



CLINTON  
*South Carolina*

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# Comprehensive Plan 2019

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Danny Cook - Ward 1, City Council

Shirley Jenkins- Ward 2, City Council

Robbie Neal - Ward 3, City Council

Gary Kuykendall - Ward 4, City Council

Ronnie Roth - Ward 5, City Council

Jimmy Young - Ward 6 Mayor Pro Tem, City Council

Bill Ed Cannon, City Manager

## **Planning Commission**

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Robbie Strickland Co-Chairman

Austin Barnes

Frank Boland

Willie Prickett

Foard Tarbert

Jeff Thomason

# Population Element

The Population Element of the Comprehensive Plan will show the influence of demographics and social characteristics on the City of Clinton. This element will provide an inventory of the current population statistics, an analysis of past trends, and a projection of future trends. Several population factors will be addressed and an analysis of how these factors have changed since the 1980 Census is included. The planning commission will create a set of goals with timeframes for implementation of the population goals for the next five to ten years.

The official 2010 Census places the number of city residents at 8,526, up 5.4% over the 2000 population of 8,091.

### *City of Clinton Population Trends 1960 - 2017*

1960	7,937
1970	8,138
1980	8,596
1990	9,603
2000	8,091
2010	8,526
2017	8,503

Source: US Census Bureau

The stabilization of the city population has coincided with the stabilization in the population of the county as a whole. Laurens County grew by over 20% during the period between 1990 and 2000, but has remained at around 66,000 ever since.

### **Laurens County Population**

1960	47,609
1970	49,713
1980	52,214
1990	58,092
2000	69,567
2010	66,537
2015	66,545
2020	66,480*
2025	65,980*
2030	65,090*

\*State Data Center Projections -- Population projections calculated by South Carolina Department of Revenue and Fiscal Affairs - Health and Demographics Section.

### **Demographic Composition**

To better understand the population characteristics of the city, it is also important to study the component parts, including race and age.

#### **Race**

There has been a gradual modification in the racial composition of the city over the past twenty years. From 74% of the population in 1970, Whites declined to 56% of the total by 2010. In contrast, the African-American population increased from 26% of the total in 1970 to 42% in 2010. Other races and people of mixed race have increased in the city as well, comprising 1.4% of the population by 2010.

### Population By Race 1980 - 2010

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
<b>Clinton</b>	<b>8,596</b>	<b>9,603</b>	<b>8,091</b>	<b>8,526</b>
White	5,879	6,049	4,910	4,738
African-American	2,698	3,457	3,103	3,598
Native American	1	15	17	0
Asian	11	37	22	71
Other	7	45	39	119

Racial distribution within the city limits tends to be limited. Neighborhoods either have an overwhelming majority of one racial group or another, with little or no racial mix in each area.

### Age

Three noteworthy trends are taking place in the age composition of municipal residents. First, the number of children and adolescents under the age of 18 is declining. This decline surely will show up in future population counts, if not offset by in-migration. Secondly, the number of elderly persons aged 65 and older is increasing as a percentage of total population. And finally, the work force (people aged 18 through 64) is aging.

From 27% of the total population in 1980, the under-18 population group dropped to 22% in 2010. At the same time, the elderly population grew from 13% to 16% of the total population. Thus, major movement among the age groups has been confined over the last twenty year principally to the increase in the number of elderly people and the stabilization of the population of young people.

Figures like these are not uncommon in the state or around the nation. Services for the elderly are likely to be major budget concerns in the near future, just as playgrounds and recreation services are major services now. Clinton and other areas must plan for a solution to the unique requirements of an aging population. The ratio of elderly persons is slightly higher in Clinton (16%) than in South Carolina as a whole (12%). The reason lies logically in increased longevity, resident stability, and the presence of several

assisted living facilities, which draws from outside the area. The city’s aging population is staying home, as opposed to migrating to outside retirement areas, and the work force is getting older.

The implications of this from a planning and land use perspective suggests that more attention be placed on addressing the needs of an aging population (congregate homes, nursing homes, and health care facilities, parks, public transportation, patio home subdivisions, etc.). It also suggests the need for greater economic stimulus to attract and retain a younger work force.

### **Clinton Population by Age**

	<u><b>1980</b></u>	<u><b>1990</b></u>	<u><b>2000</b></u>	<u><b>2010</b></u>
Under 18	2,337	2,209	2,198	1,848
18 - 44	3,564	3,658	3,089	3,447
45 - 64	1,587	2,392	1,527	1,841
65+	1,108	1,344	1,277	1,390

### **Social Characteristics**

Without a doubt, there is a strong connection between land use and the quality of housing, income, and education. Educated people generally command higher incomes, reside in neighborhoods of higher quality homes, and shop for items in a wide variety of price ranges. This has a positive impact on the tax base as well as the visual appearance of a community.

#### **Education**

Once a person achieves a higher level of education and is rewarded with a higher income, there is a tendency to relocate to a higher quality living environment. This new environment is likely to be based in an area where people have similar incomes and education.

With this as background, the present level of education indicates many other quality of life factors in the city. The number of college educated people rose, as did the number of people with a high school diploma. The following chart shows the education level of people aged 25 and over in 2010.

**Clinton Education Level  
Persons 25 and older in 2010**

<u>Education</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Less Than Ninth Grade	1,793	1,113	1,127	389
High School	1,615	1,922	2,163	2,356
No Diploma	813	973	788	753
Graduate	802	949	1,375	1,603
College	1,130	1,397	1,316	2,340
1-3 Years	460	598	481	1,319
4+ Years	670	799	835	1,021

**Income**

Income trends are important in showing the economic well-being of the entire community. When used in conjunction with the other figures, a demographic portrait of the city will emerge that will relate to commercial, retail, and residential needs and habits. The following tables compare city, county, and state figures.

**Per Capita Income**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
City of Clinton	\$5,206	\$9,537	\$12,933	\$14,105
Laurens County	\$5,509	\$10,739	\$15,761	\$19,953
South Carolina	\$5,884	\$11,897	\$18,795	\$24,222

For Census purposes, a family is defined as a group of people related by blood, marriage or legal adoption who live in the same household. The following chart shows a comparison of family incomes in the area.

### Median Family Income Trends

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
City of Clinton	\$16,348	\$26,500	\$31,842	\$29,224
Laurens County	\$17,603	\$29,195	\$39,739	\$44,462
South Carolina	\$17,016	\$30,797	\$44,227	\$55,506

Median household income measures the groups who are not included in the earlier income chart.

### Median Household Income Trends

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
City of Clinton	\$13,420	\$21,756	\$26,620	\$28,268
Laurens County	\$15,069	\$24,905	\$33,933	\$38,300
South Carolina	\$14,748	\$26,256	\$37,082	\$45,033

Another important facet of the population element is the number of people below the poverty level.

### Persons Below the Poverty Level

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
City of Clinton	984	1,140	1,514	2,754
Laurens County	5,685	7,259	9,648	13,442
South Carolina	499,574	517,793	547,896	840,141

## Demographic Forecast

Population in Laurens County is stabilizing rather than growing. Most of this growth, however, is occurring in unincorporated areas of the county. Within the city limits, there are three potential scenarios for the next five years.

- 1) **Modest increase in population through in-migration and annexation**
- 2) **Population will be maintained at present levels**
- 3) **Population will decline slightly**

Annexing property in South Carolina is a difficult proposition, requiring support of 75% property owners owning 75% of the land to be annexed. This makes projecting and planning for city population a tenuous proposition at best. While the city has been relatively successful in annexing undeveloped and commercial properties close to Interstate 26, it has had far less success in annexing built-up residential neighborhoods, where a 75% consensus is required.

As a result, the composition of a city seldom reflects the size of the urban area of which it is a part. One of the factors to sell annexation is the availability of urban services. The city has an adopted policy not to extend water and sewer service to any contiguous property without assurance of annexation, and non-contiguous properties must agree to annex in exchange for such services once they become contiguous to the city. This policy will likely stimulate future growth through annexation, enabling the city to share in an even larger percentage of its urban area population.

While the total urban area population is projected to increase slowly over the next fifteen years, the municipal population is projected to increase at a more moderate rate, due to expansion of the corporate limits into the unincorporated urban area, because of the need for urban services, such as water and sewer. This is expected to produce a city population of 9,000 by 2030.

### City of Clinton Population Projections

2020	8,600
2025	8,800
2030	9,000



# Population Goals

## *Goal One: Attract more retirees and young professionals to the city*

The city will work with the local developers and the relevant development organizations to market Clinton to groups looking to live in a small college town. Develop an incentive program to encourage older Presbyterian College students to live in the city so that they might stay after graduation.

**Beginning** 2019 **Through** On-going

## *Goal Two: Annex unassigned utility areas into the city*

The city will identify these areas and work them into an Annexation Plan.

**Beginning** 2019 **Through** On-going

## *Goal Three: Recruit a diversified small industry base*

The city and Development Corporation will work to provide more and diverse job opportunities. This will provide more work for city residents, bring in new residents, and protect the local economy against economic decline in one industry.

**Beginning** 2019 **Through** On-going

## *Goal Four: Expand infrastructure to increase industrial site locations*

The city, Development Corporation, and Laurens County will continue to work together to recruit industry to the area. Creating new job opportunities will bring more people into the city and improve the city's economy.

**Beginning** 2019 **Through** On-going

# Economic Development Element

This section contains an inventory and analysis of existing economic conditions and trends. Business activity signs have been mixed over the last 10 years for which comparable data are available for Clinton. There was a continued decline in the number of retail and wholesale establishments, but an increase in the number of service establishments. This trend continues into the first decade of the twenty-first century and is in line with changes in the national economy.

