

Town of Holly Hill, South Carolina

Comprehensive Plan 2018~2028



Vision Statement:

“To Cherish Our Past, While Embracing Our Future to Keep Holly Hill Alive and Relevant”

Prepared by Lower Savannah Council of Governments
on behalf of the
Town of Holly Hill Planning Commission
2018

Ordinance No. 20180626-01

ADOPTING ORDINANCE – COMPREHENSIVE PLAN

AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE TOWN OF HOLLY HILL, SOUTH CAROLINA, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY HILL, SOUTH CAROLINA:

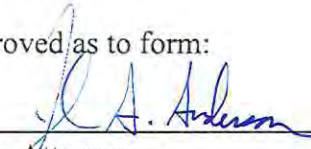
Section 1. Authority and Adoption. The Town of Holly Hill Comprehensive Plan is adopted upon the recommendation of the Town of Holly Hill Planning Commission after public hearing pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the Town of Holly Hill.

Section 2. Purposes. The purpose of the comprehensive plan is to guide land development in accordance with existing and future needs and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the community, and all those purposes set forth in S.C. Code § 6-29-310, et. seq.

Section 3. Title. This ordinance may be cited as “The Town of Holly Hill Comprehensive Plan, 2018.”

Section 4. Jurisdiction. The provisions of this ordinance shall apply to all land and improvements within the incorporated limits of the Town of Holly Hill, South Carolina.

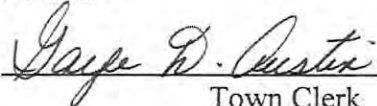
Section 5. Effective Date and Repeal. The provisions of this ordinance shall be effective on June 4, 2018, and all ordinances and text amendments adopted prior to that date are hereby repealed as of the effective date hereof.

Approved as to form:


Town Attorney



Mayor

ATTEST:


Town Clerk

First reading: March 5, 2018

Public hearing: April 9, 2018

Final reading: June 4, 2018

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Introduction

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

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

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

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

The following document was completed through the dedication and hard work of the Town of Holly Hill Planning Commission. This document updates and supersedes all previous planning efforts by the Town of Holly Hill. It has been prepared in accord with the requirements of the Comprehensive Planning Act of 1994 as amended through 2009.

This Plan consists of nine (9) different elements, as required by a legislative amendment to the Act in 2007. The elements have been inventoried and analyzed in the plan to determine the town's needs and future development strategies. These elements include population, economic condition, natural resources, historic and cultural resources, housing, community facilities, transportation, priority investment area, and land use. Each of the elements are addressed in detail as separate chapters in this document.

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

06/04/2018

Town of Holly Hill Vision Statement

***“TO CHERISH OUR PAST, WHILE EMBRACING OUR
FUTURE TO KEEP HOLLY HILL ALIVE AND RELEVANT”***

Chapter One:

Population Element

The population element of the Comprehensive Plan relates to the people residing in the Town of Holly Hill, South Carolina. This chapter includes information on the number of people, population trends, and selected characteristics of the population. This information is intended to help shape future land use growth and development, and identify future service needs of the population which can be addressed through the Comprehensive Plan.

A. INVENTORY

As part of the 10-year update process, population and growth forecasts were prepared and addressed. Current 2010 U.S. Census Bureau data and current year estimates were used. Future year projections were included, where available, using U.S. Census figures and ESRI Business Analyst Online (BAO). Past population trends were also provided. Both the past and future trends in population provide a basis for determining future land use needs for infrastructure and quality of life services.

The historical population trends of the Town of Holly Hill and Orangeburg County for the past 25 years are shown below in Table P-1. Recent 2010 Census figures indicate that the Town of Holly Hill has experienced a decrease in population since the 1990's. The US Census reported a total population of 1,277 people in 2010, compared to 1,478 in 1990. The percent change in population from 1990 to current year 2015 estimates is -14%.

As a comparison, Orangeburg County population has seen a 9% change since 1990. However, 2015 current year estimates and 2020 projections show a declining population -1%. Orangeburg County is faced with planning and accommodating for growth and development, which is vital to a healthy and vibrant economy. The county is experiencing growth pressures, unlike that of other rural counties due in part to its landmass size. Orangeburg is the second largest county in land area in the State of South Carolina. Coupled with easy access to I-26, I-95, and Santee-Cooper Lakes, the county has the potential for increased tourism related development in the eastern area of the region. The population of the towns in Orangeburg County remains fairly stable, but the urbanized areas in the unincorporated region is seeing growth.

	1990	2000	2010	2015(est.)	2020*	% Change (1990-2015)	% Change (2000-2020*)
Town of Holly Hill	1,478	1,345	1,277	1,272	1,260	-14.00%	-6.00%
Orangeburg County	84,803	91,582	92,501	92,434	91,753	9%	less than 1%

Source: US Census Bureau/ ESRI BAO *projected

Table P-2 shows the racial population trends in the town by total number and percentage of the total population for 2000 through 2020. Over the 20 year time span, the percentage of White and African American residents has fluctuated slightly. The Hispanic race category shows a slight increase in population. The most recent US Census current year 2015 estimates show that the African American population makes up 68% of Holly Hill's total population followed by 29% White, 2% Hispanic and 1% Other.

Race	2000	% of Total	2010	% of Total	2015 (est.)	% of Total	2020*	% of Total
White	627	47%	511	40%	369	29%	352	28%
African American	640	47%	702	55%	865	68%	856	68%
Hispanic			38	3%	25	2%	38	3%
Other	78	6%	26	2%	13	1%	13	1%
Total	1,345		1,277		1,272		1,259	

Source: US Census Bureau/ESRI BAO *Projected

Many towns and cities in South Carolina are seeing disproportionate changes in racial composition. Specifically, minority populations are increasing, while white populations are seeing decreases. This holds true for Holly Hill, when compared to 1970 figures that reflect an increase from 27% (318) of the total population (1,1778), to 68% by 2015 estimates. During the 15 year period from 2000 to 2015, the town's minority population increased by 21%, while the number of whites declined by 18%.

The age distribution of the population for the Town of Holly Hill is shown below in Table P-3. The largest age group is the 25 to 54 population, followed by the 65 and over category. The Under 5 group makes up the smallest category for the Town. These statistics could indicate that attention is being placed on the needs of an aging population, such as better healthcare, lifestyle and health education for the citizens in general, and that the town is home to a target age workforce. It also reflects that the Town may be an ideal place for retirement.

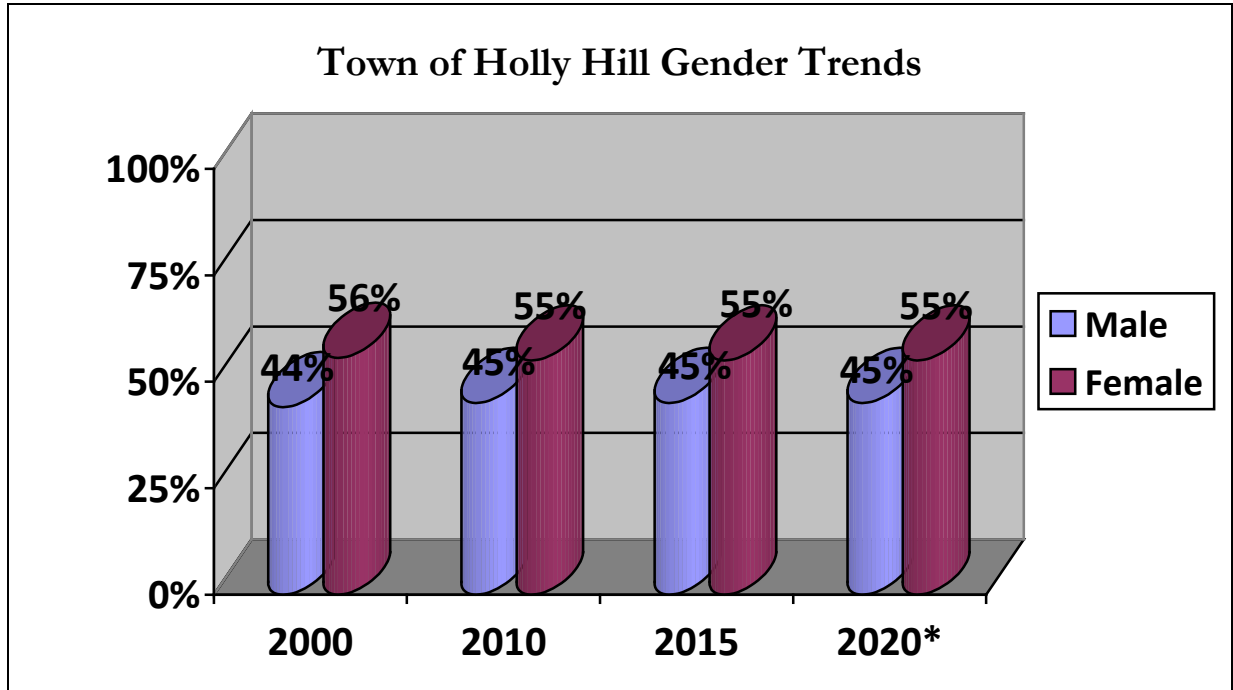
The median age in 2015 is 41.3, which is within the prime working-age of the population. The median age remains fairly consistent over the 10 years in the chart above, as does the percentage of total population within the prime working-age group, 25 to 54.

