs local government entities to analyze the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and encourages the prioritization of funds for public infrastructure and facilities such as water, sewer, roads and schools.

The Town of North has prepared a list of public infrastructure projects based on needs identified in the separate elements, as well as those including facilities needed to maintain existing service levels or repair/replace obsolete or worn out facilities. Projects on the improvements list should include facilities identified in other town plans and other infrastructure needs assessments.

Capital Improvements Plan

The result of this process is a Capital Improvements Plan (CIP) with an outlook of ten years. Projects are listed by department, projected construction date, facility cost estimates, and where appropriate, annual operating expenses. Projected revenues are also shown. The projects in the 10-year CIP reflect the best efforts of the Town to identify and prioritize future needs. The project listing in the CIP is intended for use as a tool to guide growth and does not necessarily mean the projects are approved or funded at the policymaking level. Further analysis, prioritization, and review of the projects may be necessary prior to the actual implementation of the capital projects.

Future analysis, prioritization and review should be completed with comments and/or participation from relevant agencies and jurisdictions, to include at a minimum Orangeburg County, neighboring municipalities within Orangeburg County and neighboring Counties, public service districts, school districts, public and private utilities, transportation agencies, Lower Savannah COG, and other public or private entities that may be affected by or are adjacent to proposed projects. In coordination with town administration, individual town departments may initiate this process – for example the Fire Department may facilitate coordination with county and municipal fire departments, emergency management agencies, and other applicable entities prior to the upgrade of firefighting vehicles or equipment. It is important that regional coordination efforts be documented and any comments received be considered in the planning process. It is important to identify the appropriate coordinator for each project listed in the CIP.

Because of the need for frequent review and updates, the Capital Improvements Plan is a separate attachment to the Comprehensive Plan and will be used as an administrative tool, to be updated on an as-needed basis. However, there are several upcoming projects as part of the Penny Sales Tax. Those projects are as follows:

| Department/Agency | Project | Estimated Cost | Schedule |
|-------------------|--|----------------|----------|
| Sewage Treatment | Repairs to sewer plant, ponds and equipment | \$300,000 | |
| Water | Replacement of lines on Salley Rd, Livingston Ave, Boltin Ave, Victoria Cir; replacement of main line valves on Jones Bridge Rd; repairs to water tank; installation | \$200,000 | |

| | | | |
|------------|---|-----------|--|
| | of radio read meters | | |
| Recreation | Upgrade ball fields and bleachers; install small water spray park | \$130,000 | |

In addition to the identified infrastructure projects, there are areas outside of the town limits that have been identified for potential future residential growth. These identified areas are located in the northeastern section just beyond the North town limits off of Mack Road and Partridge Lane, as well as the south eastern area along Woodmere Lane, Sweetbriar Lane, and Bush Road.

B. NEEDS AND GOALS

The primary goal for this element should be to sustain an infrastructure system that enhances economic development, promotes regionalism, and improves quality of life. Improvement of system delivery and performance should be a high priority while preparing a Capital Improvements Plan.

Throughout the process of identifying projects and funding sources, town administration should consider the benefits of regional planning and seek to attain these three important goals: clearly defined and established authority, meaningful participation, ongoing funding sources. Without these elements, efficient delivery of local and regional services will be difficult to obtain.

C. IMPLEMENTATION STRATEGIES

The Town of North should establish a methodology to prioritize capital improvements required to achieve and maintain desired levels of service and to repair and replace public facilities. Any methodology used should take into account both capital costs and the cost to operate and maintain the proposed improvements in order to achieve the best use of funds and potential overall cost savings. Other implementation strategies are as follows:

- 8.1** Notify adjacent and relevant jurisdiction and agencies on proposed projects for the water system, sewer system, roads, and schools.
- 8.2** Request written comments from adjacent and relevant jurisdictions and/or agencies prior to expending funds on projects that may directly or indirectly affect these jurisdictions and/or agencies.
- 8.3** Actively participate and provide comments on capital improvement plans and projects of adjacent and relevant jurisdictions.

8.4 Develop a funding strategy and explore financing mechanisms to pay the cost of capital improvements necessitated by new development.

8.5 Repair or replace obsolete or worn out facilities that are necessary to maintain existing levels of service.

8.6 Continue to plan and implement vital human services programs with adjacent and relevant jurisdictions and regulatory agencies. Examples of these programs include homeland security, emergency management and response, natural and manmade hazard mitigation, and law enforcement.

8.7 Establish a CIP coordination process with town administration, council, and planning commission to provide a cohesive effort in the planning of projects.

8.8 Consider user fees or impact fees for town services when appropriate and/or feasible. Survey similar sized municipalities to maintain compatible rates.

Chapter Nine: Land Use Element

The Land Use Element addresses existing development patterns, problems and conflicts as well as future land use needs and controls. The Current Land Use map reflects the existing land use coverage of the Town of North. This element identifies current land uses, presents needs and goals, as well as implementation strategies.

The Land Use Element is not intended to be a regulatory device, but rather to act as a policy tool to assist the Town 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

In order to plan for the future, there must be an understanding of the past and the existing use of land that was produced by it. This will aid in determining future expectations and the degree of departure, if any, from established patterns of growth and intensity which may be applied in planning future development.

A detailed field survey of existing land use was conducted in North as part of the 2014 10-year update process. The survey was based on a lot-by-lot survey. Existing land uses were recorded for each parcel in the Town by general classification, i.e. Residential; including single-family, multi-family, and manufactured homes; Commercial, Industrial and Warehousing; Social, Cultural and Government; Parks and Recreation; Agricultural; and Open Space. The survey also identified housing conditions from exterior appearance.

Land use patterns have remained essentially unchanged since the previous survey in 2004. Conflicts in existing land use are relatively few and minor in nature. A detailed analysis of developmental patterns reveals a fairly homogeneous pattern of land use exists within the Town. This is a result of conscientious administration and enforcement of the Town's existing Zoning Ordinance, which has been in effect since April 2005.