The City of Clinton has a total active workforce of approximately 3,500 people aged 16 and over. Of the various categories, professional and related services has overtaken manufacturing with the largest number of employees in that category.

Much of the loss in retail and wholesale trade may be attributed to the relocation of such establishments in the county, as the ratio of city-to-county establishments declined during the above referenced years. The loss of retail establishments has not resulted in a loss of retail jobs. To the contrary, jobs in the retail sector increased, accompanied by an increase in jobs in the service sector. Jobs in the wholesale sector dropped, as did the number of wholesale establishments.

Overall, the city's share of retail, wholesale, and service sector establishments and jobs has decreased in relation to the county. Annexation to Interstate 26 should help reverse the situation in the retail sector, based on current and potential sales along the Interstate corridor.

In terms of sales, the retail sector has remained relatively strong since the last survey period. Sales in the service industry showed even greater improvement, while sales in the wholesale sector increased in spite of the loss of establishments and employees.

Changes in the business mentioned above notwithstanding, manufacturing remains as the most dominant sector of Clinton's economy, employing more than the other three sectors combined. Unfortunately, not all of the area's industrial employers are located in the city. This denies the city the added property tax benefit from such uses. Manufacturing employment in the Clinton area has increased significantly over the years. Moreover, the industrial base is quite diversified, providing somewhat of a hedge to downturns in any given sector. Still the importance of textile mill products to the local economy is such that they comprise over one-half of all manufacturing jobs.

## Industries with 100 or more employees in the Clinton Area

<u>Company</u>	<u>Product</u>	<u>Employees</u>
Whitten Center	Skilled Healthcare	589
Laurens County Healthcare*	Hospital	450
Sterilite Corp.*	Injection Molded Plastics	450
Presbyterian College	Higher Education	370
Laurens Co. Dist. 56	Public Education	268
AstenJohnson Inc*	Press Fabrics	222
Anderson Hardwood*	Specialty flooring	190
CCL Label	Commercial Printing	180
National Healthcare	Skilled Nursing Care	150
Richloom*	Distribution Home Furnishings	143
PL Developments*	Ethyl Alcohol Preparation	128
City of Clinton	Local Government	115
Milliken & Co.*	Fabric	100
Renfro Corp.*	Distribution	100

Source: City of Clinton Industrial Directory

\*= companies located just outside or near the city limits

## Industry of Employed Persons Aged 16 + City of Clinton Residents - 2010

<u>Industry</u>	<u># of Employees</u>	<u>% of Total</u>
Agriculture, Forestry, Fishing	42	1.4%
Construction	134	4.4%
Manufacturing	446	14.7%
Transportation & Utilities	183	6.1%
Wholesale Trade	93	3.1%
Retail Trade	391	12.9%
Finance, Insurance, Real Estate	6	0.2%
Education, Health, Social Assistance	1,080	35.7%
Personal Services	95	3.1%
Entertainment & Recreation Services	318	10.5%
Professional & Related Services	135	4.5%
Public Administration	42	1.4%
Other	60	2.0%
<b>Total</b>	<b>3,025</b>	<b>100.00%</b>

Institutional employers such as the school district, Presbyterian College, Thornwell Home, and Presbyterian Home among others are major employers in the City of Clinton. For example, School District 56 has 268 employees, Presbyterian College employs approximately 370 people, Thornwell Home has 120 full-time employees, and Presbyterian Home has 130 employees. This is in addition to the 1,130 students at the college, 115 residents at Thornwell, and 186 residents of the Presbyterian Home. The City of Clinton itself employs 115. Economically, these people have an important impact on the city although they may not live in Clinton. Planning to capture some of the payroll in the city should be an economic goal for the future. A listing of the institutional employers of Clinton will be provided in the Cultural Facilities element of the Comprehensive Plan.

## Labor Force Status 2010 City of Clinton Residents

Aged 16+ in Labor Force	3,368
Employed	3,025
Unemployed	343
Unemployment Rate	10.1

### Clinton Residents Commuting to Work - 2010

		<u>% of Total</u>
Drove Alone	2,326	70.5%
Carpooled	599	18.1%
Public Transportation	11	0.3%
Walked	224	6.8%
Other Means	56	1.7%
Worked at home	85	2.6%
 Mean Travel Time to Work		 19.4 minutes

## Business and Industry Recruitment and Retention

The Laurens County Development Corporation (LCDC) serves as the county economic development organization and is the primary contact for Clinton with regional and state economic development agencies. The Upstate Alliance markets the ten county Upstate region, including Laurens County, to economic prospects around the world. The South Carolina Department of Commerce is still the greatest source of leads and prospects for the city and county.

The Laurens County Chamber of Commerce, the Clinton Economic Development Corporation, and the Clinton Downtown Association are all organizations that take an active part in developing relationships with existing industries and businesses in the Clinton area and in supporting their needs.

From this data and trends, it may be concluded that:

- 1) The city's retail base has weakened over time, but with annexation to the Interstate, it appears to be strengthening and expanding this sector of the city economy.
- 2) The city has witnessed strong and sustained growth in its service sector base, but has failed to keep pace with growth in the county in terms of its share of such establishments, employment, and sales.
- 3) The city's position in the wholesale sector has been reduced somewhat, but remains relatively strong. With annexation along I-26, this sector could improve over time.
- 4) The dominance by any one industry, particularly textiles, is cause for concern in today's international economy (for example, job losses in American textiles). The dominance of textile related manufacturing is slowly changing in Clinton.
- 5) An important factor in the Clinton economy is the presence of institutions such as Presbyterian College, Thornwell School, Presbyterian Home, public schools, and Whitten Village. These organizations have staff who spend their day in the city and present an overlooked and often untapped source of retail potential. Detailed descriptions of these organizations and staff numbers will be provided in the Cultural Resources element of the Comprehensive Plan.

These changes to the city's economic base have and will continue to shape the face of the community. The extent to which they will impact the future of the city must be reconciled with the goals and objectives of this plan.

# Economic Development Goals

## **Goal One: *Financing of infrastructure expansion***

The City, Clinton Economic Development Corp (CEDC), Laurens County Economic Development Corp (LCDC) will continually explore financing options for the expansion of infrastructure to encourage industrial and retail growth.

**Beginning** 2019 **Through** On-going

## **Goal Two: *Plan for a speculative building for economic development***

Construct a speculative building or buildings on available industrial sites in the city. This would be a continuation of efforts currently underway.

**Beginning** 2019 **Through** On-going

## **Goal Three: *Aggressively recruit retail to the city***

Through existing entities or in the development of new associations, begin to aggressively market Clinton and the available retail sites. The early stages of this effort will involve the City, Main Street Clinton, CEDC, and LCDC.

**Beginning** 2019 **Through** On-going

## **Goal Four: *Retain local workforce by expanding career and housing opportunities***

The City working with the Development Corporations (CEDC and LCDC) will continue efforts to recruit new industries to create new and diverse job opportunities. Also encourage developers to consider expanding housing opportunities for all income groups.

**Beginning** 2019 **Through** On-going

**Goal Five: *Develop a study to measure the economic impact of institutional employees/students on the City.***

The City, working with Presbyterian College and CEDC, will encourage the development of a study to measure the current and potential city-wide economic impact of institutional employees/students.

**Beginning**    2019    **Through**    On-going

**Goal Six: *Support continuing economic development efforts of the Laurens County Economic Development Corporation and the Clinton Economic Development Corporation***

In all the areas mentioned above and in all Development Corporation program areas, the City will support the economic development efforts of the Laurens County Economic Development Corporation and the Clinton Economic Development Corporation.

**Beginning**    2019    **Through**    On-going

**Goal Seven: *Develop a plan to attract retirees and young professionals to Clinton***

The City will work with the Chamber of Commerce and other regional agencies to aggressively attract retirees and young professionals to Clinton as a place to enjoy an exceptional quality of life.

**Beginning**    2019    **Through**    On-going

**Goal Eight: *Develop a downtown development plan***

The City will develop a downtown development plan to include general appearance, signage, retail expansion, cultural activities, landscaping, parks, trails, bicycle paths, and other related needs.

**Beginning**    2019    **Through**    On-going

**Goal Nine: *Create a citywide long-range retail development plan***

In addition to the downtown development, the City will partner with the CEDC and Main Street Clinton to develop a retail expansion plan for the entire city to complement and enhance the development encouraged downtown.

**Beginning**    2019    **Through**    On-going



# Natural Resources Element

As described in the Comprehensive Planning Guide for Local Governments, the natural resources element should include “information on prime agricultural and forest lands, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands, and soil types. This element could also include information on flood plain or any other matter related to the natural environment of the area.”

Although the city is a relatively small land area, there are many natural factors have to be considered in development. This element will document some of the natural features of the Clinton area and provide a listing of goals to maintain or improve those features for the future.

## Climate

One of the best natural resources of the City of Clinton is the climate. Winters are generally mild with an occasional light dusting of snow. Spring, summer, and autumn are all usually well suited to outdoor activities and outdoor plant growth. The area has a mean annual temperature of 61.3 degrees Fahrenheit. The average annual temperature during January is 41 degrees Fahrenheit, while the average July temperature is 80 degrees Fahrenheit. The average relative humidity daily is 75% at 1:00 AM, 79% at 7:00 AM, 51% at 1:00 PM, and 60% at 7:00 PM. The mean annual precipitation in the area is 47 inches and the average growing season is 229 days. Frost danger is most common between mid-November and early April.