Age Group	2010	% of Total	2015 (est.)	% of Total	2020*	% of Total
Under 5		7.4%		7.2%		6.9%
5 to 14		12.2%		12.8%		12.9%
15 to 24		12.3%		12.0%		11.6%
25 to 54		34.4%		34.0%		32.5%
55 to 64		13.5%		15%		14.0%
65+		20.2%		19.0%		22.2%
Median Age	42.5		41.3		42.8	
Total	1,277		1,272		1,260	

Source: US Census Bureau/ ESRI BAO *Projected

The age distribution trends indicate that attention needs to be placed on addressing the needs of an aging population, as well as ways to encourage more families with young school aged children to locate and remain in the town. This would help to maintain a balance in the age composition of the population.

The chart below reflects the gender composition trends for the Town of Holly Hill from 2000-2020. Historically, the female population has been larger than the male population. In 2015, the female population in South Carolina accounted for 51% of the total. By comparison, the Town of Holly Hill had a slightly higher percentage of females (55%). The gender composition for Holly Hill over the last 15 years has seen little to no change based on the data.



Source: US Census Bureau/ ESRI BAO

B. POPULATION ELEMENT NEEDS AND GOALS

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

The population of the town has been slightly declining since the 1990’s. Current year population and future year projections continue to show a slight decrease. The 25-54 age category makes up the largest percentage of the town’s population. This age group represents a productive and employable population segment, and is viewed as one of the key indicators of a community’s health. That being said, the population of the town is aging and the younger population has become stagnant. The town should consider strategies to strive to draw a younger family-oriented population to the area to ensure further growth in a segment of the population that will have a greater impact on future economic growth.

The basic need is to recognize that the population of the town is dependent upon job opportunities and quality of life factors in the area, and the steps the town must take in order to make the area inside the town attractive to a cross section of citizens so that everyone living there has an opportunity to take pride in the town. Other needs include, but are not limited to the following:

- Monitoring population and cultural shifts and national trends;
 - Developing policies to meet the needs of the Town's population;
 - Encouraging diversity within the communities; and
 - Develop policies and programs for addressing the overall health of the citizens.
- ❖ *The Population Element goal for the Town of Holly Hill is to focus on issues that will foster resilient growth by promoting opportunities, community services and the overall quality of life for the citizens. Efforts to increase growth in the town should focus on those opportunities that will increase diversity in the age, sex, race, and ethnicity and educational background of the citizens.*

C. POPULATION ELEMENT IMPLEMENTATION STRATEGIES

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

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

- 1.1** Seek opportunities with federal, state and local officials to focus on economic and infrastructure improvements in the Town of Holly Hill specifically to increase retail, recreational and residential efforts.
- 1.2** Place a high priority on projects and programs that generate and attract employment, improvements, or investments that are consistent with the policies of the Town of Holly Hill Comprehensive Plan.
- 1.3** Expand upon the number of beautification projects such as litter pick-up, Adopt-A-Highway, and signs and lighting. These projects will improve the aesthetics of the town, increase community pride, and attract more visitors and development to Holly Hill.
- 1.4** Strive to retain the best and the brightest of the community by focusing on technology education, adult education, and an emphasis of work ethics in the educational system.
- 1.5** Support and promote cultural efforts and work towards eliminating any existing language and cultural barriers in order to develop a recognizable and unique character that will instill pride in its citizens as well as attract tourists and potential residents of varied ethnic backgrounds.
- 1.6** Improve efforts to increase the availability of a variety of housing types (rental and owned) and provide incentives to developers to build a wider variety of housing types such as retirement and assisted living housing.
- 1.7** Market the town as a desirable community to reside. Encourage and provide incentives for development of amenities that appeal to across-the-board age populations.

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

1.9 Develop strategies and policies for the prevention of chronic disease and obesity, caused by poor diet and physical inactivity. Policies such as those that address the production, process, distribution, access and consumption of foods that limit the risk of diet-related chronic disease; active living policies that promote a way of life that integrates physical activity, such as walking and biking into daily routines.

1.10 Support Eat Smart Move More SC (ESMMSC) healthy eating programs.

1.11 Strive to seek ways to attract a diverse group of citizens, particularly young families with children.

Chapter Two: Economic Element

This chapter identifies existing and recent trends for the Town of Holly Hill in education, labor, industry, and income level. Where possible, a comparison with Orangeburg County is provided to give some perspective on how the town compares to the whole county, as the town's economy is not simply confined to the municipal boundary. When assessing economic conditions, constraints and potential for growth, a more regional vision is required. Economic development is an element included to help balance business and employment growth with that of population, housing, transportation and land use. A balance is necessary to ensure the community continues to thrive.

A. INVENTORY

Economic development is an important component of the Comprehensive Plan to tie recommendations for business and employment growth with the land use, transportation, and housing recommendations. The purpose and intent of this chapter is to provide strategies that allow the Town of Holly Hill to be a key player in supporting a unified economic development vision for Orangeburg County and the region. The strategies for economic development should foster a stable and competitive business climate to draw business to the region and should support and strengthen the economic viability of existing industries. The strategies contained in this Element are also intended to encourage business start-ups, including small business enterprises, high-technology and knowledge-based business, and attract new targeted industry sectors.

The economic conditions of the Town of Holly Hill cannot be discussed without first considering the various agencies that play a vital role in Orangeburg County and the town's economic development initiatives.

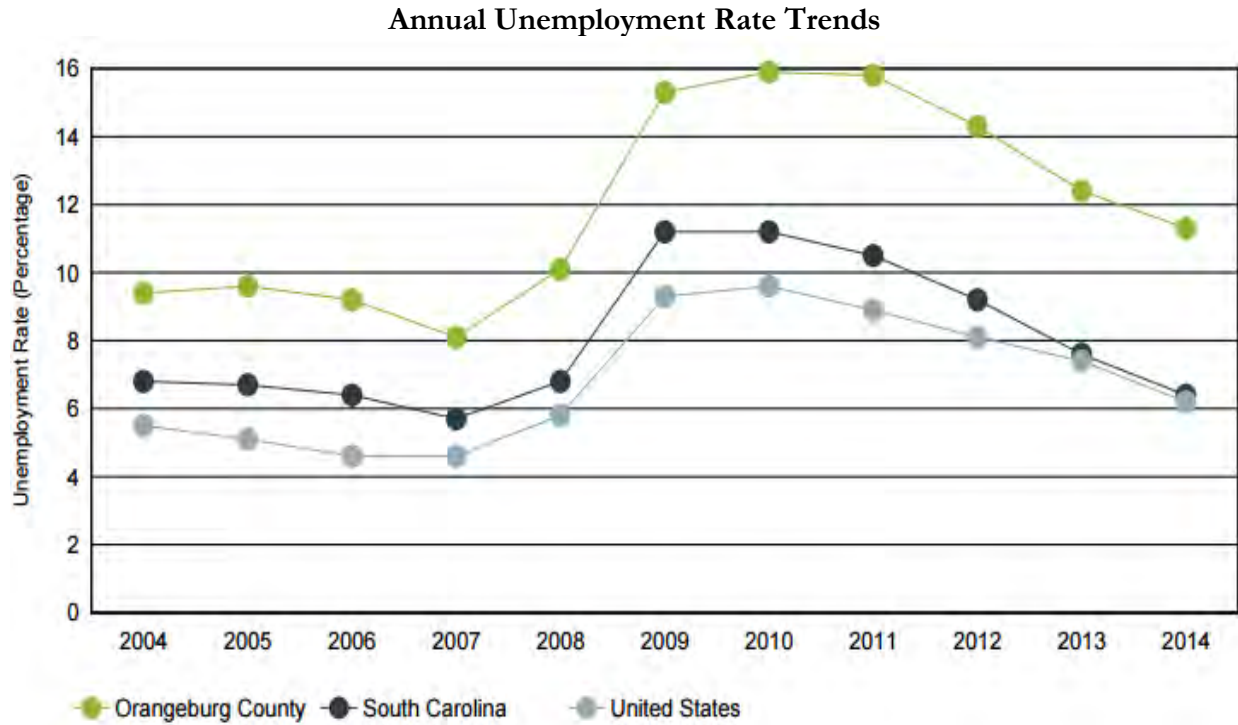
The following agencies are vital elements in Orangeburg County and the Town of Holly Hill's economic development role:

- Orangeburg County Development Commission (OCDC) is an economic development agency that is publicly chartered to improve the quality of life for all citizens through the growth of jobs and capital investment for Orangeburg County. OCDC is responsible for the recruitment of new industry to the region and assisting local businesses with growth and sustainability.
- Central SC Alliance is a regional economic partnership that engages in the recruitment of capital investment for 10 counties in the central South Carolina region. Central SC aides in economic expansion and facilitates job creation by promoting the region as a valuable location for businesses.
- Orangeburg Calhoun Technical College (OC Tech) provides relevant training and education in an environment that inspires success and promotes self-reliance for students, and fosters economic development for the region.

- SC State University prepares highly skilled, competent and socially aware graduates to enable them to work and live productively in a dynamic, global society. SC State enhances the quality of life of citizens and contributes to the economic development of the state, region and nation.
- Clafin University challenges students to use disciplined study to explore and confront the substantive challenges facing the global society. Its programs provide students with expanded avenues for professional development and personal fulfillment.
- Orangeburg County Chamber of Commerce assists local businesses and attracts new businesses to the area. The Chamber helps to maintain a positive business climate and to promote an enjoyable quality of life.
- Tri-County Regional Chamber of Commerce – strives to make the Berkeley, Dorchester and Orangeburg area a better place to live and work. The Chamber works with the region's economic development commissions for new and expanding industries in an effort to stimulate additional capital investments, create more and better paying jobs, and to diversify and broaden the tax base.
- Municipal Association of South Carolina (MASC) is dedicated to serving the state's 270 incorporated municipalities. The Association offers services, programs and tools to give municipal governments the knowledge, experience and tools for enabling an efficient and effective operation.
- The S.C. Department of Commerce – serving the State of South Carolina, this agency joins forces with the County throughout the corporate recruitment process, as well as in initiatives designed to retain and expand manufacturing, corporate headquarters, research and development, and other significant business operations. The state offers financial incentives which can include offsets to the state corporate income tax, grants and cash rebates to underwrite some business project costs, and workforce training programs designed to deliver a “turn- key” workforce at little to no cost to the employer.
- The Lower Savannah Council of Governments – this six county regional organization by law exists to act as a regional facilitator on all federally funded transportation, water, and sewer projects. It also administers the Workforce Innovation and Opportunity Act (WIOA) programs designed to strategically funnel federal dollars into workforce training in relevant in-demand occupations. Beyond these roles, the LSCOG also acts as the clearinghouse on a variety of federal statistics, including the U.S. Census and transportation data.