Existing Land Use and Categories

The Town of North currently encompasses approximately 383 acres of land. Existing land use in the Town includes the full range of urban uses including residential, commercial, industrial, public and semi-public uses, as well as vacant land. Residential uses account for the greatest portion of current development; there are also large portions of vacant and agricultural land which is typical of many communities similar in size and character of North. Efforts to promote

and sustain growth in the Town should concentrate on preserving and protecting its residential environs, increasing new residential development, commercial interests, and industrial development.

Residential Land Use

The existing residential land use in the Town of North fits into three primary categories: single-family residential (RSF), multi-family residential (RMF) and residential manufactured homes (RMH). All three of these uses are commingled together throughout the Town. After thorough land use field work in the town, it appears that single-family residential is the most prevalent type of housing at this time, with 36% of the total land use being RSF. However, manufactured homes are scattered within those areas, approximately 12%, which are primarily identified as single-family “stick built” homes. This causes contrasting design and development patterns within the Town, but this condition is typical of many rural communities in the Region. Multi-Family Residential housing makes up approximately 1% of the total land use of the Town. There are two identified areas within the town where RMF housing is located, in the north and south western portion of the town.

After the land use field review, it appears that there are a number of manufactured homes in Town that were manufactured prior to the enforcement of the Manufactured Home Construction and Safety Standards (HUD code), effective as of June 15, 1976. With these strict construction and safety standards, as well as changes that have occurred in the manufactured home industry, an increased popularity is evident for this type of residence, coupled with the affordability factor. As indicated in previous sections of this plan, manufactured housing may continue to see an increase within and around the Town, and there should be provisions in place to locate these type uses.

Commercial Land Use

After a review of the existing commercial land use, it is evident that the primary location of land currently being used for commercial purposes is located along US 321 (Savannah Highway) and US 178 (North Road). Due to the traffic that both of these highways generate, the intersection of these two primary US Highways is an important commercial core of the town. It was also noted that there are a few home based businesses scattered throughout the single-family residential areas. Commercial land use makes up approximately 7% of the Town’s total land use.

Industrial Land Use

This category of land use may include such examples as warehouses, distribution facilities, salvage yards, manufacturing plants, and similar large-scale uses. Currently there is one identified industrial land use category within the town limits located in the southern portion of Town. The industrial land use makes up approximately 1% of the Town’s total land use. There are also numerous vacant lots within the town that could accommodate industrial development in the future as well, without encroaching upon residential areas.

Public and Semi-public Land Use

Existing public and semi-public land uses in the Town consist of the Town Hall, Post Office, churches, cemetery, parks and recreation facilities and other such type uses. These public facilities are scattered throughout the town. Public land use represents approximately 9% of the total land use for the Town.

Agricultural and Vacant Land

There are large areas in and surrounding the Town of North that are comprised of either vacant land or land that is being used for agricultural purposes. The vacant land existing in the Town consists of both platted lots as well as vacant acreage. Some of the vacant acreage is agricultural land that is not currently under cultivation. Areas have been identified along major roadways that have the potential to be developed into commercial property, as well as other areas of vacant land that would be better suited for residential development. Agricultural land use comprises 21% of the total land use of the Town, whereas vacant land use makes up 9% of the total land use.

Below is a table that illustrates the categories of land use and their percentages for the Town of North.

| North Land Use Percentages | | | |
|-----------------------------------|--------------|--------------|------------|
| Category | Count | Acres | % |
| Agriculture | 23 | 81 | 21 |
| Commercial | 112 | 28 | 7 |
| Industrial | 4 | 5 | 1 |
| Public/Semi-Public: | 53 | 35 | 9 |
| <i>PUBA</i> | 10 | 5 | 1 |
| <i>PUBI</i> | 35 | 27 | 7 |
| <i>PUBR</i> | 8 | 3 | 1 |
| Manufactured Housing | 85 | 45 | 12 |
| Single Family Residential | 427 | 139 | 36 |
| Multi-Family Residential | 2 | 5 | 1 |
| Open Space | 10 | 10 | 3 |
| Vacant | 120 | 35 | 9 |
| Total | 836 | 383 | 100 |

Future Land Use

The Town of North's future land use patterns are reflected on the Future Land Use Map, which provides the foundation for this Comprehensive Plan. The Future Land Use Map indicates the intended distribution and intensity of land uses over the next 20 years to provide greater land use predictability and transparency, and to create a logical framework for future zoning and development.

The Future Land Use Map, like the Current Land Use Map, uses color-coded categories to express public policy on future land uses across the Town. Its land use designations have been drawn based on existing and desired development patterns, streets, parcel lines, environmental features and other logical boundaries.

Land Development Constraints

The primary land development constraint in the Town of North is the conflicting land uses. Assuming that vacant property can be purchased at a reasonable price when a market for additional land development occurs, incompatible land uses should be avoided. This should be taken into consideration when new development and redevelopment occurs.

The primary support for planning and zoning is based in large on the concept of land use compatibility. In the absence of such concepts, development may be allowed in a manner in which land use compatibility is not addressed. The Town of North should continue to focus on adhering to such concepts and regulations in order to prevent problems such as increased traffic congestion and the lowering of property values.

In regard to future development, it may be worthwhile for the Town to consider adopting land development regulations to set forth standards for street design and construction, as well as drainage and site design to guide new land developments for all types of land uses.

Addressing these issues will help guide the Town in creating a more attractive community, which could impact future development by attracting prospective residents, industries, and businesses. The visual image of the community plays a major role in future development, and the existing land use projects this image. Quality land use and development attracts like uses and developments.

B. NEEDS AND GOALS

The inventory section of the Land Use Element focused on existing land use in the Town of North. This section will project the achievements the Town wishes to obtain based on the inventory of land uses presented and the other elements of the comprehensive plan.