## Geology

Geologic conditions and formations are the basis for the development of soil types, the presence of mineral resources, and ground water potential. As a result, urban development is directly dependent upon geologic factors. Laurens County and the City of Clinton are located in the Piedmont region of the state. Within this region, the major geologic belt is the Carolina Slate and Charlotte Belt.

The granitoid gneiss formation is the principle unit in the Clinton area of the Charlotte belt. The formation is white, gray, and dark gray in color and is found along the entire eastern part of the county. The texture is fine to medium grained.

Where the granite is close to the ground surface, good yields of water, sometimes very large, can be obtained in the first 25 to 50 feet of rock. Below 50 feet the openings are less numerous and smaller, reducing the amounts of water.

## Soils

The City of Clinton is built on a variety of soil types with varying influences on development. It is essential, therefore, from a planning standpoint, to know the location, limitations, and capabilities of each, especially those posing problems to development.

Unfortunately, most soils best suited for farm operations are also best suited to urban development. This has accounted for the massive conversions of farmland to urban use across the area. At the same time, poor soils or soils with constraints to agricultural use, generally present problems to urban development as well. As a result, there is a pressing need for planning to help resolve these conflicts, and to better address development constraints posed by poorer soil conditions.

The soils mentioned in this plan are general by definition and are meant to serve as a general guide for development. Each site should be tested individually to match the proper soil to the type of proposed development.

The City of Clinton is built principally on Appling, Cecil, and Vance soils. Appling soils serve as the foundation for the majority of development in the city, north and south of Carolina Avenue. Cecil and Vance soils are found in smaller quantities on the periphery of the main body of development. For the most part, these soils are well suited to urban development.

However, not all the city's soils are as suitable to development. Most undeveloped and vacant property is comprised of Enon, Wilkes, Cartecay, or Colfax soils. Each poses a severe constraint to development. Cartecay soils are subject to flooding and have high water tables. Colfax soils are poorly drained and subject to ponding. Enon soils have low bearing strength and high shrink-swell potential. Wilkes soils have bedrock within two to three feet of the surface. Such are the reasons these soils have been avoided by development in the past and remain predominantly unused.

Soil types and limitations can be a very important tool in creating a development guidelines process for the city. Development guidelines should:

- 1) Discourage or prohibit large scale urban development in areas without public sewage facilities;
- 2) Insist that existing urban development be tied into existing municipal sewage facilities where feasible;
- 3) Monitor development in flood plain and wetland areas;

- 4) Require developers to satisfactorily address severe soil conditions in order to avoid adversely affect surrounding areas.

## **Topography**

Topography, or slope characteristics, is important to the overall land use scheme because it can influence development costs and potential environmental deterioration. As slopes become steeper and steeper, development costs can rise accordingly due to extensive grading and excavation needed to prepare the site. When development limitations caused by steep slope are mentioned, those limitations are usually economic in nature.

Although topography limitations are not that widespread in the city limits, it is important to note potential problems because of the environmental damage that could result from negligent development. The major environmental problem associated with new development on strongly sloping land is soil erosion. Top soil can erode from extensive parts as a result of past farming methods. Some eroded land is so damaged that even basic services, such as septic service, should be allowed. Thus, the land use potential is practically reduced to providing only limited wildlife habitat, unless expensive reclamation efforts are used. Eroded material causes silting in streams and lakes resulting in a reduction of water quality which, in turn, hampers fishing and recreation.

Just as is the case with steep land, very low slope land may also hinder urban development. Large expanses of flat land may be poorly drained. Often, flat land development requires extensive drainage networks; and in the case of flood plain property, costly dikes may be necessary. Very little if any of this type of land is within the Clinton city limits.

Current land uses in the city are generally in concert with natural topographic conditions. This may not always be the case, however, particularly if development occurs rapidly.

## Use and Limitations, By Slope

### Percent Slope

### Use and Limitations

0 - 2%

Suitable for all types of urban areas including large factories, shopping centers, and so forth, also extensive agricultural and forestry. This is the “prime” land for most uses.

2 - 6%

Suitable for most medium scale urban uses, but possible not for large scale factories and shopping centers as slope approaches 6%. Suitable for forestry and agriculture, but erosion preventative techniques are needed in the latter. Slope range makes very attractive residential subdivision property.

6 - 10%

Not suitable for larger scale construction, but fairly well suited for most residential and small commercial development. Street grades over 8% are impractical, except in purely residential environments. Any urban development would require a well conceived layout or storm drainage and construction costs would be problematic. High density development should be avoided. Erosion is a real problem for agricultural uses and row crops should be avoided in many cases. Severe erosion in this slope range is fairly widespread. This land is suitable to grazing and woodlands, some crops, and low to moderate density urban development.

10 - 15%

This slope is suitable only for low density residential development among urban uses. Agricultural function is usually restricted to pasture. Most of this land is better left for

forestry or natural woodlands. Severe erosion may result anytime larger acreage in this slope range is cleared unless preventative techniques are used.

15% and over

This slope range is suitable only for very low density residential use and woodlands. The erosion potential is high for all soil types. This land may meet some park needs, since it is often aesthetically attractive. Road construction and all forms of development are expensive.

## **Wetlands**

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

The definition of a wetland is fairly simple. Any land that is under water or inundated by water for a period of time so as to allow aquatic related vegetation to grow where it would not be growing otherwise is a wetland. Therefore, the three main ingredients for a wetland is plenty of available water, a soil that holds water, and aquatic vegetation. Any combination of these elements on a site would be enough for that site to be considered a wetland and the Corps of Engineers should be contacted before any activity takes place on the property. Although very few wetland areas exist within the city today, the potential exists that annexation may bring the city limits to wetlands and flood plains.

## **Flood Plains**

As with wetlands, flood plain determination should be made prior to any construction activity. The US Army Corps of Engineers provides maps to use as guides for the location of flood plains. Before any activity takes place on a property, either the maps or personnel from the Corps of Engineers should be consulted. Because of the

position of the city along a ridge between two drainage basins, the only areas with flood potential are along Bush River and Shell Creek to the south and east of the city. Controlling development in these potentially dangerous areas would benefit the citizens of Clinton.

### Endangered Species

The following is a list of endangered plants and animals whose habitat includes all or parts of Laurens County. This information is provided by the Department of Natural Resources and is kept only at the county level.

Meadow vole	<i>microtus pennsylvanicus</i>
Red-cockaded woodpecker	<i>picoides borealis</i>
Barn owl	<i>tyto alba</i>
Georgia aster	<i>aster georgianus</i>
Yellow Lady's-Slipper	<i>cypridedium pubescens</i>
Eastern Leatherwood	<i>dirca palustris</i>
Carolina Gentian	<i>frasera carolininesis</i>
Kidneyleaf Mud-plantain	<i>heteranthera reniformis</i>
Yellow Honeysuckle	<i>lonicera flava</i>
One-Flower Stitchwort	<i>minuartia uniflora</i>
One-Flower Broomrape	<i>orobanche uniflora</i>
American ginseng	<i>panax quinquefolius</i>
Southern Nodding Trillium	<i>trillium rugelii</i>
Three-parted violet	<i>viola tripartita var tripartita</i>

Of the animals, the red-cockaded woodpecker is on the federal endangered list and the other two are listed as rare and potentially threatened. The woodpecker lives only in old growth pine forests, a habitat that is affected by logging and development.

Most of the plants are listed as rare and potentially threatened with the exception of the Carolina Gentian and American ginseng. These are listed as being threatened to the point of being a regional concern.

## Recreation

Recreation facilities seldom influence development, but they do complement it and provide an essential social balance. Most criteria for determining recreation needs are based on population. But in Clinton, this rather simplistic formula has little if any application due to the presence and provision of recreational facilities by four of the city's largest occupants: Presbyterian Home, Presbyterian College, Whitten Village, and Thornwell Home. In combination, these institutions house approximately one-fourth of the city's population. Factors in the creation of recreation areas should take into consideration the needs of the residents of the service area and the willingness of local government or community groups to maintain the site.

Recreation facilities at these institutions augment a municipal system of small neighborhood parks, school facilities and a multi-functional YMCA facility, providing a reasonably well balanced and comprehensive system of recreational facilities and opportunities.

Still as the community continues to grow and expand additional park sites will be needed. At a minimum four additional sites, serving a one-quarter mile radius were recommended in past plans. Some of the recommended locations currently are beyond the city limits, but in time could be annexed into the city. Recommended park size is two to three acres, to include such things as play areas for pre-school and school age children, open space, multi-use paved areas for court games, park benches and shelter structures, landscaped areas, and off street parking and lighting.

A one-quarter mile service radius was used to evaluate the service acceptability of the city's six mini-neighborhood parks. From the application of this measure, at least two mini-park service voids are apparent at this time in the:

- 1) North-east quadrant of the city, bounded by Musgrove, Willard, North Adair, and East Main; and
- 2) West of Clinton Mills.

Future annexations will create an additional need for such parks, particularly in areas south and west of the city. There is a need for a recreational sports complex with fields for football, soccer and baseball. Most other recreation needs are being met by the YMCA, school district, Presbyterian College, and Thornwell Home.

In developing plans and promotions for recreation activities in the city, it should be noted that the city is in close proximity to areas that provide different types of recreation opportunities. Musgrove Mill State Park is approximately seven miles from Clinton on SC Hwy 56 and the Sumter National Forest boundary is approximately ten miles from the city limits. These amenities offer recreational and social opportunities that should be promoted in city park plans and public relations materials.