Unemployment Rate

Below is a figure reflecting trends analysis and comparison of the unemployment rate for Orangeburg County as reported by the SC Department of Employment and Workforce (SC DEW). Unemployment rates for Orangeburg County peaked during the 2009-2011 time period, and is quantified in the chart below.



Source: SCDEW, 2016

Annual Unemployment Rate

Year	Orangeburg County			South Carolina			United States		
	Employment	Unemp	Rate	Employment	Unemp	Rate	Employment	Unemp	Rate
2014	33,778	4,292	11.3%	2,056,136	141,451	6.4%	146,305,000	9,617,000	6.2%
2013	33,595	4,769	12.4%	2,013,452	166,641	7.6%	143,929,000	11,460,000	7.4%
2012	33,638	5,591	14.3%	1,978,328	199,830	9.2%	142,469,000	12,506,000	8.1%
2011	33,812	6,350	15.8%	1,942,109	228,937	10.5%	139,869,000	13,747,000	8.9%
2010	33,723	6,380	15.9%	1,915,045	240,623	11.2%	139,064,000	14,825,000	9.6%
2009	35,196	6,344	15.3%	1,910,670	242,075	11.2%	139,877,000	14,265,000	9.3%
2008	36,936	4,151	10.1%	1,996,409	145,823	6.8%	145,362,000	8,924,000	5.8%
2007	37,031	3,271	8.1%	2,005,686	120,205	5.7%	146,047,000	7,078,000	4.6%
2006	36,342	3,686	9.2%	1,973,337	135,760	6.4%	144,427,000	7,001,000	4.6%
2005	36,659	3,904	9.6%	1,929,233	139,366	6.7%	141,730,000	7,591,000	5.1%
2004	35,985	3,749	9.4%	1,894,141	139,169	6.8%	139,252,000	8,149,000	5.5%

Source: S.C. Department of Employment & Workforce

Based on the table above, Orangeburg County has a much higher unemployment rate when compared to the State of South Carolina and the United States. However, the annual trend is shown to be decreasing. As of December 2015, the unemployment rate for Orangeburg County has dropped to 8.6%, compared to the State’s rate of 5.5%., as reported by SC DEW. Still, the County ranked 4th in the State with the highest unemployment rate.

Labor and Industry

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

Table E-1. Labor Force Trends for Orangeburg County

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
1990	39,148	36,186	2,962	7.6%
2000	41,179	38,715	2,464	6.0%
2005	40,563	36,659	3,904	9.6%
2010	40,103	33,723	6,380	15.9%
2014	38,070	33,778	4,292	11.3%

Source: Bureau of Labor Statistics, SC Dept. of Employment & Workforce

The total civilian labor force for Orangeburg County in 2014 was 38,070, of which 89% were employed and 11% were unemployed.

Table E-2 below gives a comparative estimate of the labor force in the Town of Holly Hill from 2000 to 2014 for population 16 years and over. Total labor force has changed by 13% in the 14 year time period, and the unemployment rate has decreased by 3.2%.

Table E-2: Town of Holly Hill Labor Force			
	2000	2010	2014
Total Labor Force	587	473	512
Total Employment	510	463	467
Total Unemployment	70	19	84
Unemployment Rate	12%	2%	8.8%
<i>Source: US Census Bureau/BAO</i>			

Knowledge of the types of industry employing citizens in an area is as important to understanding the character of a community and planning for future changes as are projections of population growth. The growth or decline of certain industries can impact how much land should be dedicated to commercial or industrial uses, the type of educational resources needed in the area, provide insight on where to focus future economic development efforts and what government services will be needed in the future.

Table E-3 below compares the employment of individuals 16 and over in certain industry sectors in the county to that of the Town of Holly Hill.

Employing Industry Sector:	Orangeburg County		Town of Holly Hill	
	2000	2014	2000	2014
Agriculture/Mining	2%	2%	0%	1%
Construction	7%	4%	9%	0%
Manufacturing	23%	20%	0%	1%
Wholesale Trade	2%	2%	4%	5%
Retail Trade	12%	11%	16%	36%
Transportation/Utilities	5%	4%	5%	0%
Information	2%	1%	2%	0%
Finance/Insurance/Real Estate	4%	4%	8%	13%
Services	38%	46%		
Public Administration	5%	6%	11%	13%

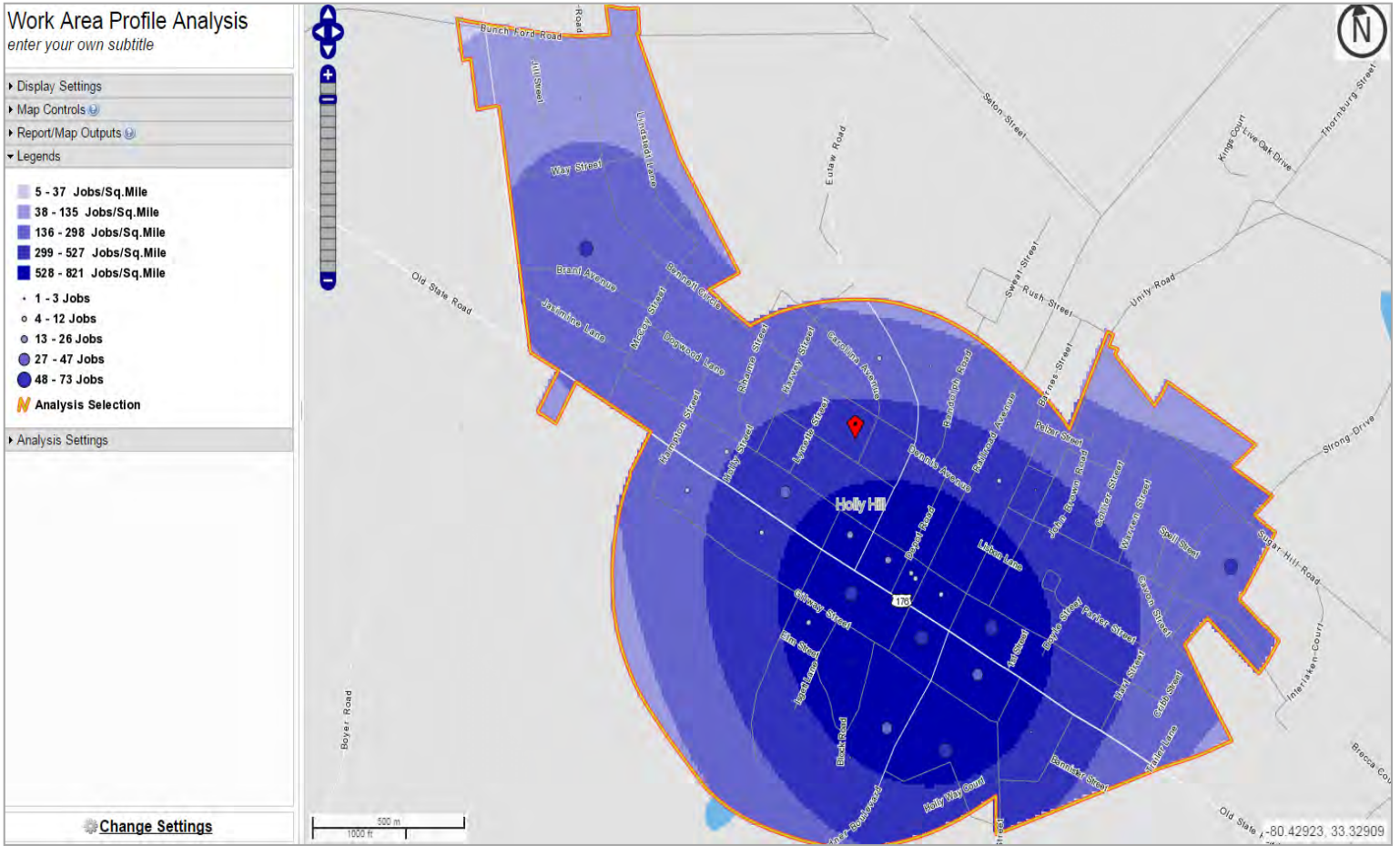
Source: US Census Bureau/OnTheMap

The table indicates that the Retail Trade sector for the Town of Holly Hill has seen the largest increase in employees from 2000 to 2014 (20%), followed by Finance/Insurance/Real Estate (5%). The employing sector with the largest decrease was Construction (-9%), followed by Transportation/Utilities (-5%).

In terms of the total number of workers employed by a certain industry sector, the trade with the greatest number of employees for the Town of Holly Hill in 2014 was Retail Trade (212), followed by Educational Services (121), and Finance and Insurance (77).

Orangeburg County has also experienced decreases in employees in several categories. Both Construction and Manufacturing saw a -3% decrease in employment. The Services sector saw an 8% increase in employment.

On the following page is a profile illustration of Holly Hill's work area, which reflects jobs per square mile and major job hubs.