- The primary goal of the Land Use Element is to develop, implement and enforce land use and development regulations in compliance with the Town's 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 Town. 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.
- Development of high quality single- and multi-family, low-density and medium-density, residential uses within the Town should be encouraged, especially in the larger, multi-acre vacant land areas.
- The Town should focus on redevelopment of empty commercial buildings and shopping centers, known as "grayfields."

C. IMPLEMENTATION STRATEGIES

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

- 9.1** Maintain and continue to develop the downtown area.
- 9.2** Continue to enforce and update the Town's Zoning Ordinance.
- 9.3** Adopt land development regulations that guide the harmonious growth of the Town.
- 9.4** Utilize vacant lots located in various zones throughout the Town to ensure best use of land and allow easy access for citizens to make use of any such facilities.
- 9.5** 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.
- 9.6** Encourage industrial development to occur in potential sites best suited for industrial use.
- 9.7** Periodically evaluate changes in land use in the context of regional needs and overall welfare of the community impacted by new development.
- 9.8** Continue to have responsibility for maintaining proper updates of the Town of North Comprehensive Plan and Zoning Ordinance. Establish schedule and procedural methods for review of the Comprehensive Plan and Zoning Ordinance.
- 9.9** Encourage residential development that provides opportunities for a variety of income levels.
- 9.10** Encourage appropriate buffers to mitigate conflicting land uses.
- 9.11** Encourage high quality residential, commercial, and industrial land developments.
- 9.12** Encourage new development to preserve significant natural resources, historic resources, and scenic areas.
- 9.13** Discourage development within 100-year floodplains, areas with hydric soils, and other areas not suitable for development.
- 9.14** Ensure that transportation decisions, strategies and investments are coordinated with and support the Town's land use objectives.

APPENDIX A

Goals and Implementation Strategies Timeline

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|------------------------------|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|--------------------|-------------------|-------------------|------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs | Educational Group | Special Committee | |
| 1. Population Element | | | | | | | | | | | |
| 1.1 | Seek opportunities with federal, state and local officials to focus on economic and infrastructure improvements in the Town of North specifically to increase industrial recruitment efforts. | ● | | | | | | ○ | | | |
| 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 Town of North Comprehensive Plan. | ● | ○ | | | | | | | | |
| 1.3 | Expand upon the number of beautification projects such as litter pick-up, Adopt-A-Highway, and signs and lighting. These projects will improve the aesthetics of the town, increase community pride, and attract more visitors and development to North. | ● | | ○ | | | ○ | | | ○ | |
| 1.4 | Strive to retain the best and the brightest of the community by focusing on technology education, adult education, and an emphasis of work ethics in the educational system. | ○ | | | | ○ | | | ● | | |
| 1.5 | Continue to support and promote cultural efforts and work towards eliminating any existing language and cultural barriers 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 a variety of housing types (rental and owned) and provide incentives to developers to build a wider variety of housing types such as retirement and assisted living housing. | ● | | ○ | ○ | | | ○ | | | |
| 1.7 | Adopt and enforce the Comprehensive Plan and Zoning Ordinance to ensure that land use compatibility is maintained and preserved in order to protect the health and welfare of the town. | ● | ○ | | | | | | | | |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|----------------------------|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|--------------------|-------------------|-------------------|------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs | Educational Group | Special Committee | |
| 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 town. | ○ | | | | | | ● | | | Ongoing |
| 2.3 | Establish and support a close working relationship between the town, county, regional and state economic developers and area education providers. | ● | | | | | | ○ | ○ | | Ongoing |
| 2.4 | Continue to support and encourage infrastructure improvements that will improve the quality of life and attract new businesses and industries | ● | | | | | | ○ | | | Ongoing |
| 2.5 | Nurture existing businesses as well as providing incentives for new businesses. | ○ | | | | | | ● | | | Ongoing |
| 2.6 | Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce. | ● | | ○ | | | | ○ | ○ | | Ongoing |
| 2.7 | Encourage renovation and re-use of vacant industrial and commercial properties. | ● | | | | | | ○ | | | Ongoing |
| 2.8 | Encourage the operation of small, independent businesses. | ● | | | | | | ○ | | | Ongoing |

Town of North Comprehensive Plan Implementation

Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility

Town Council
 Planning Commission
 Civic Organizations
 Service Providers
 Brd. of Zoning Appeals
 Community Volunteers
 Economic Dev. Orgs
 Educational Group
 Special Committee

| 3. Natural Resources Element | | | | | | | | | | TIME FRAME |
|------------------------------|--|---|---|---|--|---|--|--|---|-------------|
| 3.1 | Continue to review and update the Comprehensive Plan and Zoning Ordinance to better ensure compatible growth and development, and the protection and preservation of existing development. | ○ | ● | | | ○ | | | | Ongoing |
| 3.2 | Promote the beautification of public areas of the town through landscaping and maintenance of the land. | ● | | ○ | | | | | ○ | Ongoing |
| 3.3 | Continue to support and promote Orangeburg County Recycles, and educate citizens on the importance of recycling. | | | ● | | | | | ○ | Ongoing |
| 3.4 | Support and develop special recreational and outdoor activities through existing groups and through the development of new groups (i.e. gardening clubs, yard of the month programs, volunteer highway cleanup, etc.). | ● | | ○ | | | | | ○ | Ongoing |
| 3.5 | Reestablish the annual festival within North and incorporate the many opportunities afforded by the Edisto River (e.g. fishing and boating). | ○ | | ○ | | ○ | | | ● | Immediately |
| 3.6 | Establish and initiate a town square farmers market, as part of a healthy initiative, to offer residents access to and a place to purchase fresh, locally grown foods, and to provide an area for growers to sell their goods. | ○ | | ○ | | ○ | | | ● | 1-2 years |
| 3.7 | Initiate a Yard of the Month program to build and foster community pride and to improve the appearance of the Town. | ○ | | ○ | | ○ | | | ● | Immediately |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility

- Town Council
- Planning Commission
- Civic Organizations
- Service Providers
- Brd. of Zoning Appeals
- Community Volunteers
- Economic Dev Orgs
- Educational Group
- Special Committee

| 4. Historic and Cultural Element | | | | | | | | | | | TIME FRAME |
|----------------------------------|---|---|---|---|--|--|---|---|--|---|-------------|
| 4.1 | Continue to review and update the Comprehensive Plan and Zoning Ordinance to ensure that land use compatibility is maintained and preserved. | ○ | ● | | | | | | | | Ongoing |
| 4.2 | Develop and adopt land development regulations that will ensure that historic preservation is considered in all future development within the town and that infill development is compatible with existing development. | ○ | ● | | | | | | | | Immediately |
| 4.3 | Work with the State Historic Preservation Office (SHPO) to submit applications for eligible properties and districts to the National Register of Historic Places. | ○ | | | | | ○ | | | ● | Ongoing |
| 4.4 | Support the efforts of professional, fraternal and cultural organizations to provide services and bring cultural events to the town. | ● | | ○ | | | ○ | | | | Ongoing |
| 4.5 | Promote the rehabilitation of historically significant structures and consider incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse. | ● | | | | | | ○ | | ○ | Ongoing |
| 4.6 | Establish a historic overlay district in the downtown commercial district to provide local protection for historically significant properties. | ○ | ● | | | | | | | ○ | Immediately |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|--|--|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|-------------------|-------------------|-------------------|------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev Orgs | Educational Group | Special Committee | |
| 5. Community Facilities Element | | | | | | | | | | | |
| 5.1 | Seek Federal and State funding assistance to expand and improve infrastructure in the Town of North. | ● | | | ○ | | | | | ○ | Ongoing |
| 5.2 | Encourage and support the location of new development in areas served by public water systems. | ● | ○ | | | | | | | ○ | Ongoing |
| 5.3 | The community and schools should work closely together to help improve upon the student performance levels, which will benefit the Town of North as its children will be better prepared to become employed with the industries that move in and around North in response to the economic development efforts ongoing in the area. | ● | ○ | | ○ | | | ○ | | | Ongoing |
| 5.4 | Continue the initiative of Neighborhood Crime Watch Zones to increase safety and awareness amongst the residents of North. | | | | | | ○ | | | ● | Ongoing |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|---------------------------|--|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|-------------------|-------------------|-------------------|------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev Orgs | Educational Group | Special Committee | |
| 6. Housing Element | | | | | | | | | | | |
| 6.1 | Enforce building standards; adopt and enforce zoning and land development standards for new development and existing development. | ● | ○ | | | ○ | | | | | Ongoing |
| 6.2 | Maintain a building inspector/zoning administrator to enforce building standards, zoning and land development standards for new development. | ● | | | | | | | | | Ongoing |
| 6.3 | Support agencies and businesses that seek to eliminate housing discrimination. | ● | | | ○ | | | | | | Ongoing |
| 6.4 | Pursue funding and tax incentives for housing construction, rehabilitation, vacant lot clearing, neighborhood beautification, and home ownership programs in low-to-moderate income neighborhoods in the Town. | ● | | | | | | | | | Ongoing |
| 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. | ● | ○ | | | ○ | | | | | Ongoing |
| 6.6 | Encourage programs and projects designed to preserve and enhance the character and integrity of existing residential neighborhoods. | ● | | | | | ○ | | | ○ | Ongoing |
| 6.7 | Enforce building code standards to upgrade substandard housing units, and to remove through due process non-repairable structures, as well as clearing vacant lots. The town shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized. | ● | ○ | | | ○ | | | | | Ongoing |
| 6.8 | Work toward eliminating the factors that degrade neighborhoods such as incompatible land uses, code violations, abandoned houses, and derelict cars. | ● | ○ | | | | | | | | Ongoing |
| 6.9 | Implement a policy to dispose of abandoned manufactured homes and dilapidated houses. | ● | ○ | | | | | | | | Ongoing |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|----------------------------------|--|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|-------------------|-------------------|-------------------|------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev Orgs | Educational Group | Special Committee | |
| 7. Transportation Element | | | | | | | | | | | |
| 7.1 | Improve communication efforts between the SCDOT District Maintenance Office and Town Administration. Request notification from the District Office when improvements are planned (e.g. tree trimming, repaving, etc.). | ● | | | ○ | | | | | ○ | Ongoing |
| 7.2 | Support and promote the development of public transportation services. | ● | | | ○ | | | | | ○ | Ongoing |
| 7.3 | Take an integrated land use/transportation planning approach when new developments locate in North, and design so as to not create pressure on the existing roadway system. | ● | ○ | | | | | ○ | | | Ongoing |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|--------------------------------|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|-------------------|-------------------|-------------------|------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev Orgs | Educational Group | Special Committee | |
| 8. Priority Investment Element | | | | | | | | | | | TIME FRAME |
| 8.1 | Notify adjacent and relevant jurisdiction and agencies on proposed projects for the water system, sewer system, roads, and schools. | ● | | | ○ | | | | | ○ | Ongoing |
| 8.2 | Request written comments from adjacent and relevant jurisdictions and/or agencies prior to expending funds on projects that may directly or indirectly affect these jurisdictions and/or agencies. | ● | | | ○ | | | | | ○ | Ongoing |
| 8.3 | Actively participate and provide comments on capital improvement plans and projects of adjacent and relevant jurisdictions. | ● | ○ | | | | | ○ | | | Ongoing |
| 8.4 | Develop a funding strategy and explore financing mechanisms to pay the cost of capital improvements necessitated by new development. | ● | | | | | | ○ | | ○ | Ongoing |
| 8.5 | Repair or replace obsolete or worn out facilities that are necessary to maintain existing levels of service. | ● | | | | | | | | | Ongoing |
| 8.6 | Continue to plan and implement vital human services programs with adjacent and relevant jurisdictions and regulatory agencies. Examples of these programs include homeland security, emergency management and response, natural and manmade hazard mitigation, and law enforcement. | ● | | | ○ | | | | | | Ongoing |
| 8.7 | Establish a CIP coordination process with town administration, council, and planning commission to provide a cohesive effort in the planning of projects. | ● | ○ | | | | | | | | Ongoing |
| 8.8 | Consider user fees or impact fees for town services when appropriate and/or feasible. Survey similar sized municipalities to maintain compatible rates. | ● | | | | | | | | ○ | Ongoing |