## Inventory of Public Recreation Facilities City of Clinton

<u>Park Name</u>	<u>Location</u>	<u>Major Facilities</u>
Josh & Ella Savage	Willard Rd.	Basketball Court, picnic area, playground equipment, benches
Pine Haven	Willard Rd.	Picnic area, playground equipment, community building
Calvert Av.	Calvert Av.	Playground equipment, benches
Pine St.	Pine St.	Half court basketball, little league field, picnic areas, playground equipment
Oak St.	Oak St.	Basketball court, playground equipment, benches
Clinton Mills Park	N. Sloan St.	Playground equipment, benches, picnic area
Cavalier Ball Field	Elizabeth St.	Ballfield
Clinton YMCA	Baldwin Heights	Gym, weight & fitness area, racquetball & tennis court, indoor pool, meeting rooms, ball fields
Lydia Bailey Children's Park	Lydia Mill	Currently under development with plans for A playground, ball field, picnic area, trails
Planned Park	Bush River	Ball fields, fish pond, river frontage

Source: City Manager's Office, City of Clinton



# Natural Resources Goals

**Goal One: *Encourage recycling and reduce litter city-wide***

City Council will develop a plan to expand current recycling and encourage more recycling and reduce litter around the city.

**Beginning** 2019 **Through** On-going

**Goal Two: *Create and Implement a Stormwater Management Plan***

City Council will develop a stormwater management plan.

**Beginning** 2019 **Through** On-going

**Goal Three: *Monitor pollution in water resources***

Work with state agencies and other governmental bodies to monitor water pollution in water resources.

**Beginning** 2019 **Through** On-going

**Goal Four: *Develop a city-wide parks, recreation, and greenways plan and individual park management plans***

The City will carry out a review of all city parks to determine which if there is a need for park consolidation, closure, or expansion.

**Beginning** 2019 **Through** On-going

**Goal Five: *Plan for the creation of a sports complex***

The City will develop plans for the creation of a sports complex to include fields for football, soccer, and baseball.

**Beginning** 2019 **Through** On-going

# Cultural Resources Element

The Comprehensive Planning Guide for Local Governments calls for the Cultural Resources element to include the following: “historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious, or entertainment areas or institutions and any other feature or facility relating to the cultural aspect of the community. The Planning Commission can incorporate the work of a separate board into the Comprehensive Plan by reference.”

## History

As presented in past plans, the intersection of five major roads was the first significance of the present site of Clinton. After the creation of the Laurens Railroad in 1853, the area began to develop more rapidly as a commercial center. The first building stood along the railroad line near the Civil War monument, the geographic center of the city limits.

With the establishment of a Methodist Church in 1854 and a Presbyterian Church in 1855, the town was on its way to becoming a social as well as a business center. By 1862, at least a dozen buildings and a depot were situated in a six street grid with the main route, today’s US Highway 76, running east to west, paralleling the railroad tracks.

The turn of the century saw the establishment of the Clinton Cotton Mill (1896), and Lydia Cotton Mill (1902). Industry, agriculture, and commercial suppliers relied upon the railroad for transportation. The importance of the railroad in the town’s development is apparent by observation of the older warehousing, commercial, and industrial sites which closely parallel the tracks. With the increase in commerce, the town grew along the railroad tracks first, then spread laterally to serve the growing population.

The following timeline illustrates some of the highlights in the history of the City of Clinton.

**1809** There was a settlement in this section known as Holland’s Store. The store was the only source of store bought goods in this part of the county until 1830.

**1830** About one mile west of Holland’s Store was an intersection of five roads; the one west leading to Laurens, one to the east leading to Newberry, one to the south to Saluda and Augusta, and the two to the north to Musgrove’s Mill and Langston Church. The

present streets of the City follow these roads and they are the main highways through the City. The settlement at this intersection was known as Five Forks and Five Points.

The construction of the Laurens Railroad was halted for a time at Five Forks. A village grew up around this terminal and crossroads. Since this section was flat, water collected around the depot and barroom. Gangplanks were frequently used when boarding or leaving the trains or visiting the barroom. Many migratory birds wintered here, making this a popular hunting area.

**1850** A railroad depot was built at the corner of South Broad and West Carolina Ave.

**1853** A small group of civic-minded citizens had secured the services of Laurens attorney Henry Clinton Young in the laying out some streets, and they wanted a name for their village. Names suggested included Five Points and Round Jacket for one of the leading citizens who wore a coat called a round jacket. Clinton was chosen to honor Henry Clinton Young in appreciation for his help to the village.

**1906** Clinton re-chartered by the Secretary of State on March 25. Population - 1,000  
Wells dug and a water tank built to serve homes from Gary St to S Broad St.

**1908** Brick passenger depot built by C N & L Railroad Co.

**1918** State Training School opened. Renamed Whitten Village in 1954 to honor founder - Dr B O Whitten.

**1920** City population - 3,767

**1934** City begins to use water from Duncan Creek.

**1957** Town of Clinton officially becomes the City of Clinton

**1962** Interstate 26 opens between Charleston and the NC state line.

**1969** Passenger train service discontinued.

**2000** Textile Mills close

## **Historic Buildings and Districts**

Much of the city's unique charm and amenities are found in its historical buildings and places. Two areas of the community, containing approximately 100 properties, have been designated on the National Register of Historic Places.

**The Clinton Commercial Historic District** contains 48 properties, 77% of which contribute to the historic character of the area. Buildings in this district date from 1875 to 1930. A sub-area of this district has been established south of Carolina Avenue. Buildings in this area date to circa 1910.

The **Thornwell-Presbyterian College Historic District** contains 52 buildings and structures, the oldest dating to 1850. The significance of this district is derived from its social, humanitarian, and educational contribution to the community. The Campus Plan, which has guided the development of the area, was drawn in 1912.

The importance of these areas, as well as other less significant historic places in the city, is such that care should be taken through the land planning process to help preserve and protect them for future generations to appreciate. Below is a list of some important historic sites in the City of Clinton.

### **1) Ferguson House**

The house was built by Charles Madison Ferguson in 1850. This house was moved in 1929 some 50 yards behind its original location to then face Florida St. It was noted in Dr. William P. Jacobs diary as one of Clinton's "showplaces." The house was moved again in 1978 to Calvert Ave. and restored by the Rev. and Mrs. Russell Dean.

### **2) Thornwell Orphanage**

The orphanage was opened in 1875 by Dr. William P. Jacobs with ten children. He served as president for forty years. It is now supported by the Presbyterian synods of South Carolina, Georgia, and Florida. The school is located on South Broad St. four blocks from the square.

### **3) Presbyterian College**

The college was founded in 1880 by Dr. William P. Jacobs as Clinton College. It is supported by Presbyterian synods of South Carolina and Georgia. Neville Hall, built in 1907 is one of the oldest buildings on campus. The college is located on the east side of South Broad St. six blocks south of the Confederate monument.

The following is a listing of more of the historical buildings in the Clinton area with approximate date of construction.

**1820** George Henry Davidson House - Musgrove St.

**1850** Charles Madison Ferguson House - Calvert Av.

**1850's** Masonic Temple,  
Dendy House on N Adair St.  
Cornwell House

**1882** First Baptist Church

**1883** Hebron Baptist Church

**1890** 101 Calhoun St  
403 S Broad St

**1892** Robert Vance House

**1894** Sloan House on Musgrove St

**1896** Clinton Mills by Bailey's

**1898** Pitts House on E Carolina Av.

**1900** Thackston House on S Owens St  
John D Holland House on E Centennial St  
506 S Broad St

**1905** D E Tribble House on corner of Musgrove and Florida St.

**1906** New Bethel AME Church

**1907** Georgia Thomason House Built  
405 S Broad St

**1910** 317 S Broad St  
401 S Broad St

**1914** Broad St Methodist Church  
Pitts House - Musgrove St

**1937** Friendship AME Church

## **Education**

The following information is taken from Laurens County Statistical Facts & Figures published by the Laurens County Chamber of Commerce. More detailed information on the school system or on specific schools should be available from the district office of School District 56.

Laurens County School District 56 covers the City of Clinton and the eastern portion of the County. Educational opportunities in District 56 begin in kindergarten and extend through the twelfth grade. In kindergarten, the focus is on development and readiness skills with full-day classes taught for all four-year-old and most five-year-old students. The elementary schools provide a strong base curriculum of language arts, math, science, health, as well as social studies. Also included are art, music, physical education, programs for the handicapped, and programs for the gifted in academics and the arts. The high school provides a comprehensive curriculum for both academic and vocational programs. In 1993, Clinton High School was the runner-up in the Texaco Star National Academic Championships held in Houston, Texas. As a result, they earned \$25,000 in scholarships. More recently, district students have won the state Science Olympiad seven years in a row and they are preparing to compete in future events.

District 56 has seven schools and approximately 191 teachers working with over 3,400 students. The student to faculty ratio for the District is approximately 17 to 1.

Beginning in 2019, a charter school will be offered on the campus of Thornwell Home in the city limits. Plans are currently being developed for the school and more information will be available as the 2019 school year approaches.

## **Colleges**

### **Presbyterian College**

Presbyterian College in Clinton is considered one of the premier liberal arts colleges in this part of the country. Guides such as *US News and World Report's America's Best Colleges*, *Peterson's Competitive Colleges*, *The Fiske Guide to Colleges*, and *Barron's Best Buys in College Education* annually recognize PC as an outstanding institution.

Founded in 1880, PC is a fully accredited four-year, private, co-educational liberal arts institution connected to the Presbyterian Church (USA). PC, with an enrollment that

has averaged 1,150 students has a student-facility ratio of 13-1 with an average class size of 15 students. The student body, which is 50% male and 50% female, comes from 24 states and seven foreign countries. In recent years, PC students have received 43 academic honors and grants, including a Rhodes Scholarship, Rotary International Scholarships, Hansard Scholarships, Pew Fellowships, and a National Science Foundation Fellowship.