Source: OnTheMap: US Census

The figures on the following page reflect the inflow and outflow of workers in Holly Hill. The illustration shows that 556 people are employed in Holly Hill but live outside the area, 320 workers live in town but are employed outside, and 37 are employed and live in Holly Hill.



Source: OnTheMap: US Census

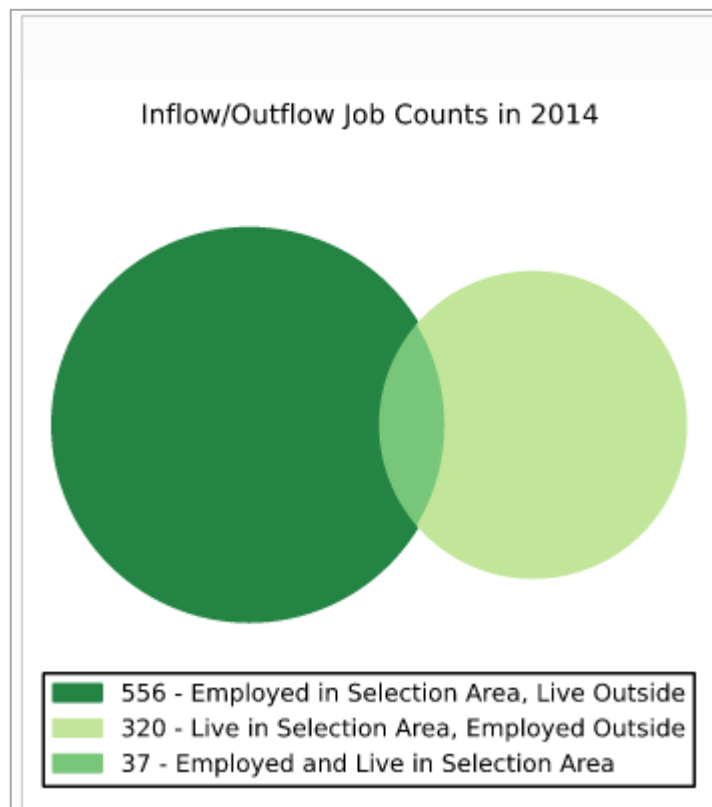


Table E-4 below shows a comparison of estimated average wage information for Orangeburg County and South Carolina for the year 2015.

Table E-4: 2015 Employment Wage Comparison				
Area Name	Total Average Employment	*Average Hourly Wage	Average Weekly Wage	*Average Annual Wage
Orangeburg County	27,533	\$16.95	\$678	\$35,256
South Carolina	1,954,469	\$19.70	\$788	\$40,976

**Assumes a 40-hour work week year round*

Source: Bureau of Labor Statistics, SC Dept. of Employment & Workforce

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

Corporation Name
ALLIED AIR ENTERPRISES INC
BI-LO INC.
CLAFLIN UNIVERSITY
COUNTY OF ORANGEBURG
DELHAIZE AMERICA DISTRIBUTION LLC
HUSQVARNA CONSUMER OUTDOOR PRODUCTS
KOYO BEARINGS NORTH AMERICA LLC
LOVES TRAVEL STOPS & COUNTRY STORES
ORANGEBURG CALHOUN TECHNICAL EDUCAT
ORANGEBURG CONSOLIDATED SCHOOL DIST
ORANGEBURG COUNTY CONSOLIDATED SCHO
ORANGEBURG COUNTY CONSOLIDATED SCHO
ORANGEBURG COUNTY DISABILITIES & SP
REGIONAL MEDICAL CENTER OF ORANGEBU
SI GROUP INC
SOUTH CAROLINA STATE UNIVERSITY
THE METHODIST OAKS
THE OKONITE COMPANY INC
WAL-MART ASSOCIATES INC
ZEUS INDUSTRIAL PRODUCTS INC

Source: S.C. Department of Employment & Workforce - 2015 Q3

Income Levels

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

Table E-6: 2014 Household and Family Income				
	Town of Holly Hill		Orangeburg County	
	Households	%	Households	%
Total	492	100%	35,924	100%
<\$15,000	146	29.7%	9,089	25.3%
\$15,000 - \$24,999	110	22.4%	5,460	15.2%
\$25,000 - \$34,999	16	3.3%	4,347	12.1%
\$35,000 - \$49,999	74	15%	5,496	15.3%
\$50,000 - \$74,999	56	11.4%	6,035	16.8%
\$75,000 - \$99,999	34	6.9%	2,874	8.0%
\$100,000 - \$149,999	29	5.9%	1,617	4.5%
\$150,000 - \$199,999	27	5.5%	539	1.5%
\$200,000 +	0	0%	503	1.4%
<i>Average Household Income</i>	<i>\$36,867</i>		<i>\$45,423</i>	
<i>Per Capita Income</i>	<i>\$18,355</i>		<i>\$17,975</i>	
Median Income	\$22,917		\$32,353	
<i>Source: US Census Bureau/BAO</i>				

The data in table E-6 shows that the Town of Holly Hill has a higher percentage of households that fall into the lowest income brackets than that of the County. Also, the median income for Holly Hill is lower than that of the County. Both Orangeburg County and Holly Hill are below the State's median household income of \$44, 779.

Education

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

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

The data presented in this section relies on statistics from various sources such as "SC Department of Education," "SC Statistical Abstract," "SC Department of Employment and Workforce," and the 2010 US Census Bureau. Table E-7 compares the historical level of educational attainment from the 2000 and 2010 Census reports for the citizens of Holly Hill and the County.

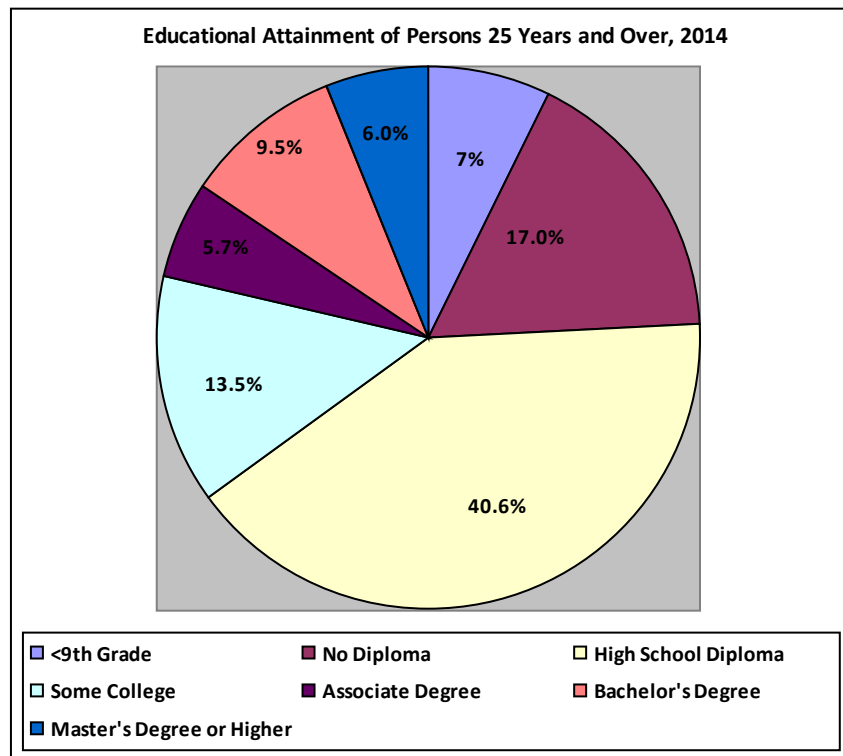
Additionally, 2016 estimates are provided to give a sense of the most recent educational attainment levels for the town.

	Town of Holly Hill			% Change (2000-2016)	Orangeburg County			% Change (2000-2016)
	2000	2010	2016		2000	2010	2016	
<i>Total</i>	898	861	873	-2.7%	57,037	59,136	60,766	6.50%
< 9th Grade	63	69	62	-2%	5,776	4,376	4,497	-22.10%
High School								
No Diploma	153	119	151	-1%	10,487	9,107	8,446	-19.40%
Graduate	223	285	355	59%	17,995	22,058	22,848	27%
College								
Some, no degree	209	182	118	-43%	9,760	9,521	10,087	3.30%
Associate Degree	55	19	50	-9%	3,731	4,139	4,254	14.01%
Bachelor's Degree	116	136	83	-28%	5,659	5,736	6,259	11%
Master's Degree or Higher	79	51	54	-32%	3,629	4,139	4,436	22.20%

Source: US Census Bureau/BAO

Both the Town of Holly Hill and Orangeburg County show a decline in the number of persons with an educational attainment of less than 9th grade between 2000 and 2016. For those persons 25 and over graduating high school, the town saw an increase. However, the town experienced a decrease in those who opted to continue on to college or higher education.

The following chart illustrates the educational attainment levels of persons 25 years and over for the 2016 estimated year for the Town of Holly Hill.



The Town of Holly Hill’s school aged children are served by Orangeburg Consolidated School District Three (OCSD3), which is comprised of one high school (Lake Marion High and Technology Center), one middle school (Holly Hill-Roberts), one Pre-K through eight school (Holly Hill Elementary), and three elementary schools (Holly Hill, St James-Gaillard, and Vance-Providence). OCSD3 serves approximately 3,000 students as of the 2016-2017 school year.

The 2015 SC Annual District Report Card for OCSD3, grades Pr-K through 12, shows a student enrollment of 2,958 and an overall performance of average. An average performance rating means that the District meets the standards for progress toward the 2020 SC Performance Vision. The Vision being that by 2020 all students will graduate with the knowledge and skills necessary to compete successfully in the global economy, participate in a democratic society and contribute positively as members of families and communities. (Source: SC State Department of Education 2014 OCSD3 Annual Report Card)

The 2015 SC Palmetto Assessment of State Standards (SCPASS) is a statewide assessment administered to students in grades four through eight. All students in these grade levels are required to take the SCPASS except those who qualify for the SC Alternate Assessment. SCPASS includes tests in two subjects: science and social studies.