Town of North Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

| | | Responsibility | | | | | | | | | TIME FRAME |
|---------------------|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|-------------------|-------------------|-------------------|---------------|
| | | Town Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev Orgs | Educational Group | Special Committee | |
| 9. Land Use Element | | | | | | | | | | | |
| 9.1 | Maintain and continue to develop the downtown area. | ● | ○ | | | | | ○ | | | Ongoing |
| 9.2 | Continue to enforce and update the Town's Zoning Ordinance. | ○ | ● | | | | | | | | Ongoing |
| 9.3 | Adopt land development regulations that guide the harmonious growth of the Town. | ● | ○ | | | | | | | | Immediately |
| 9.4 | Utilize vacant lots located in various zones throughout the Town to ensure best use of land and allow easy access for citizens to make use of any such facilities. | ● | ○ | | | | | ○ | | | Ongoing |
| 9.5 | 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 |
| 9.6 | Encourage industrial development to occur in potential sites best suited for industrial use. | ○ | ○ | | | | | ● | | | Ongoing |
| 9.7 | Periodically evaluate changes in land use in the context of regional needs and overall welfare of the community impacted by new development. | ○ | ● | | | | | | | | Ongoing |
| 9.8 | Continue to have responsibility for maintaining proper updates of the Town of North Comprehensive Plan and Zoning Ordinance. Establish schedule and procedural methods for review of the Comprehensive Plan and Zoning Ordinance. | ○ | ● | | | | | | | | Every 5 years |
| 9.9 | Encourage residential development that provides opportunities for a variety of income levels. | ● | ○ | | | | | | | | Ongoing |
| 9.10 | Encourage appropriate buffers to mitigate conflicting land uses. | ○ | ● | | | ○ | | | | | Ongoing |
| 9.11 | Encourage high quality residential, commercial, and industrial land developments. | ○ | ● | | | | | ○ | | | Ongoing |
| 9.12 | Encourage new development to preserve significant natural resources, historic resources, and scenic areas. | ○ | ● | | | | | | ○ | | Ongoing |
| 9.13 | Discourage development within 100-year floodplains, areas with hydric soils, and other areas not suitable for development. | ○ | ● | | | | | ○ | ○ | | Ongoing |
| 9.14 | Ensure that transportation decisions, strategies and investments are coordinated with and support the Town's land use objectives. | ● | ○ | | | | | ○ | | | Ongoing |

APPENDIX B

10-Year Capital Improvements Projects

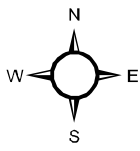
| Department/Agency | Project | Estimated Cost | Funding Source |
|--------------------------|---|-----------------------|-----------------------|
| Sewage Treatment | Repairs to sewer plant, ponds and equipment | \$300,000 | Penny Sales Tax |
| Water | Replacement of lines on Salley Rd. | \$200,000 | Penny Sales Tax |
| | Replacement of lines on Livingston Ave. | | |
| | Replacement of lines on Boltin Ave. | | |
| | Replacement of lines on Victoria Cir. | | |
| | Replacement of main line valves on Jones Bridge Rd. | | |
| | Repairs to water tank | | |
| | Installation of radio read meters | | |
| Recreation | Upgrade ball fields and bleachers on Ball Park Rd. | \$130,000 | Penny Sales Tax |
| | Install small water spray park at Drew-Owen Park | | |