A pharmacy school is a relatively new feature at Presbyterian College. This fully-accredited facility will train students in one of the fastest growing career fields and will add a unique facet to the academic atmosphere of the college. Approximately 70 students graduate from the program each year. The PC School of Pharmacy has a current strategic plan that is endorsed and supported by City government.

The faculty, 90% of whom have doctorates, have received their degrees from prestigious universities such as Harvard, Princeton, Michigan, Northwestern, Oxford University and the University of Paris. Six faculty members have been recipients of coveted Fulbright awards, and three PC professors recently have been named the South Carolina Professor of the Year.

Presbyterian College offers baccalaureate degrees in 26 majors. In addition, pre-professional programs are available in Army ROTC, law, medicine, dentistry, veterinary medicine, pharmacy, and ministry, and cooperative programs are available in engineering, forestry/environmental science, and religion. Study abroad programs offer opportunity in countries around the world, including China, England, Finland, Japan, Korea, India, Mexico, the Netherlands, Spain, and Wales.

Located on 225 acres and featuring 27 major buildings, Presbyterian College has an endowment of \$60 million and more than \$125 million in assets. While more than 75% of the student body receives some sort of financial aid, a study by *US News and World Report* named PC first among all national liberal arts colleges in America for least amount of debt incurred by students in order to earn their degree. Another report found that PC graduates had a zero default rate on federal student loans.

The college payroll includes 340 employees and approximately 300 students through work-study arrangements.

## **Other Schools**

Many Clinton residents take advantage of educational opportunities in neighboring cities or counties. **Piedmont Technical College** in Greenwood is a fully accredited college with courses that can be transferred to a four-year program at major colleges or universities. A branch campus of Piedmont Tech is located in Laurens.

The University of South Carolina operates two branch campuses in the area. **USC-Union** has as its mission the provision of the first two years of a baccalaureate degree to the citizens of the region. A branch campus of USC-Union is located in Laurens. **USC-Upstate** provides four-year and two-year degrees at its campus. Additionally, the Spartanburg campus provides facilities for live and televised graduate regional studies courses. The main campus of the **University of South Carolina** is a little over an hour's drive south of Clinton in Columbia. Many people take advantage of this proximity to commute for fields of study only offered at larger universities.

The University Center in Greenville approximately one hour north of Clinton offers over 600 courses leading to 76 degrees for day, evening, and weekend programs. Participating universities are Clemson, Furman, Lander, Medical University of South Carolina, South Carolina State University, the University of South Carolina, and USC-Upstate.

### **Cultural Facilities and Activities**

The City of Clinton and Laurens County have many cultural resources. In creating the Laurens County Statistical Facts & Figures, the Chamber of Commerce created a comprehensive listing of all the activities and organizations that make Laurens County unique and interesting.

Area arts organizations include the Laurens County Community Theater, the Presbyterian College Fine Arts Series, the Laurens County Community Concert Series, and the Laurens County Chorale.

Concerts, performances, and art exhibits regularly take place at Presbyterian College's arts facilities, including the 1,200 seat Belk Auditorium, the 350 seat Edmunds Hall, and the Harper Center for the Performing and Visual Arts which features an art gallery and a 200 seat theater.

Facilities and organizational planning is currently underway for a Clinton Museum. An historic home on North Broad Street is housing several exhibits and display items. Other items and information related to the history of the area is located in a display area at the M. S. Bailey Municipal Center on North Broad Street.

**Main Street Clinton** has been organized to promote development and activities in the City. The program emphasizes Economic Vitality, Design, Promotion, and Organization. Main Street successes so far include residential and commercial expansion in the downtown area, better landscaping and sidewalks, and quality events.

Major festivals in the Clinton area include Celebrate Clinton in the spring, Town Rhythms summer concert series, Clinton's Got Talent, and the Joanna Textile Festival in



Joanna. These festivals and many smaller events throughout the year offer family entertainment such as parades, fireworks, children's rides, dances, arts and crafts, flower shows, and games.

## **Libraries**

The Laurens County Library temporarily leases a building on Jacobs Highway in addition to providing bookmobile service to outlying areas. Including services provided by the main library in Laurens, city residents have access to over 106,000 volumes, filmstrips, computer software, cassettes, records, and slides. A wide variety of audio-visual equipment, computers, and typewriters are available for check-out by patrons. Over 250 periodicals are available through the county system in addition to 25 newspapers.

The James H. Thomason Library on the Presbyterian College campus includes more than 14,000 volumes and subscribes to over 730 periodicals.

## **Conclusions**

Continued growth in the City of Clinton and surrounding county brings many opportunities and challenges related to cultural resources. New growth threatens to infringe on the integrity of historic resources. At the same time, new people add to the cultural mix of a community. The city is in the unique position of having a strong contingent of retirees as well as young people within its boundaries. Tapping into the resources these people embody to broaden the cultural horizon of all residents should be an important goal for the city.

# Cultural Resources Goals

## **Goal One: *Improve marketing of City cultural resources outside the area***

Local arts organizations, Main Street Clinton, Chamber of Commerce, and City Council should work together to develop a marketing plan for making cultural opportunities in Clinton known to people outside the city limits.

**Beginning** 2019 **Through** On-going

## **Goal Two: *Plan for the construction of a permanent public library facility and/or the development of an arts center***

City Council and the library board will work together to develop a proposal for construction of a permanent local library facility or the expanded public use of existing library facilities in the city. The feasibility of constructing an arts center as part of an expanded library or a separate arts center will also be reviewed.

**Beginning** 2019 **Through** On-going

## **Goal Three: *Increase the number of community-wide events and festivals***

Local arts organizations, Main Street Clinton, Chamber of Commerce, churches, health care providers, Presbyterian College and City Council will work together to offer more community-wide events such as festivals and sporting tournaments throughout the year.

**Beginning** 2019 **Through** On-going

## **Goal Four: *Use activities and events to promote the history and heritage of Clinton***

City Council, schools, and local historical organizations will work together to develop a program to promote pride in Clinton by highlighting important features of the City's history.

**Beginning** 2019 **Through** On-going

***Goal Five: Coordinate community festivals and events***

The City and Main Street Clinton will work with PC and other festival and activity sponsors to coordinate and promote events, such as Celebrate Clinton.

**Beginning** 2019 **Through** On-going

***Goal Six: Support the Thornwell strategic planning process***

The City supports the efforts of Thornwell to develop a new and unique economic vision for the future of the school and farm site.

**Beginning** 2019 **Through** On-going

# Housing Element

The condition of housing tells the story of where a community has been and where the community will progress in the future. This is the reason an entire element of the comprehensive plan is dedicated to the study of the housing situation. The Comprehensive Planning Guide for Local Governments suggests that the housing element include “an analysis of existing housing by age and condition, owner and renter occupancy, location, type and affordability.” By completing this element, projections can be made concerning future housing needs that will correspond to projected growth in the Population and Economic elements.

As the City of Clinton continues to grow, the need for adequate housing could be the most trying on the resources of the area. Each dwelling brings with it a set of issues that will be addressed by city government at one time or another. For instance, how will utilities be extended to new developments? Will the access road be safe for the number of people currently living there? Before answering these and other questions, this housing element will provide a history and assessment of current conditions for city use.

## Inventory and Analysis

Between 2000 and 2016, the City of Clinton had a small increase in the total number of housing units. At the same time, Laurens County had a similar modest increase in the number of housing units. Several statements can be drawn from these figures. First, few new housing units are being built in the city or county. Secondly, recent annexations have been of open land or industrial/commercial land, and not of homes. The annexation of undeveloped land could lead to an increase in the number of housing units in future counts.

### Total Housing Units

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2016</u>
Clinton	2,772	2,898	3,011	3,194
Laurens County	17,001	23,201	30,239	30,625
South Carolina	1,029,981	1,258,044	1,753,670	2,160,383

The following table will illustrate how many homes were built during past decades in the city. This information is helpful in assessing housing conditions. For example, a home built before 1939 is much more likely to be in need of some sort of code upgrade than one built after 1939.

### **Housing Units by Year Structure Built**

	<u>Units</u>	<u>%</u>	<u>Median Year Built</u>
<b>City of Clinton</b>	<b>3,194</b>	<b>100.00%</b>	<b>1965</b>
2010 or later	77	2.4%	
2000 to 2009	258	8.1%	
1990 to 1999	293	9.2%	
1980 to 1989	388	12.1%	
1970 to 1979	315	9.9%	
1960 to 1969	558	17.5%	
1940 to 1959	963	30.2%	
1939 or earlier	342	10.7%	

A significant percentage of the housing stock in the city is fifteen years or older. The average home was built in 1965 in Clinton. However, the state average is 1986, twenty-one years newer. Over time, if routine maintenance is not done, a home’s safety and quality will deteriorate. Homes of the elderly and the low income are particularly susceptible to decline because of lack of money for repairs. Programs like Habitat for Humanity attempt to address some of these needs. Continuing application to these programs will address small pockets of need around the city.

In short, the housing stock in Clinton is generally older than in other parts of the state. And as older houses usually need more repairs, a significant need exists to maintain safe and sanitary housing conditions in the city.

## Households

Nationally over the last several decades the number of households increased at a higher rate than the population. The reason for this has been a sustained reduction in household size. From 1980 to 2010, the number of persons per household in Clinton dropped from 2.7 to 2.4, resulting in a 11% reduction in the size of the average household. At the same time the number of households increased by 6%, and the population decreased slightly.