The High School Assessment Program (HSAP) is no longer a requirement for students as of 2015, which was an end of the year exit examination required to earn a South Carolina high school diploma. The End-of-Course Examination Program (EOCEP) provides tests in high school core courses and for courses taken in middle school for high school credit. The EOCEP tests in Algebra1/Math for the Technologies2; English 1; US History and the Constitution; and Biology 1/Applied Biology 2.

The charts below depict the 2015 SCPASS test scores in Science and Social Studies for Orangeburg County School District 3 (OCSD3), reported by the SC State Department of Education.

Science								Social Studies							
Grade	A	B	C	D	E	F	G	Grade	A	B	C	D	E	F	G
4	220	50.0	47.7	2.3	50.0	595.4	43.8	4	218	34.9	56.4	8.7	65.1	615.1	34.8
5	199	59.3	34.2	6.5	40.7	594.8	49.5	5	199	48.2	38.2	13.6	51.8	606.4	46.1
6	204	69.1	28.4	2.5	30.9	582.3	40.9	6	204	53.9	39.7	6.4	46.1	603.7	38.6
7	218	48.2	40.8	11.0	51.8	605.3	50.8	7	218	57.3	29.8	12.8	42.7	599.7	39.2
8	209	61.2	26.8	12.0	38.8	594.6	42.8	8	207	52.2	32.9	15.0	47.8	604.9	43.4

- A. Number of Students tested
- C. Percentage of Students Scoring “Met”
- E. Percentage of Students Scoring “Met” or “Exemplary”
- G. Standard Deviation for the group of students

- B. Percentage of Students Scoring “Not Met”
- D. Percentage of Students Scoring “Exemplary”
- F. Mean score for the total group of students

The chart below shows the EOCEP 2015 test scores by course for the OCSD3 high school students. The mean score range for all courses was a scale between 70 to 74, or a grade equivalent of C to D. The failure rate for all tests taken by course ranged from 30% to 47%. The District should strive to meet the goal of student academic achievement and provide support at all schools to ensure the students are receiving a quality education.

Test ID	Number Tested	Mean	SD	pcta	pctb	pctc	pctd	pctf	Year
1	211	74.6	8.6	2.4	11.8	24.6	30.8	30.3	2015
2	244	72.7	12.9	8.2	11.9	16.8	20.1	43.0	2015
3	236	71.7	11.3	5.5	6.8	17.4	25.0	45.3	2015
5	179	70.0	7.8	0.6	3.4	14.5	34.1	47.5	2015
1 = Algebra 1 / Mathematics for the Technologies 2 2 = Biology 1 / Applied Biology 2 3 = English 1 4 = Physical Science (NA) 5 = U.S. History and the Constitution									
Test ID	EOCEP Letter-Grade-Equivalent and Scale Score Range Correspondence								
Number Tested	Number of test takers								
Mean	Scale score mean								
SD	Scale score standard deviation								
pcta	% of test takers scoring A								
pctb	% of test takers scoring B								
pctc	% of test takers scoring C								
pctd	% of test takers scoring D								
pctf	% of test takers scoring F								
Year	Test administration year. (Ex. The value '2015' denotes the 2015-16 administration.)								

EOCEP Letter-Grade-Equivalent and Scale Score Range Correspondence	
Letter-Grade Equivalent	Scale Score Range
A	93-100
B	85-92
C	77-84
D	70-76
F	0-69

B. ECONOMIC ELEMENT NEEDS AND GOALS

The level of economic activity and new development in an area is a primary contributing factor to the level of growth and the amount of revenue available to a unit of government. With increased revenue, the government entity has the opportunity to improve services, which improve quality of life and in turn can facilitate additional growth. The Town of Holly Hill should strive to achieve and maintain economic resilience.

Holly Hill will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for local government services and facilities.

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

- Support programs that will help improve per capita and household incomes in the area;
- Work with local schools in order to build a reliable workforce by increasing the educational level of its citizens and support efforts of vocational and technical college opportunities;

- Support existing industries, encouraging new business start-ups, including small business enterprises and attracting new targeted sectors to the region;
- Foster a stable and competitive business climate; and
- Avoid land use conflicts between industrial development and preservation of prime farm land.

C. ECONOMIC ELEMENT IMPLEMENTATION STRATEGIES

Suggested policies for the implementation of these goals include:

- 2.1** Place a high priority on projects that will generate and attract private sector employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan.
- 2.2** Strive to attract and retain clean, safe and high paying industries to the town.
- 2.3** Establish and support a close working relationship between the town, county, regional and state economic developers and area education providers.
- 2.4** Continue to support and encourage infrastructure improvements that will improve the quality of life and attract new businesses and industries.
- 2.5** Nurture existing businesses as well as providing incentives for new businesses by communication of local events and activities.
- 2.6** Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce.
- 2.7** Encourage renovation and re-use of vacant industrial and commercial properties.
- 2.8** Encourage the operation of small, independent businesses.
- 2.9** Explore the opportunity for an alternative to the traditional public school system (i.e. charter school, technology/vocational schools, magnum schools, and virtual schools).

Chapter Three: Natural Resources Element

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

Natural resources are included in this Plan because of: their significant contribution to the character and quality of life in Holly Hill and the region; their local value; their ability to attract new residents; and because South Carolina State Planning Law requires that a Natural Resources Element be included in the Comprehensive Plan. As a steward of natural resources, the Town has a responsibility to coordinate with other jurisdictions and agencies to minimize the impacts of growth on the natural environment.

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

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

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

A. BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

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

Holly Hill is located in the southeast corner of Orangeburg County. It is accessible by US 176 (Old State Road), which runs in an east-west direction through the middle of Town. Access is also available from I-26, via SC 453 (Eutaw Road).

Orangeburg County is the second largest county in land area in the south central part of the State of South Carolina. The area comprises over 1,100 square miles. Great natural resources exist within the 224 mile boundary of Orangeburg County. It is located in three Coastal Plain provinces. Holly Hill is situated in the largest of the three, the Atlantic Coast Flatwoods, which comprises about 54% of the County.

The County is witnessing increasing development. Most of this development is occurring in the suburban areas near the towns and has not yet spoiled the natural beauty of the rural areas of the county. It is in these rural areas that the natural resources are most evident.

Climate

The Town of Holly Hill is located in the southeastern part of Orangeburg County. The climate of Holly Hill is typical of southeastern areas in that it has a humid subtropical climate, characterized by ample rainfall, mild winters and hot summers. The climate is suitable for many agricultural, economical and recreational endeavors.

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

Source: National Oceanic and Atmospheric Administration (NOAA)

In Orangeburg County, declarations of drought occur frequently. Agricultural production has been affected in the past by the lack of rain and extremely high temperatures. Particularly in the summer months, the range for drought in the region is abnormally dry to severely dry. Statistics provided by the SC State Climate Office makes it safe to assume that Orangeburg County experiences periods of moderate drought throughout the year. As of July 8, 2016, Orangeburg County's drought status has been incipient. Source: SC State Climatology Office

Topography

When traveling throughout Orangeburg County, the nature of the land changes dramatically from the western part to the eastern end of the county. The County lies within three land resource areas, where climate, soil conditions, vegetation, and land use are similar. Orangeburg County is part of the Georgia-Carolina Sand Hill area, the Southern Coastal Plain, and Atlantic Coast Flatwood area. The Georgia-Carolina Sand Hill extends across the northern portion of the county. The area tends to be mostly forest and pasture land. The Southern Coastal Plain occupies the north and central sections of the county. The Atlantic Coast Flatwood area occupies most of the southern half of the county. The area is used primarily for woodlands, crops, and pasture, and is well suited for farming.

The Town of Holly Hill is within the geological division area called the Aiken Plateau, an upland plain with steep sided valleys. Holly Hill's terrain is gently rolling, yielding few impediments to urban or agricultural development. The land resource area contains shallow valleys and meandering stream channels. The area is characterized by low relief, with a few localized areas having wetlands, flatlands and steep hills. The elevation ranges is 250 to 450 feet. Orangeburg County contains what are commonly called "Carolina Bays" which are thought to have been caused by meteorite impacts or cave-ins from underground water movements. These Carolina Bays are scattered about the state.