APPENDIX C

MAPS



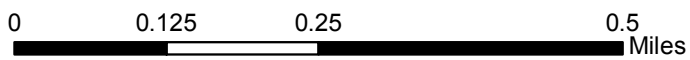
Town of North Base Map



| Legend | |
|--|-------------|
| | City Limits |
| | Roads |

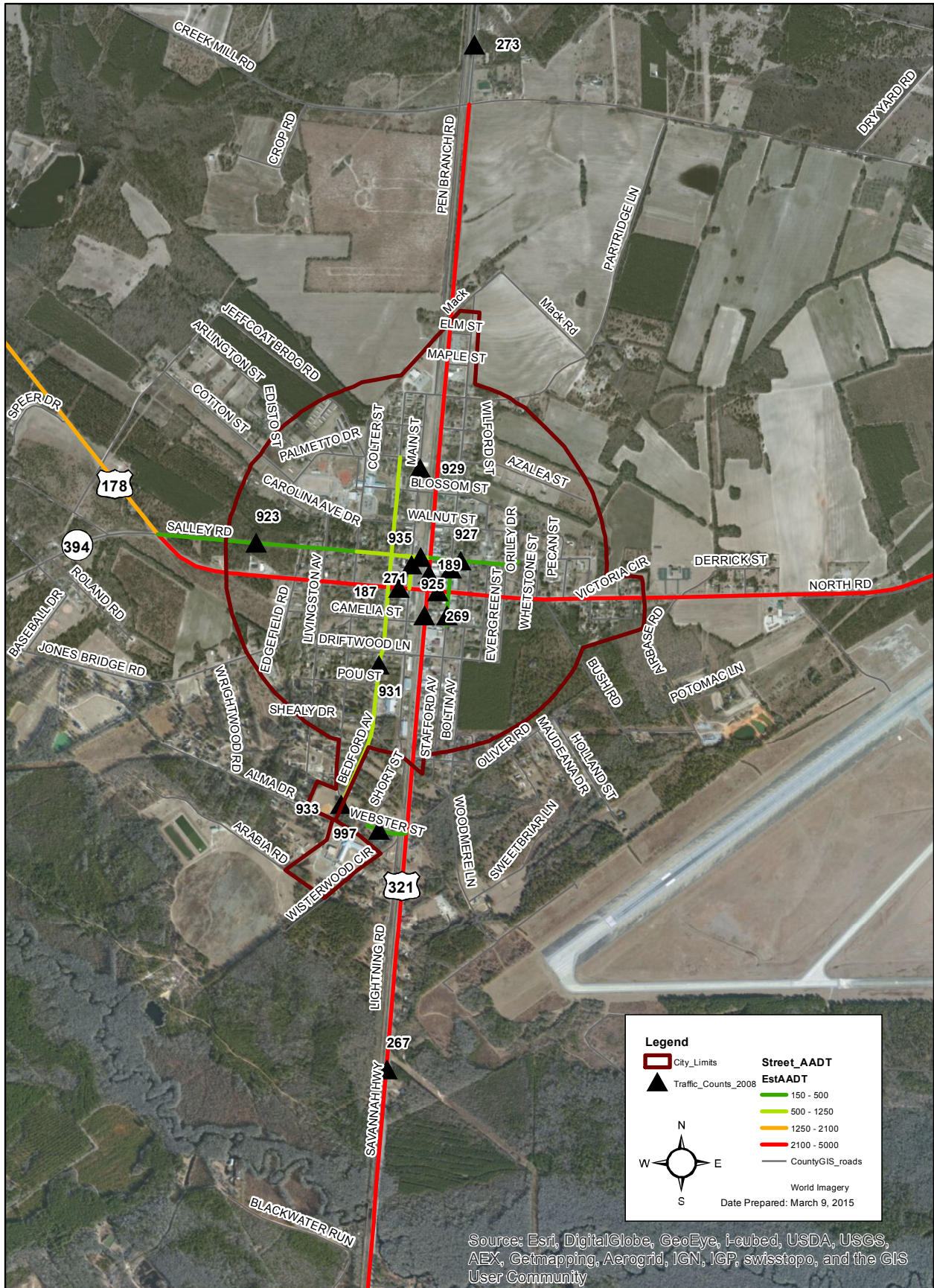
General Disclaimer:
 This information has been provided from general sources and is to be used only as a guide. The LSCOG assumes no liability for the accuracy of any decisions which the user may make based on these documents.

Date Prepared: March 9, 2015



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Town of North: Traffic Count

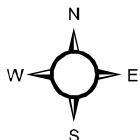




Town of North Water and Sewer Infrastructure Map

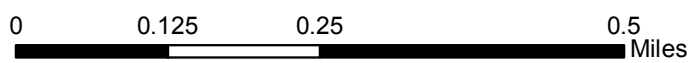


General Disclaimer:
This information has been provided from general sources and is to be used only as a guide. The LSCOG assumes no liability for the accuracy of any decisions which the user may make based on these documents.

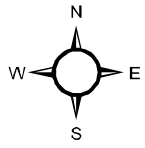


| Legend | |
|--|-------------|
| | City Limits |
| | Sewer |
| | Water Main |
| | Roads |

Date Prepared: March 9, 2015



Eye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, S User Community



Town of North FEMA Flood Hazard

* Zone A includes areas subject to inundation by the 1 - percent - annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

* Zone B includes moderate risk area within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)

Legend

City Limits

obcfirm

FEMA Flood Zone

ZONE A

ZONE B

Roads



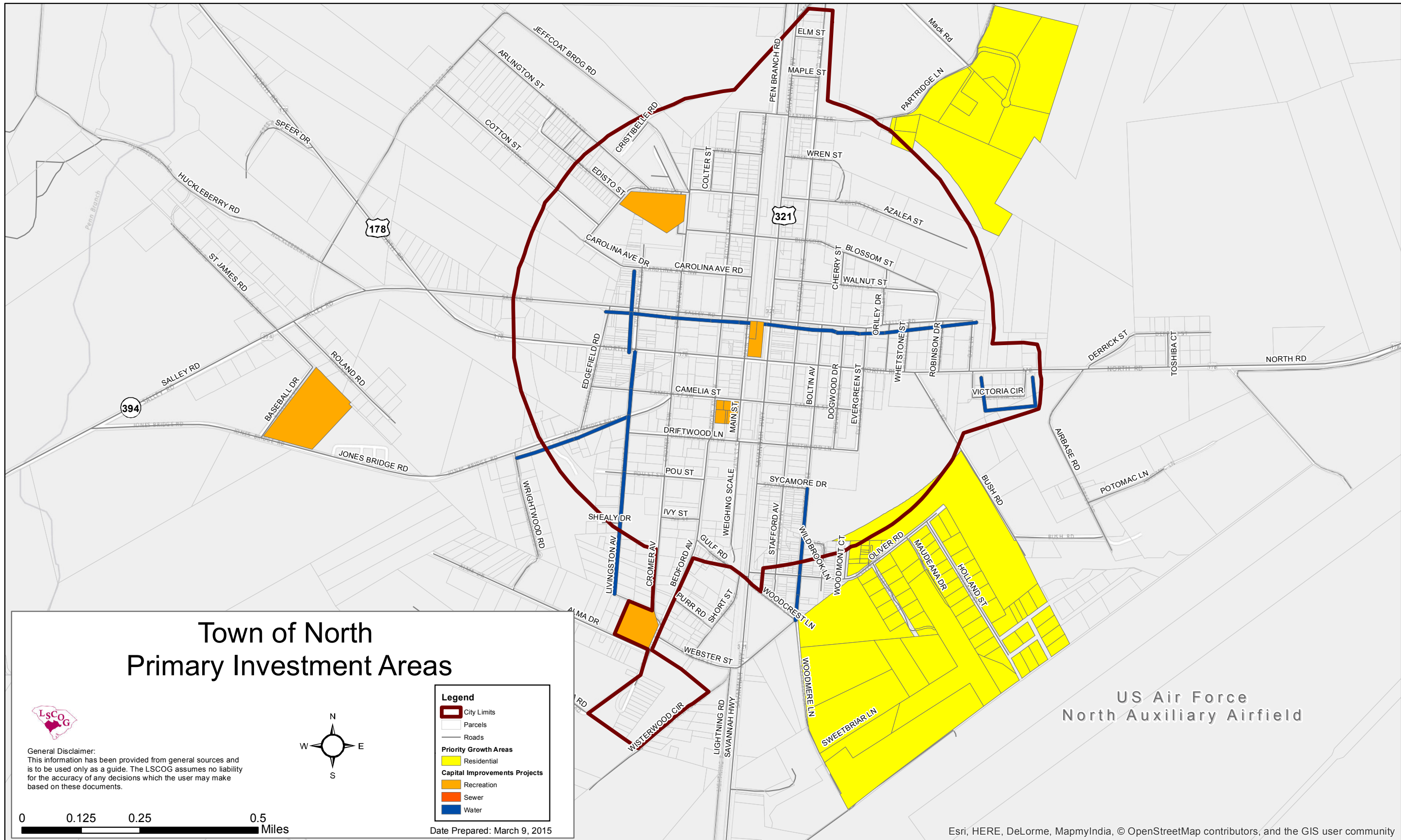
General Disclaimer:
This information has been provided from general sources and is to be used only as a guide. The LSCOG assumes no liability for the accuracy of any decisions which the user may make based on these documents.