Obviously, the relative increase in households to population would have been greater, but for the addition of the non-household population of Presbyterian College and Presbyterian Home, as reflected by the small increase in the number of households. The decrease in persons per household, on the other hand, can be attributed to many factors. People are staying single longer before getting married and having children. Older people are living longer and tend to stay single if they are widowed. Single parent households are becoming increasingly common. Although these are not the only reasons, they do point to a trend of fewer people living in each household around the nation. However, this not true in Clinton. After declining with the national average, the numbers have now spiked up.

### Total Households

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	2,682	2,815	2,951	2,767
Laurens County	16,937	21,046	30,239	25,312
South Carolina	1,030,892	1,258,783	1,753,670	1,795,715

### Persons Per Household

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	2.7	2.53	2.39	2.74
Laurens County	2.9	2.7	2.55	2.53
South Carolina	2.9	2.7	2.53	2.56

The number of families is also worth noting. Families are defined as groups of people related by blood or adoption living together, where as a household can be unrelated people, such as roommates. There was an overall slight decrease in the number of families in the city between 2000 and 2010, while the number of persons per family increased. These numbers are the reverse of most state and national trends.

**Total Families**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	2,023	1,750	1,667	1,654
Laurens County	13,409	15,932	18,870	18,012
South Carolina	809,046	935,575	1,072,822	1,204,272

**Persons Per Family**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	3.3	3.4	3.05	3.42
Laurens County	3.4	3.2	3.01	3.07
South Carolina	3.4	3.2	3.02	3.2

Households headed by females have increased significantly in most areas. The number of these households increased from 501 households in 1990 to 680 households in 2010. Causes of these trends could be that the population of the city is becoming older and poorer, groups who are in need of housing assistance more than any other.

**Occupancy**

Nearly 48% of the housing in Clinton is owner-occupied. There was a decrease in the number and percentage of owner occupied housing units between 1990 and 2010. The rate of home ownership is below that for the county (58%), as well as the state (57%). This situation is not unusual because municipalities frequently provide a greater share of the rental housing market than do rural, unincorporated areas.

### Owner Occupied Housing Units

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	1,690	1,684	1,549	1,302
Laurens County	12,836	15,685	20,372	18,022
South Carolina	722,547	878,827	1,107,617	1,232,154

Rental units can be a lower cost alternative to purchasing a home. They can also serve to provide decent housing until a down payment for a home can be made. Decent and affordable rental units can be a bonus to a local economy by keeping people within an area until a permanent housing alternative can be found. However, it should also be noted that those who are renting are often spending 35% or more of their total income on rent alone. This fact points to high rents combined with low incomes.

### Renter Occupied Housing Units

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	1,082	1,040	1,134	1,430
Laurens County	4,165	4,975	5,918	7,290
South Carolina	307,434	379,220	426,237	563,561

### Median Gross Rent - 2010

City of Clinton	\$686
Laurens County	\$664
South Carolina	\$784



### Gross Rent as a Percentage of Household Income - 2010

<b>% of Total Income</b>	<b>Number of Renters</b>	<b>% of Renters</b>
Less than 20%	171	12.0%
20 to 24%	185	12.9%
25 to 29%	177	12.4%
30 to 34%	129	9.0%
35% or more	591	41.3%
Not counted	177	12.4%

As mentioned previously, the downsizing of households has generally been good for the housing market. With a loss of population and a loss of households between 1990 and 2010, the housing vacancy rate increased from 6% to 12.9% during this period.

As we look back at the population figures, we find that population is stabilizing in both the city and county, but the number of rental units is increasing. This indicates more people choosing to wait to purchase a home or to look for other options.

Manufactured housing and mobile homes present a low cost alternative for people who do not want to continue renting an apartment and who do not have enough money to fully finance a house purchase. In some cases, mobile homes can be used as transitional homes for people who choose to purchase their land first and build a house later. Whatever the situation, the number of mobile homes in the city has begun to decline after a spike in 2000.

### **Mobile Homes/Manufactured Homes**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	145	344	466	415
Laurens County	1,994	4,520	10,156	10,017
South Carolina	115,774	203,136	355,499	366,580

Mobile homes, as other houses, can quickly deteriorate if not cared for properly. But what if housing conditions are substandard to begin with? Deciding if a house is substandard is often a difficult task because the deficiencies are not often readily present. Dangerous wiring can only be seen on close inspection. Rotting floor supports, for example, would require someone crawling under a house to inspect them properly.

Census figures cannot explore these structural needs. The one important characteristic kept by the Census to determine substandard quality is lack of plumbing facilities. The following tables illustrate how these conditions have improved over the past decade.

### **Substandard Housing - Lacking Complete Plumbing**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Clinton	81	25	0	0
Laurens County	1,174	264	177	59

### **Substandard Housing - Wood Used as Primary Heating Fuel 2010**

Clinton	6
Laurens County	643

### **Substandard Housing - More than One Person Per Room 2010**

Clinton	48
Laurens County	507

### **Strategies**

Progress and improvement have been made in the areas of housing throughout the city. However, much remains to be accomplished. Declining incomes mean affordable housing opportunities are more important now than ever. The increase in populations of people below the poverty level and the number of households headed by single mothers offers a challenge to meet their unique needs. The one constant is the Clinton must be aware of current conditions in order to better plan for the future. Emphasizing safe and decent housing should be the cornerstone for all future planning endeavors in Clinton.

- 1) Address concentrations of substandard conditions identified by Census materials, local surveys, and windshield surveys.
- 2) Enforce housing codes in the city.
- 3) Promote job creation and industrial expansion to provide stable and decent wages to all citizens.
- 4) Expand residential water and sewer systems.
- 5) Encourage a program of home ownership education.

# Housing Goals

## **Goal One: *Continue searching for housing rehabilitation grants and programs***

The City will continue to seek funds that assist in renovating substandard houses.

**Beginning** 2019 **Through** On-going

## **Goal Two: *Encourage affordable housing for all income groups***

The City will work with local developers, realtors, and the Chamber of Commerce to build and market homes in the city limits for all price ranges.

**Beginning** 2019 **Through** On-going

## **Goal Three: *Create an annexation policy that will bring in more land for development***

The City will create an annexation plan and pursue a policy to bring in more open land with housing development potential.

**Beginning** 2019 **Through** On-going

## **Goal Four: *Expand the quantity and upgrade the quality of housing in all income groups***

The City will work with developers to encourage a wide variety of quality housing options for citizens in the city and surrounding areas.

**Beginning** 2019 **Through** On-going

**Goal Five: *Develop a web based central registry for local home rental and purchase***

The City will work with real estate agents and the Chamber of Commerce to develop a web based forum for the sale and rental of area homes and apartments.

**Beginning** 2019 **Through** On-going

# Community Facilities Element

The Community Facilities element of the Comprehensive Plan is one of the more important of the seven elements. As defined by the State Planning Enabling Act of 1994, this element includes activities essential to the community's growth, development or redevelopment. This element must also be in place before May of 1999 so that the local government can legally enforce subdivision or other land development regulations.

Why is this element so important? Without a detailed documentation of available resources, planning commissioners and local government would not be able to make informed decisions concerning the potential impact of proposed development projects. This element will document existing conditions as well as strengths, weaknesses, opportunities, and threats in areas such as utilities, and governmental/educational facilities in the City of Clinton.

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

In certain cases, a plan will already exist for a facility. For instance, plans for annexation, enhanced 911 service, and fire service already exist for the area. The purpose of this element is to consolidate a reference base, not re-develop existing materials. Therefore, many existing plans will be referred to in this document and will not be completely done over. These existing plans should be consulted for questions dealing with specific projects or initiatives.

The following is a statement of the current conditions of infrastructure facilities in the City of Clinton as developed by the planning commission. Next will be a listing of needs based on current conditions, and finally a listing of goals with timeframes for implementation of the goals.

## *Utilities*

### **Water Service**

Water service is provided by the City of Clinton. The source is the Enoree River with a daily capacity of 6.0 million gallons per day (mgd). Average peak water use for the city is 3.5 mgd. Back-ups to the system include Duncan Creek with a potential of 4mgd and a connection to the City of Laurens with a potential of 2mgd. New generators have been installed at the treatment plant to keep clean water flowing in a time of an electrical blackout. The system seems to have plenty of capacity. However, future annexations may require water line extensions. Large industry and residential growth should be directed to areas with existing line capacity or areas that can assure cost effective increase in line capacity.

Pollution of water resources should also be a concern for the City. If a gas spill happens on the Enoree River, the entire water system would be affected. Industries or other potential polluters should be located away from drainage basins and residential areas. Another concern is the age and quality of the water delivery infrastructure. Plans for pipe replacement and upgrade should be a part of a city-wide infrastructure improvement plan.

### **Sewer Service**

Laurens County Water and Sewer Commission provides wastewater treatment service to the City of Clinton and the Joanna community. The City of Clinton operates their own collection system. The Commission operates one plant which utilizes the activated sludge process. The plants capacity is rated at 2.75 mgd, with an average daily loading of 1.8 mgd. The only portion of the city on county collection is the Lydia Mill area due to the recent annexation.

LCW&SC is currently in the process of completing a required long range (201) plan for sewer services in the area. They are also applying for grant funds to upgrade the Clinton/Joanna treatment plant. Areas targeted for sewer in the future is the Lake Greenwood area and the Highway 72 corridor south of Clinton.