Water Resources

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

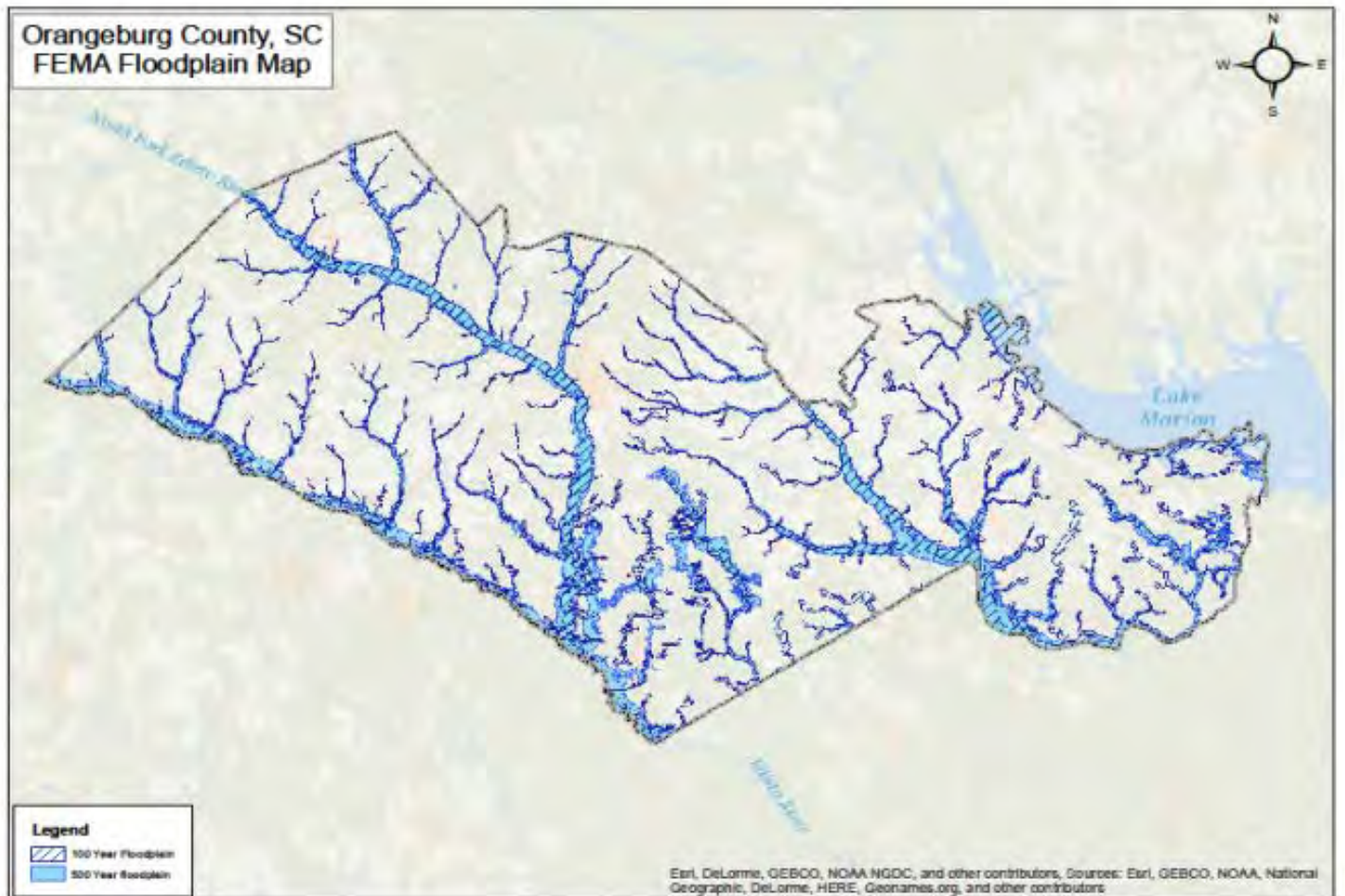
The McBean-Warley Hill formation underlies the northeastern third of the County. It is the most productive aquifer in Orangeburg County. The formation generally has fairly high yields. Six-inch wells drilled into the formation report ranges from 50 to 400 gallons of water per minute, with an average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

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

Floodplains are another important natural resource in Orangeburg County. They perform vital natural functions such as temporary storage of floodwaters, moderation of peak flood flows, maintenance of water quality, groundwater recharge, the prevention of erosion, a habitat for diverse natural wildlife populations, recreational opportunities, and aesthetic quality. Flooding in the County is primarily due to intense severe thunderstorm activity and the effects of hurricanes and tropical storm events from the coastal area. The Federal Emergency Management Agency (FEMA) has determined areas subject to flooding in the County. The floodplain mapping study depicting the flood risks for Orangeburg County was submitted in June 2015. The primary risks classifications used were the 1- percent annual chance flood event, the 0.2 percent annual chance flood event, and areas of minimal flood risk.

Holly Hill has experienced severe flooding within the town causing damage to businesses, homes and the road infrastructure. It is critical that town, county and state leaders coordinate to evaluate the problem, and initiate strategies for mitigation efforts. At a minimum, the town should conduct a study on the storm drainage flow in the community. On the following page is a map illustrating the floodplain for Orangeburg County.

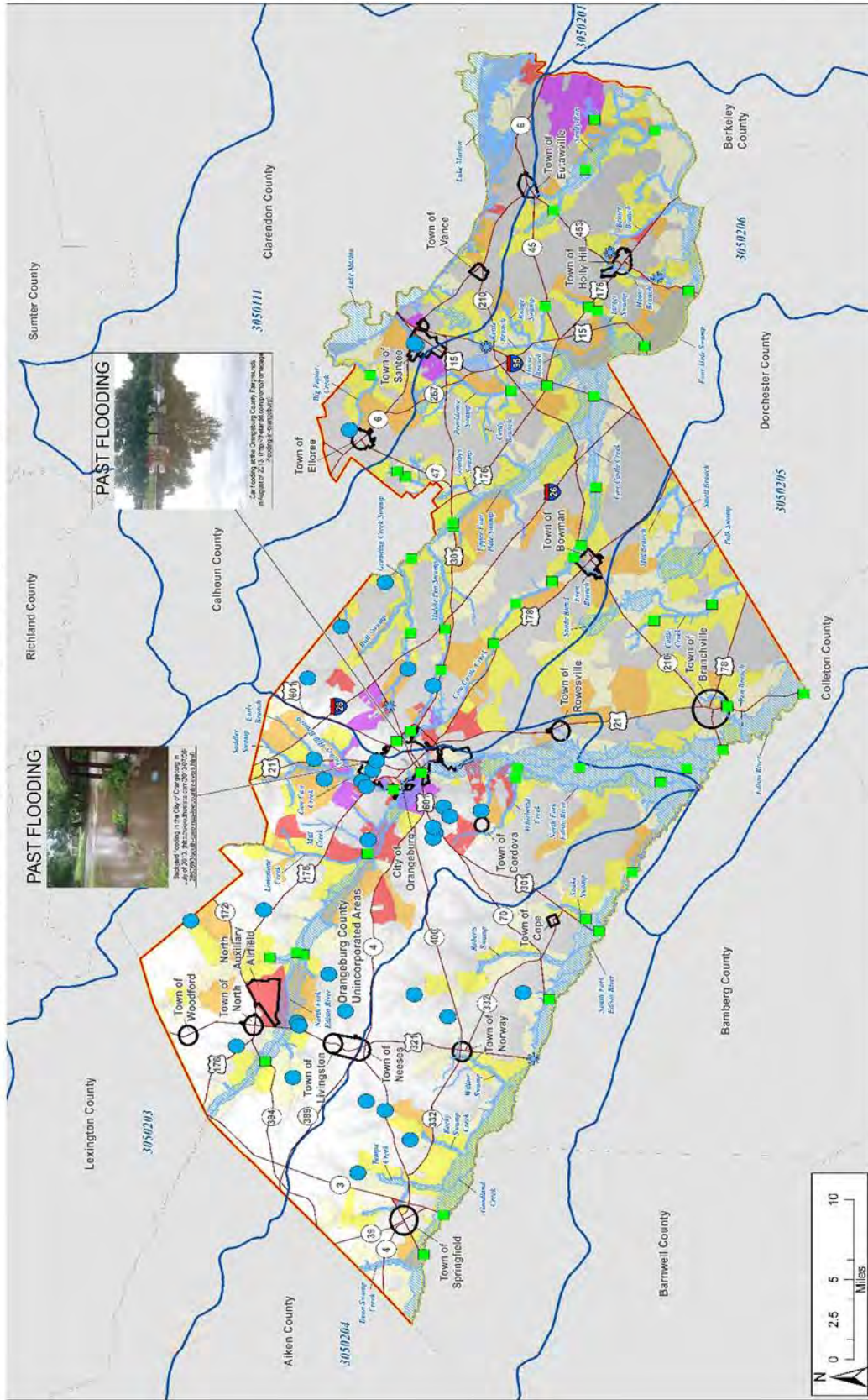
Map NR-1: Orangeburg County FEMA Floodplains



In 2012, the United States Congress passed the Biggert-Waters Flood Reform Act of 2012, which mandated changes to FEMA policies, as well as the National Flood Insurance Program (NFIP). These changes most significantly impact local flood insurance rates. To attempt to mitigate not only high flood insurance costs but also the impacts of future hazards, Orangeburg County continuously works with local government entities to create and implement the *Orangeburg County Hazard Mitigation Plan (HMP)*. The plan was originally adopted in 2005, and updates occur every five years to ensure the plan is relevant. The County is currently in the process of conducting 5-year updates to the HMP. All 17 municipalities within Orangeburg County have adopted the Hazard Mitigation Plan, and this collaboration ensures that all communities within the County agree to implement the strategies set forth in the Plan.

The risk assessment and planning map reflects flood data and areas of flood risk. On the following page is the flood risk map for Orangeburg County, as developed by FEMA and SCDNR.

Flood Risk Map: Orangeburg County, SC



Risk Mapping, Assessment, and Planning (Risk MAP)
FRM FLOOD RISK MAP
 ORANGEBURG COUNTY, SC
 HUC-3 Watersheds: 3050201, 3050203, 3050204, 3050205, 3040206, and 3050111.

For more information or data used for this map, visit: www.floodmaps.sc.gov
 Orangeburg County Flood Risk Database and Flood Risk Report.