Date Prepared: March 9, 2015

0 0.125 0.25 0.5 Miles



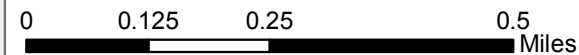
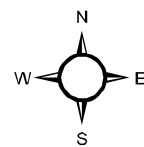
US Air Force
North Auxiliary Airfield



Town of North Primary Investment Areas



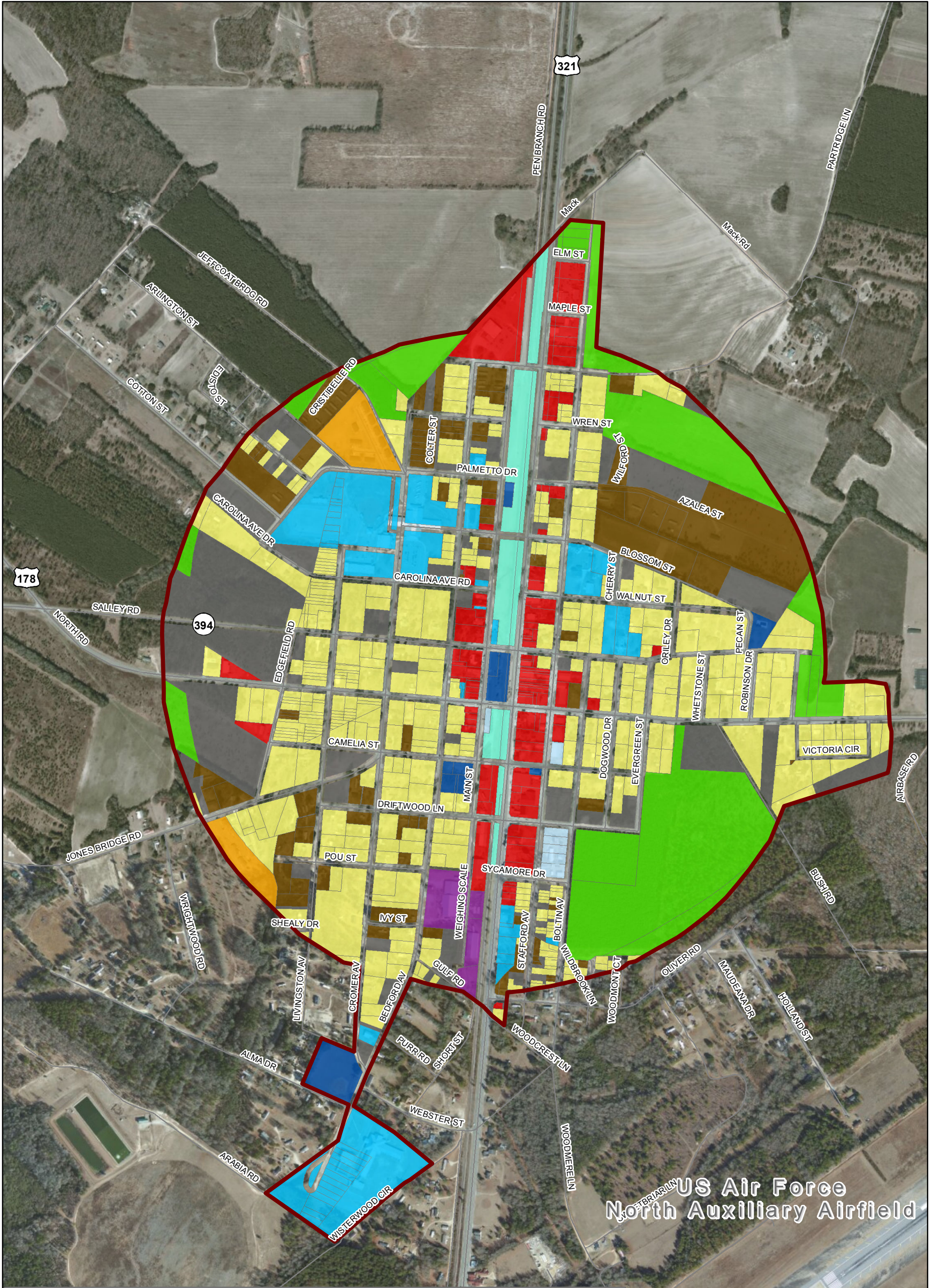
General Disclaimer:
This information has been provided from general sources and is to be used only as a guide. The LSCOG assumes no liability for the accuracy of any decisions which the user may make based on these documents.