## **Electricity**

While some areas are faced with energy and utility infrastructure shortages, the Clinton area has abundant utility resources and excess capacities to support future growth. The City of Clinton and Laurens CPW both purchase power for public use from the Piedmont Municipal Power Agency (PMPA), a public corporate body of ten municipalities. PMPA owns 25% undivided ownership in Unit 2 of Duke Catawba Nuclear Station in York County. Because of this, 95% of the energy used by the City is produced free from greenhouse gas emissions. Any special rate requests or questions can be answered by calling the City of Clinton or PMPA.

## **Natural Gas**

Natural gas for industrial, residential, and commercial consumption is provided in the area by the Clinton-Newberry Natural Gas Authority (CNNGA). This organization obtains its gas supply through Transcontinental Gas Pipe Line Corporation. CNNGA has for sale up to 150 million cubic feet of firm gas annually and up to 1 billion cubic feet of interruptible gas annually. The average BTU content of natural gas for the area is 1,030 per cubic foot and average specific gravity of 0.588. Delivery pressures range from a low of 20 pounds to a high of 150 pounds.

## **Telephone Service**

AT&T provides phone service to the City of Clinton and the Joanna area. This service provider and others are responsible for creating a database of phones and new addresses for the 911 system. All new streets will have to be named and addressed according to the county E911 plan.

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



## **Government and Educational Facilities**

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

Clinton has developed a plan that deals with making city-owned buildings and services accessible to persons having a disability. Great progress has been made in this area and most city-owned buildings are now fully accessible to the disabled. Copies of these and other plans for the improvement of facilities are on file at the City Managers office.

Laurens County School District 56 serves the City of Clinton and the eastern portions of the County. School facilities plans are housed in the school district offices. The district is currently studying the need for a new middle school as well as upgrading all schools to meet Americans with Disabilities Act requirements. A high school has been recently constructed.

Private facilities such as Presbyterian College have on-going building and maintenance programs. Plans for any facilities additions or upgrades should be available by contacting these schools.

# Community Facilities Goals

Based on the previous inventory, the following list of goals and objectives have been developed as a guide to Community Facilities planning for the next five years.

## **Goal One: *Economic Development Planning***

- A. Work with the Laurens County Development Corporation on the implementation of the County-wide economic development strategic plan.

**Beginning** 2019 **Through** Project completion

- B. Identify resources to use in implementing economic development initiatives, including the construction of an industrial spec buildings.

**Beginning** 2019 **Through** Project completion

- C. Identify and coordinate local leadership (government, utilities, etc.) to assist in plan implementation

**Beginning** 2019 **Through** Project completion

- D. Encourage landscaping requirements in new and existing economic development areas to improve the overall appearance of the community.

**Beginning** 2019 **Through** On-going

- E. Create a development plan for downtown Clinton to address overall appearance, recruitment of new retail, suggest new housing, greenways, and promote community-wide events and activities.

**Beginning** 2019 **Through** On-going

**Goal Two: *Government Facilities Planning***

- A. The planning commission will work with City Council to develop a plan for future facilities requirements.

**Beginning** 2019 **Through** On-going

- B. The planning commission will work with City Council to develop a facilities improvement schedule.

**Beginning** 2019 **Through** On-going

- C. Encourage a school facilities plan that will be the basis for improving overall quality of education in the area.

**Beginning** 2019 **Through** On-going

- D. Plan for the development of a library and/or arts complex for the city

**Beginning** 2019 **Through** On-going

**Goal Three: *Utilities Planning***

- A. The planning commission will continue to work with the various utilities to help plan for growth and to improve raw water resources in order to support future system and community growth.

**Beginning** 2019 **Through** On-going

- B. City Council and the planning commission will work with the County government to encourage the creation of an advisory board consisting of representatives of each utility in Laurens County.

**Beginning** 2019 **Through** On-going

- C. The planning commission will assist City Council in promoting the expansion of fiber optic cable and free WIFI throughout the City.

**Beginning** 2019 **Through** On-going

- D. The City will develop a more interactive web presence to include more on-line activities including bill payment, forms, and a Geographic Information System (GIS) to allow City information to be more readily available to the public.

**Beginning** 2019 **Through** On-going

**Goal Four: *Recreation Facilities Planning***

- A. The planning commission will continue to work with City Council to encourage the development of new green spaces, greenways, and parks.

**Beginning** 2019 **Through** On-going

- B. The planning commission will continue working with City Council to identify existing parks in need of new equipment or rehabilitation, such as equipment replacement at the Calvert Avenue park.

**Beginning** 2019 **Through** On-going

- C. City Council will plan for the development of a multi-use sports complex in the City to include fields for baseball, softball, soccer, and courts for tennis and basketball, among other sports facilities.

**Beginning** 2019 **Through** On-going

- D. The planning commission will work with City Council to develop a system of integrated bike and pedestrian paths, with the designation of crosswalks throughout the City.

**Beginning** 2019 **Through** On-going

- E. City Council will study the development of a water park

**Beginning** 2019 **Through** On-going

# Land Use Element

The 1994 Planning Enabling Act calls for the land use element to consider existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, parks, open space, and undeveloped land. All previously described elements influence the land use element. The findings, projections, and conclusions from each of the previous six elements will influence the amount of land needed for various uses.

The City of Clinton currently has a zoning ordinance, therefore this element will be used as a five year review of the effectiveness of the ordinance. Any substantial changes in land use patterns will be noted and used as the basis for future alteration of the ordinance.

## The Land

The City of Clinton is built principally on Appling, Cecil, and Vance soils. Appling soils serve as the foundation for the majority of development in the city, immediately north and south of Main Street. Cecil and Vance soils are found in smaller quantities on the periphery of the main body of development. By in large, these soils are well suited to urban development and are used for such purposes.

Not all of the city's soils, however, are suitable for development. Most undeveloped and vacant property is comprised of Enon, Wilkes, Cartecay, or Colfax soils. Each poses a severe constraint to development. Cartecay soils are subject to flooding and have a high water table. Colfax soils are poorly drained and subject to ponding. Enon soils have low bearing strength and high shrink-swell potential. Wilkes soils have bedrock within two to four feet of the surface. A soil survey should be taken at each new development to determine the soil suitability. Soil conditions are discussed in greater detail in the Natural Resources element.

## Existing Land Use

In order to plan for the future, it is essential to understand the past and the existing use of land produced by older development. This will help determine current needs and monitor trends for the future. A land use survey was developed in 1994 and will be used as the basis for this element. Existing land uses were recorded for study and analysis in both general terms. General categories include residential, commercial, industrial,

institutional, and undeveloped. These uses are designated to form the basis for the current zoning ordinance that is in force in the city limits.

Before 1994, the last land use survey was completed in 1977. It was noted that little had changed for the previous survey, but the composition of development has changed. This change is most evidenced in the shifting of the housing market from single-family homes to more multi-family units and mobile homes. There was also noted to be a significant infilling of established subdivisions over time.

Few undeveloped lots and parcels remain in the original “circle” city. But through annexation, large undeveloped peripheral tracts have been added to the east and north, beyond the interstate. To date, these tracts have appealed principally to commercial and non-residential development, as most new residential development has occurred to the south.

Change in the city since 1977 has been gradual, with some housing deterioration. Overall, however, conditions have been relatively stable, both in terms of physical characteristics and use compatibility. The following is an overview and assessment of existing land use and conditions by functional classification.

### **Residential**

As previously pointed out, residential characteristics have been changing over the last two decades, with the infusion of more multi-family and mobile home units. From 82 % of all residential units in 1970, single-family dwellings dropped to 62% of the total by 2000. During this period of time, mobile homes increased from 6 to 16% of the total, with multi-family units from 13 to 22%. Clearly these changes have impacted the composition of the housing stock and the community as a whole.

Changes to mobile home occupancy have occurred principally in areas north and west of Clinton Mills, out North Broad and Elizabeth Streets, and south of West Carolina Avenue. Multi-family development has been more evenly distributed, but in smaller pockets throughout the community.

Residential development was average between 1990 and 2000, the last Census figures available, with approximately 30 new housing units created each year.

The number of building permits issued for new residential units supports earlier trend data. In the late 1980's, a number of new multi-family housing units were built. The trend in some years is for more commercial permits to be issued than single-family residential. With the loss of units through transition and age, it is little wonder that the housing and land use composition of Clinton is changing.

Most lots in the city have been developed and few new ones have been platted. Simply put, residential development opportunities in the city have been limited.

From a windshield survey of housing conditions, residential structures were judged to be structurally sound in most instances. However, pockets of deteriorating and substandard housing were identified in the following areas:

- 1) Bluford Street, North Elizabeth, North Broad
- 2) Rose Hill
- 3) Owens and Ferguson Streets
- 4) Lydia Mill area
- 5) Gary Street corridor

Residential areas generally are well insulated and free of incompatible uses, particularly commercial. But exposure and pressure for higher intensity development along the major streets into the city are a constant threat to the stability of these traffic corridors for continued residential uses, such as those on Broad, North Broad, and East Carolina Avenue. As a result, these streets should be carefully monitored in the future if they are to retain their residential character.

## **Commercial**

Overall commercial uses and locations have remained consistent over time. However, there are signs of commercial development moving to the periphery of the city, south on Jacobs Highway, east on Springdale Drive, and east and west on Carolina Avenue. Also, highway commercial development has intensified at the I-26 intersections.

The central business district, while somewhat affected by the outward movement of retail establishments, remains relatively strong. There are some empty buildings, and evidence of change in the types of businesses comprising the central commercial district, but on the whole, the area projects a relatively healthy, viable economic area, contrasting sharply with core commercial conditions in many other similarly sized communities across South Carolina.

There is little evidence of new commercial development moving or strengthening its position in other areas of the city, and few signs of expansion into established residential areas.