RELEASE DATE: 7/9/2015



MAP SYMBOLOGY

Flood Data	Base Data	Flood Risk	Areas of Mitigation Interest
<ul style="list-style-type: none"> Watershed Boundary Study Area New SPHA Streams 	<ul style="list-style-type: none"> Corporate Units Major Roads 	<ul style="list-style-type: none"> Very Low Low Medium High Very High 	<ul style="list-style-type: none"> Dams Non-Level Embankments Streamflow Constrictors

Wetlands

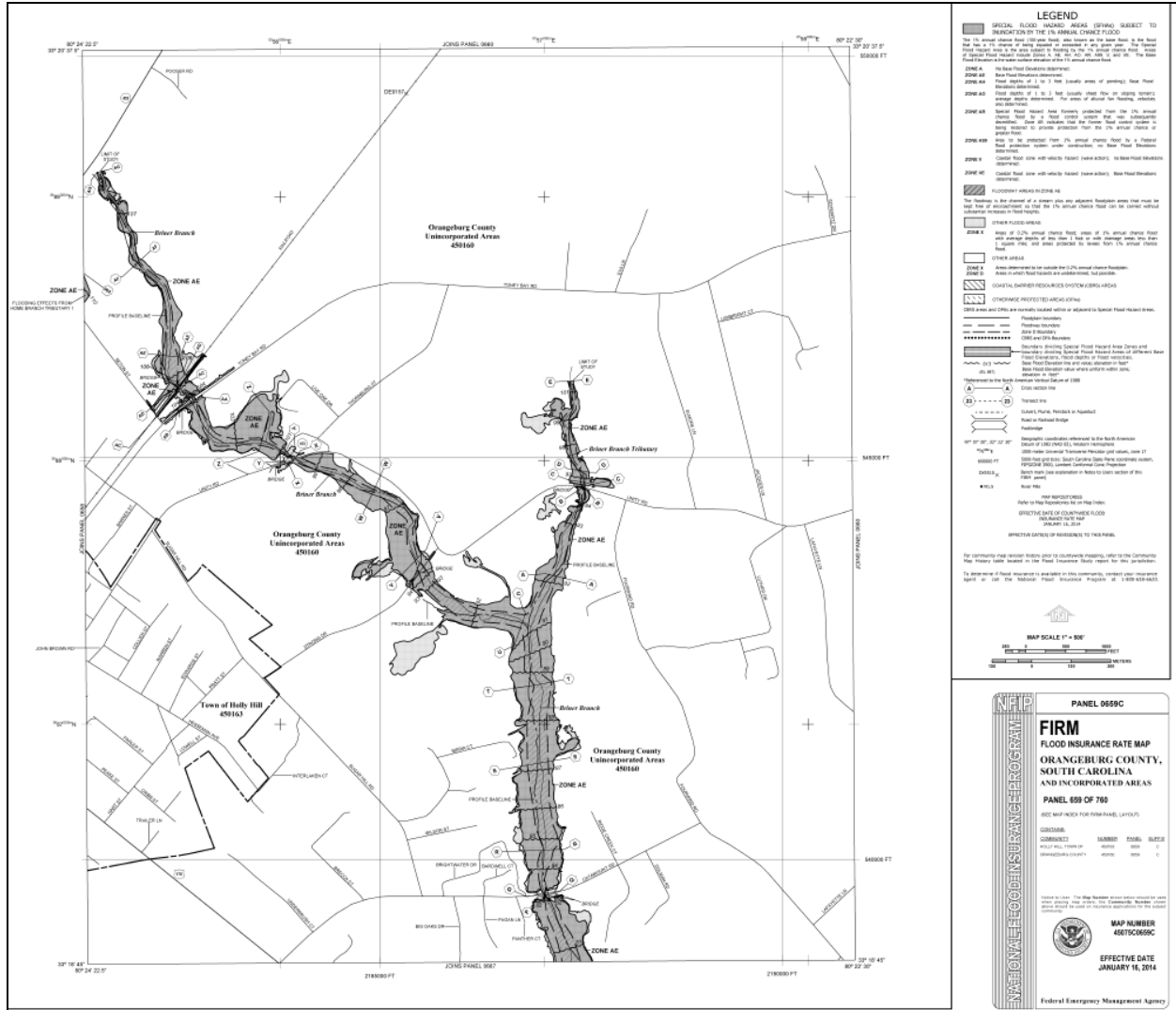
The term wetlands means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are considered by the state and federal governments to be important to the public interest. As such, they are protected by state and federal laws. Prerequisite to the development of such lands is a “jurisdictional determination” by the U.S. Corps of Engineers.

The extent to which wetlands are found in the Town of Holly Hill is relatively small, although characteristically wet soil is prevalent throughout. The only documented wetlands are found in the flood plain paralleling Home Branch, south of US 176, and a much smaller undeveloped area in the southwest corner of town. However, wetlands abound outside the town limits, particularly to the south, toward Four Hole Swamp.

The image below shows the extent of the wetland areas within and around Holly Hill. These areas provide for an extensive plant and wildlife habitat. Plant and animal habitats include the entire county, and are found in a wide range of environments from the urban developed area to the agricultural and forestlands, and wetlands. Wetland areas not only provide for a great diversity of wildlife and plant habitat, but also provide flood control and nourish the water supply. Efforts should be made to protect these sensitive areas from any intrusive development activities. Holly Hill should give consideration in establishing protected areas to ensure that these lands are conserved for green space and recreational purposes for the enjoyment of all.





Soil Characteristics

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

The Town of Holly Hill is built principally on Goldsboro, Lynchburg, Noboco, Rains, and Coxville soils. Also, a large essentially undeveloped line of Mouzon soils runs through part of the community. Each of these soils is characteristically wet, posing severe building site limitations.

While it is possible to develop these soils, the development of Mouzon soils paralleling Home Branch should be avoided as these soils support the floodway responsible for draining much of the community.

Farmland Soils

Productive soils generally predominate over large areas in Orangeburg County, providing expansive areas suitable for agriculture. From the USDA *Soil Survey of Orangeburg County, SC 1988*, 37% of Orangeburg County's land area was farmland soils, categorized by the United States Department of Agriculture as prime farmland, state-wide significant soils, or unique soils. Prime farmland soils are best suited for the production of food, feed, forage, fiber and oilseed crops. Prime farmland soils produce the highest yields and require minimal inputs of energy and economic resources. Farming from these soils results in the least damage to the environment. This farmland is throughout the county, but most is in the eastern part. Overall, the suitability of the soils in Orangeburg County for increased production of food is good, and in general, the soils that are well suited to crops and pasture are also well suited to urban development.

The County should exercise extreme caution when planning for future development, as to not exhaust these areas of land identified as prime farmland. The Orangeburg County Soil and Water Conservation District's mission is to provide local leadership to implement programs that protect, restore or improve the natural resources of the county. Continued support and collaborative efforts should be maintained with this entity.

Air Quality

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

The *Clean Air Act* established two types of national air quality standards. Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against visibility impairment and damage to animals, crops, vegetation, and buildings. EPA has set NAAQS for six principal pollutants, which are called "criteria" pollutants. The *Clean Air Act* requires EPA to review scientific information and standards for each pollutant every five years. In 2008, EPA set new standards for ozone pollution, called primary 8-hour ozone standards that reflect new scientific evidence regarding ozone and its effects on public health and the environment. The new standards set the ozone limit at a maximum of 0.075 parts per million.

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

Nonattainment of NAAQS has serious implications including:

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

More information about air monitoring and the ambient air network monitoring plan can be found on SCDHEC's website: www.scdhec.gov/HomeAndEnvironment/Air/AmbientAir/.

Educational and Recreational

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

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

- ***Santee Cooper Lakes (Lake Marion and Lake Moultrie)*** – The Lakes offer 315 miles of shoreline along Lake Marion alone. The lakes offer numerous opportunities for outdoor recreation including fishing, boating and camping.
- ***Edisto River*** – The North Fork of the Edisto River runs through Orangeburg County and is only passable by canoe or kayak. The Edisto River is one of the few remaining black water stream systems in the United States that is still in good ecological condition, and is one of the longest free-flowing black water rivers in North America, flowing over 250 meandering miles.
- ***Friends of the Edisto (FRED)*** – The mission of FRED is to protect and enhance the natural and cultural character and resources of the Edisto River Basin through conservation and responsible use.
- ***Edisto Memorial Gardens*** – First established in the 1920’s and dedicated to Confederate soldiers, the gardens started on just five acres of land. Since then, the gardens have grown to encompass 175 acres and showcase azaleas, camellias, roses and centuries-old cypress trees.
- ***Golfing*** – There are numerous locations and opportunities for golfing in the eastern Orangeburg County area.
- ***Orangeburg National Fish Hatchery*** – Provides for the statutory mitigation and restoration of fish for Federal water projects in South Carolina and the Southeast region. The Orangeburg NFH provides environmental education and outreach to students and the general public.
- ***Parks*** – There are two community parks: Gilmore Park and Francis Folk Park. Gilmore Park is situated on approximately seven acres in the southwest section of town, on Park Circle. It contains three tennis courts, Lions Club building, walking track, a grill, picnic tables, playground equipment, restrooms and large open space.



Francis Folk Park is located on a five acre tract just outside of Town on Unity Road. It contains a baseball field, basketball court, picnic shelters, concession stand, playground equipment and a community center.



B. NATURAL RESOURCES ELEMENT NEEDS AND GOALS

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

The primary goal for the Town of Holly Hill is to promote the protection and preservation of natural and scenic areas within and around the area. Actions will be taken to mitigate any potential negative impacts of growth and development, and enhanced, where appropriate.

Specifically, the Town should conserve and responsibly utilize its natural resources by providing for land development and zoning regulations that:

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

- Respect and manage natural resources through conservation of intact natural environments and restoration of disturbed natural environments. Natural resources include water resources such as rivers, lakes, creeks, and aquifers; wetlands; Carolina Bays; riparian corridors; native plants and wildlife; and significant scenic areas.
- Strive for cleaner air and water, and support policies and programs that will foster energy and water conservation, stormwater management, and reduced solid waste generation.
- Increase the number of beautification projects in the town that help to accentuate the abundant natural resources in the area.
- Promote the health and well being of the citizens of Holly Hill, and increase their quality of life and enjoyment in having attractive natural resources and recreational opportunities afforded to them.