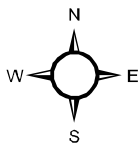
| Legend | |
|--------|---|
| | City Limits |
| | Parcels |
| | Roads |
| | Priority Growth Areas Residential |
| | Capital Improvements Projects Recreation |
| | Capital Improvements Projects Sewer |
| | Capital Improvements Projects Water |

Date Prepared: March 9, 2015

US Air Force
North Auxiliary Airfield



Town of North Current Land Use Map



General Disclaimer:
 This information has been provided from general sources and is to be used only as a guide. The LSCOG assumes no liability for the accuracy of any decisions which the user may make based on these documents.

Legend

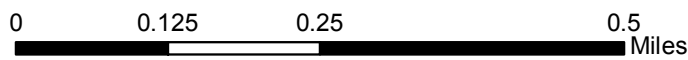
City Limits

Land Use Categories

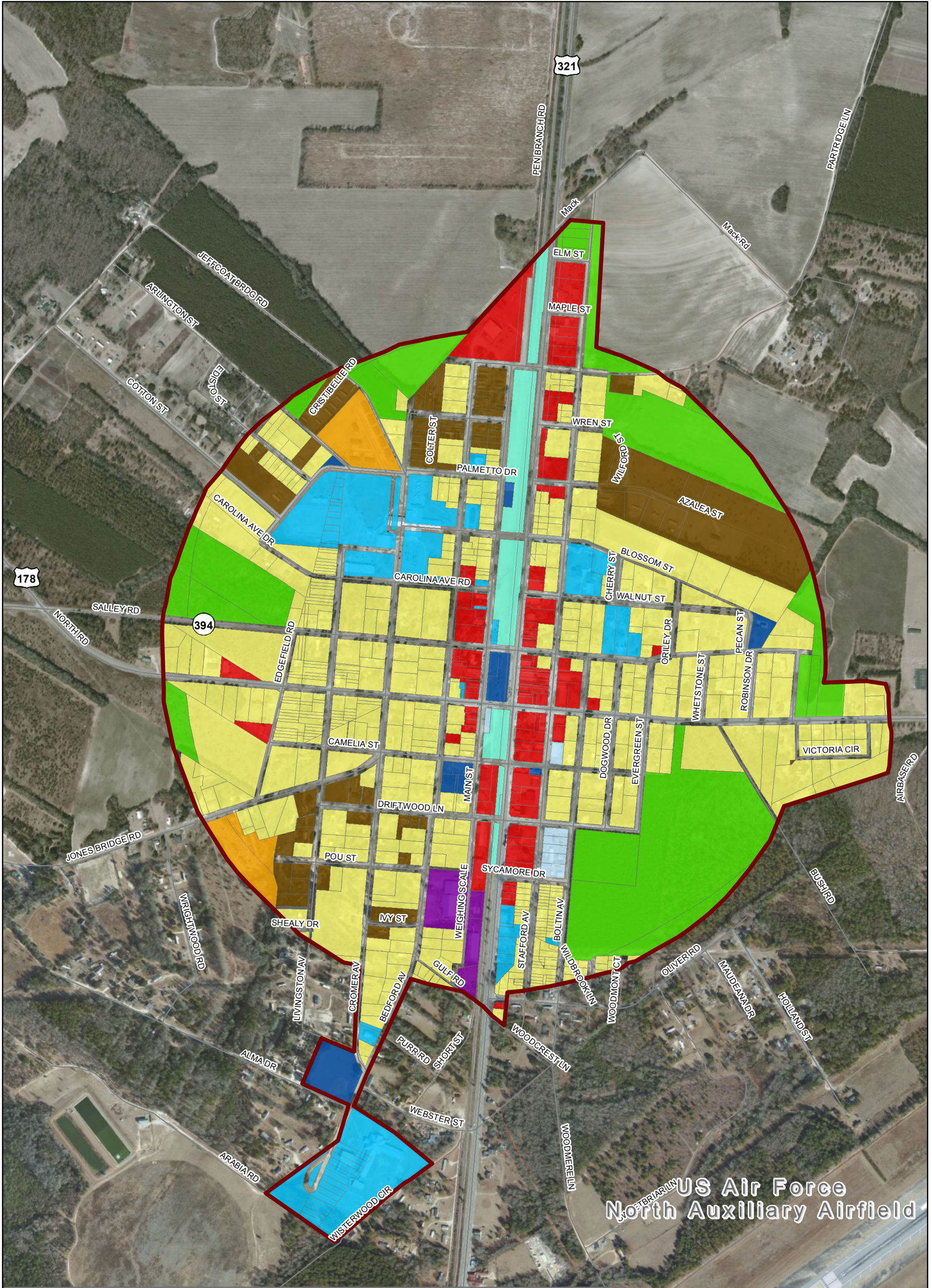
| | | | | | | | | | | |
|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|
| AGR | COM | IND | OSP | PUBA | PUBI | PUBR | RMF | RMH | RSF | VAC |
|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|

Roads

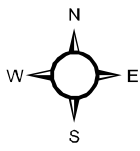
Date Prepared: March 9, 2015



Eye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, S User Community



Town of North Future Land Use Map 2035



General Disclaimer:
 This information has been provided from general sources and is to be used only as a guide. The LSCOG assumes no liability for the accuracy of any decisions which the user may make based on these documents.

Legend

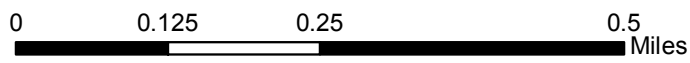
City Limits

Land Use Categories

| | | | | | | | | | | |
|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|
| AGR | COM | IND | OSP | PUBA | PUBI | PUBR | RMF | RMH | RSF | VAC |
|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|

Roads

Date Prepared: March 9, 2015



Eye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, S User Community