## **Industrial**

The city contains a limited amount of industrial land. Most industrial and related uses around the city are located in the Clinton Industrial Parks along Interstate 26 and Springdale Road and east along US Highway 76, where infrastructure, rail, and ready access to Interstate 26 are available. Construction on a frontage road between SC 72 and SC 56 along Interstate 26 has been completed.

## **Institutional**

Falling into this category are several of the city's major employers, including Presbyterian College, Whitten Village, and Thornwell Home. In combination, these three uses comprise a relatively large component of the city's total land area. And while they contribute in many ways to the social and economic well being of the community, their tax exempt status underscores the importance of annexation as a means of expanding the city's property tax base and compensating for the loss of property taxes from an inordinate amount of institutional land usage. Clinton schools and school offices also exact a large amount of land from the property tax rolls, as well as the many parks, recreation, religious and governmental facilities in the city.

## **Land Use Summary**

- Predominance of single family residential development
- Compact business center with a somewhat diminished role in retail trade
- Scattered multi-family units
- Influx of mobile homes/manufactured homes in improperly developed and maintained parks, and on individual lots in lower-priced and transitional areas
- A few older industrial plants situated in the city, with most newer acreage and landscaping located on the periphery
- Newer development potential along Interstate 26



Still, existing land use and land use patterns are distinctly Clinton with its college and special home environs. These uses add significantly to the greening and ambiance of the community. In some areas, notably the northwest quadrant, existing development patterns reveal a number of land use problems such as neighborhood instability, physical deterioration, and incompatible land uses.

Strip commercial development is prevalent along Carolina Avenue through the city creating hazardous and congested traffic conditions, particularly at the key intersection with Main, Broad, and the railroad tracks.

The affect of land use regulations on future development may be more influential than the presence of existing land use. Regulations control where, what type, and to what intensity development may take place within any given area of the city. A listing of the various zoning districts contained in the city's ordinance and a description of each are available in the city's Unified Land Development Code.

# Land Use Goals

## **Goal One: *Create an annexation plan***

City Council and the planning commission will work together to create and implement an annexation plan.

**Beginning** 2019 **Through** Project Completion

## **Goal Two: *Require more landscaping in new developments***

City Council and the planning commission will work together to update landscaping requirements for new developments to preserve trees and to improve the overall appearance of the community.

**Beginning** 2019 **Through** On-going

## **Goal Three: *Promote the development of more bike lanes, greenways and pedestrian paths***

City Council and the planning commission will work together to apply for grants to develop more bike lanes and pedestrian paths in the City, particularly if those lanes and paths connect neighborhoods to other neighborhoods, important buildings, parks, trails, and outdoor recreation.

**Beginning** 2019 **Through** On-going

## **Goal Four: *Develop community gardens or “spots of pride” around the City and signage and landscaping on the major gateways into the City***

City Council and the planning commission will work together to develop community gardens and to beautify key entryways into the City.

**Beginning** 2019 **Through** On-going

# Transportation Element

The transportation network is important for all citizens of Clinton. In and around the city, there are two interstates (I-26 and I-385), two principal arterials (Hwy 72 and Hwy 76), along with various minor arterials and collectors.

In response to a request from the Department of Transportation through the Council of Governments, Laurens County submitted the following roads in the Clinton area to be considered in addition to those already on the list.

- 1) Hwy 76 - between the city limits of Laurens and Clinton. This road is in need of improvements to drainage, turn lanes, and access to major commercial facilities, including the Laurens County Hospital.
- 2) Ring Road - completion of the ring road around Clinton from Hwy 72 to Hwy 76 and Hwy 308
- 3) Hwy 308 - four lane needed from I-385 to Clinton city limits

The City of Clinton has created their own priority list that includes needed road improvements in and around the City.

- 1) Hwy 56 to Willard Road - four lane needed
- 2) Hwy 76 - Improve access to major facilities, improve drainage, provide turn lanes, and complete four lane into the city limits
- 3) Ring Road - completion of the ring road around Clinton from Hwy 72 to Hwy 76 and Hwy 308
- 4) Address drainage issues on Hwy 76 in Trotter's Rest vicinity

## **Rail Service**

Rail transportation in Laurens County is provided by CSX Transportation. Providing service to both the cities of Laurens and Clinton, the company's main line passes directly through Clinton. Rail spurs, such as the spur to Avery Dennison Co., exist along the line. Switching is provided on an as needed basis.

## **Air Service**

The Laurens County Airport, located midway between Laurens and Clinton, has one 3,900 foot paved runway. Used by both private and corporate aircraft, the facility includes tie downs, T-hangars, and a new terminal building. Services include a full-service avionics shop, 100 LL and 100 octane avgas. The airport has a port-of-entry status for importers and/or exporters. This allows area businesses to ship goods directly to and from the area either overland or through a nearby port facility and avoid an unpack-repack step at some other location.

Larger air facilities are available through Greenville-Spartanburg International Airport to the north via I-385 and Columbia Airport to the southeast via I-26

Transportation services can easily become overwhelmed if proper planning and maintenance is not carried out. For example, patching potholes in a road may make the road smoother, but it will not likely relieve traffic congestion. Local officials should be aware of the need to continue to monitor traffic patterns, whether they be commercial or residential, and adopting a transportation improvements policy. This policy should reflect past trends, present conditions, and future projections of use based on estimated growth.

## **Public Transportation**

At present there is no public transportation available in Laurens County. Some agencies provide service for their clients, but it is very limited. Affordable connections within the City and County are needed, as well as providing connections to larger cities nearby. Periodic reviews of the need for public transportation are done by various agencies within the county, and continued work with the state Division of Mass Transit is advised.

# Transportation Goals

## Goal One: *Public Transportation Planning*

A. Identify resources for coordination and assistance. An agency that is currently providing service would be the best agency to base a larger public transportation system on.

**Beginning** 2019 **Through** Project completion

B. Contact the state Department of Transportation to find out about funding sources, assistance programs, public education, etc.

**Beginning** 2019 **Through** Project completion

C. Develop a regular report concerning road needs to provide to legislative delegation, City Council, and County Council.

**Beginning** 2019 **Through** On-going

D. Support the study of passenger rail lines to connect Clinton to Greenville and to Columbia.

**Beginning** 2019 **Through** On-going

## Goal Two: *Road Improvement Projects*

Continue to work with SCDOT to access funds to improve roads and intersections throughout the City and surrounding parts of Laurens County, including correcting drainage problems in the Trotter's Rest area of Hwy 76.

**Beginning** 2019 **Through** On-going

## Goal Three: *Enhancement Grants*

Continue to apply for grants to improve sidewalks, crosswalks, city entryways, pedestrian paths, and bike lanes. Better signage is needed to direct visitors to the Hwy 72 entrance to the city.

**Beginning** 2019 **Through** On-going

# Priority Investment Element

The following is a list of prioritized needs with possible funding sources for the City of Clinton. This listing was developed through coordination with various federal, state, and local agencies. This element of the comprehensive plan will be updated on a regular basis as projects are completed and as new needs arise.

## Strategic Priority Level I:

1. Natural Resources Priority / Community Facilities Priority: Plan for the creation of a sports complex.  
Possible source of funding: Local H-Tax, Other Local Funds, PARD Funds  
Time Frame: Within Three Years  
Important Contacts: SCPRT  
Estimated Cost: \$5 million for planning and construction
2. Economic Development Priority: Plan for the construction of another speculative building for economic development  
Possible source of funding: SC Department of Commerce, local funds  
Time Frame: Within Three Years  
Important Contacts: Laurens County Economic Development Corp., CEDC  
Estimated Cost: \$3 million for planning and construction
3. Community Facilities Priority: Plan for the long term expansion, maintenance, and protection of the city's raw water resources to support future growth and system use.  
Possible source of funding: SC Department of Commerce, local funds, SCDNR, Federal Grants, SCDHEC  
Time Frame: Within Three Years  
Important Contacts: Laurens County Economic Development Corp., CEDC, SCDNR, SCDHEC  
Estimated Cost: \$7.5 million for planning and construction

## Strategic Priority Level II:

1. Community Facilities Priority / Economic Development Priority: Create a downtown development plan to include retail recruitment and housing  
Possible source of funding: City government  
Time Frame: Within Three Years  
Important Contacts: City government  
Estimated Cost: \$150,000, depending on specifications
2. Community Facilities Priority / Cultural Resources Priority: Plan for the construction of a new library and arts center complex or develop a co-location plan for existing facilities  
Possible source of funding: County; City; Grants  
Time Frame: Within Four Years  
Important Contacts: City government  
Estimated Cost: \$5,000,000 for planning and construction

3. Natural Resources Priority / Community Facilities Priority: Promote the development of more bike, pedestrian trails and green spaces with the creation of an integrated greenway plan
  - Possible source of funding: SCDOT, SCPRT, city funds
  - Time Frame: Within Four Years
  - Important Contacts: SCDOT, SCPRT, city government
  - Estimated Cost: \$50,000 - \$2,500,000 depending on project  
Citywide needs estimated at \$7 million
  
4. Economic Development Priority / Community Facilities Priority: Continuously research financing for infrastructure upgrade and expansion
  - Possible source of funding: SC Dept. of Commerce, local funds
  - Time Frame: Within Four Years
  - Important Contacts: Congressional Office, LCDC, CEDC
  - Estimated Cost: Project dependent
  
5. Economic Development Priority / Housing Priority: Develop a plan with incentives to attract and retain young people, professionals, and retirees to live in Clinton
  - Possible source of funding: City government
  - Time Frame: Within Four Years
  - Important Contacts: City government, CEDC
  - Estimated Cost: \$50,000 - \$75,000