C. NATURAL RESOURCES ELEMENT IMPLEMENTATION STRATEGIES

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

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

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

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

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

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

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

3.7 Promote sustainable, low impact development practices including but not limited to stormwater management, maintenance of vegetative cover, buffers and setbacks, and conservation set-asides in development plans and the Zoning Ordinance.

06/04/2018

3.8 Continue to comply with state and federal regulations as related to the management and protection of floodplains and wetland areas.

Chapter Four: Historic and Cultural Resources Element

The Historic and Cultural Resources Element of the Comprehensive Plan relates to historically significant sites and cultural resources in the Town of Holly Hill and the surrounding area. This portion of the plan is designed to inventory these resources in order to determine ways to preserve them. There should be a recognized need for more public awareness of the importance of history and natural beauty to the quality of life in Holly Hill, appreciated by both residents and visitors. The recognition and appreciation of the Town's historic legacy is not just an issue of historic preservation, but a key contributor to the local economy. A vision for Holly Hill should be a call for the preservation of rural community character, cultural resources and traditional lifestyles, while enhancing and promoting those resources.

HISTORY

Orangeburg County

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

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

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

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

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

The Town of Holly Hill

The Town of Holly Hill was chartered by the State of South Carolina December 19, 1887. The town limits extended one-half mile in every direction from the present post office as a center. The name is said to have originated from the presence of Holly trees and small hills in the area. The construction of a state road between Charleston and Columbia is credited as giving birth to the community, but it was not until the entry of the railroad in 1886 that the point of the town was settled at the crossing of the railroad and the state road. Before the railroad was completed, two stores had been built. A third was erected in 1886, and the original post office relocated therein.

The community did not receive its first industry until 1890. A turpentine still was built about where the water tower stands, and the vast pine forests in the community were tapped for sap to be processed. The industry was operated by J.M. Owens who had a store building on the corner opposite the factory, where today a cottage stands.

A. INVENTORY

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

- The State Historic Preservation Office;
- The SC Institute of Archaeology and Anthropology;
- The National Trust for Historic Preservation;
- The Orangeburg County Historical Society
- The Orangeburgh German-Swiss Genealogical Society

The Town of Holly Hill has an abundance of historic and culturally significant places. Listed below are those significant sites by category.

Buildings/Sites

- ***A.B. Bennet Home*** – Eutaw Road (Hwy. 453)
- ***B.R. Bennet Home*** – Home of Astronaut, Frank L. Culberston, Jr. Eutaw Road (hwy. 453)
- ***Bull Home*** – Camden Road (Hwy 310) Vance, SC

- ***Camden Fork Plantation*** – Intersection of Camden Road (Hwy 310) and US 176
- ***Dantzler Plantation*** – Also known as Four Hole Plantation House. Constructed ca. 1846-50 is a mid-nineteenth-century Greek Revival style. Was added to national register on March 1, 2007. Located at 2755 Vance Road.
- ***Holly Hill Depot*** – c. 1921, was built on the sites of two previous depots that dates back to 1886. The railroad defined the location for the town’s business section and it was responsible for the town’s growth and founding in 1887. Today the historic Depot is used as a community civic center. Located on the side of the tracks in the middle of Holly Hill on the Old State Road (U.S. 176).



- ***The Holly Tree*** – In 1886, on the edge of the sidewalk, a young holly tree was growing in front of the general merchandise store. On January 23, 1957, too frail to remain any longer, it was taken down. Approximately 50 feet high and 17 inches in diameter, its age was estimated to be about 98 years. A replacement for this tree was planted as part of South Carolina’s Tri-Centennial celebration in 1970.
- ***Jeffer’s Home*** – Old State Road (US 176)
- ***McCoy Home*** – McCoy Curve on Boyer Road
- ***Russell Home*** Aka Camellia Manor– This 4200 square foot traditional style plantation home is located at 2729 Camden Road (Hwy 310). Camellia Manor hosts many special events such as luncheons, networking events, weddings, reunions, birthdays, anniversaries and private dinners.
- ***Well’s Home*** – Peak Street
- ***Wiggins Home*** – State Street and Camden Road (Hwy 310)
- ***Godfrey’s Home*** – Well’s Crossing
- ***Lisbon’s Home*** – Unity Road
- ***Way’s Home*** – Gum Street

Area Roads

Bunch Ford Road (SC 314) at its intersection with US 15 is a stone marker with this historic road's legend. Bunch Ford Road connects to Eutaw Road (SC 453) which leads to historic Eutawville.

Target Road (Orangeburg County Rd. S.38-64) lead to Target Church and ran the length of historic Target Community, and paralleled Four Holes Swamp. It connected the area to Pecks (Boyer) to cross Briner Branch and on to Wassamasaw Swamp and Charleston.

Old State Road (U.S. 176) is Holly Hill's main business thoroughfare. It is the Old Cherokee Indian Train that ran from the mountains through the Midlands to connect to the seaport of Charleston.

Camden Road (SC 310) was programmed for construction by the State in 1825 for a straight road of more than six miles to connect Vance's ferry on the Santee River to the State Road (U.S. 176).

Churches

There are numerous churches in the Town of Holly Hill and in the area outside the town. Churches are the heart and soul of the community, and were often used not only as a place of worship, but also as a gathering place for social and community activities. Below is a listing of some of the area churches.

- Bethany Christian Church
- Bethel AME Church
- Bethlehem Methodist Church
- Briner Christian Church
- Corinth Baptist Church
- First Baptist Church
- Holly Hill United Methodist Church



- Hill Zion Baptist
- Lovely Hill Missionary Baptist Church

- New Way (currently being built)
- Providence Methodist Church – NR 9/25/09
- Refuge Temple Holly Hill



- St. Anne’s Catholic Church – 1927 *originally located in Holly Hill, but congregation has relocated to Santee on State Park Road.
- Target AME
- Target United Methodist Church
- The Greater Target AME Church
- The Greater Unity AME Church

Cemeteries

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

- Bethany-Breland Cemetery
- Bethlehem Southern Methodist Cemetery
- Black Creek United Methodist Cemetery
- Briner Cemetery
- Bull Dantzler Family Cemetery
- Collier Family Cemetery
- Eleventh Hour Baptist Cemetery
- Greater Life Tabernacle
- Greater Target/Bethel Cemetery
- Hart Graveyard
- Hill Zion Baptist Cemetery

- Holly Hill Cemetery
- Holly Hill First Pentecostal Holiness
- Gleaton-Fogle-Corbett Family Cemetery
- Kingdom Hall of Jehovah’s Witness Cemetery
- Miracle Faith Temple United Church of God Cemetery
- Moses Thomson Family Cemetery
- Mount Olive AME Cemetery
- Murchey’s Landing Cemetery
- New Galilee Christian Church Cemetery
- New Hope Baptist Church Cemetery
- New Jerusalem Baptist Church Cemetery
- Old Providence Cemetery (AKA Dantzler and Shuler Family Cemetery)
- Platt Family Cemetery
- Providence United Methodist Cemetery
- Shingler Family Cemetery
- Target United Methodist Church Cemetery
- Union Hill Baptist Church Cemetery
- Unity AME Church Cemetery
- Vance Thompson Family Cemetery
- Ward Cemetery
- Word of Faith Christian Center Cemetery

Notable Residents: Past and Present

- Frank Culbertson, Jr. – Former NASA Astronaut
- Willie Randolph – Former Major League Baseball player
- Brett Gardner – New York Yankees left fielder
- Eddie Sweat – Groom to U.S. Triple Crown winner Secretariat

Cultural and Recreational

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

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

Various cultural and recreational opportunities around the County include:

Edisto Memorial Gardens – Located on U.S. Highway 301 in Orangeburg where a marker relates the story of less than six hundred confederate soldiers defending the Edisto River Bridge in 1865. Occupying rifle pits located where the gardens are now, these soldiers temporarily halted the

advance of the Union Army. On February 12, 1865, outflanked by a much larger force, these defenders were compelled to withdraw for Columbia. Early in the 1920's, the first azaleas were planted on a five-acre plot of cleared land near the river. A city playground was built nearby in 1922. A greenhouse and nursery facility was added in 1947, and to extend the season of beauty, a rose garden was planted in 1951. The Edisto Memorial Gardens now cover 110 acres of azaleas, camellias, roses, and other flowering trees and plants among giant oak, centuries-old cypress, and many other varieties of native trees.

Branchville Railroad Shrine and Museum - Home of the oldest railroad junction in the world, the museum is located beside the railroad tracks on U.S. Highway 21. From early spring until September the museum is open Sunday afternoons and by appointment at other times.

I.P. Stanback Museum/Planetarium - The museum and planetarium occupy a 16,000 square foot structure on the South Carolina State University campus in Orangeburg. The main gallery houses all types of art and a 40-foot high dome planetarium for star-gazers.

Eutaw Springs Battlefield - A monument on Highway 6 in Eutaw Springs designates this historical site as one of the bloodiest battles of the American Revolution. It was the last major Revolutionary Battle in South Carolina (September 8, 1781).

Orangeburg National Fish Hatchery - The U.S. Fish and Wildlife Service operates the hatchery which produces a number of species, including striped bass, red drum, blue catfish, channel catfish and redbreast sunfish. The Hatchery also produces Atlantic and shortnose sturgeon for stocking lakes and streams throughout the southeast. Visitors are welcome and special group tours may be arranged. Located south of Orangeburg, the hatchery is open weekdays from 8:00 a.m. until 3:30 p.m.

Other opportunities for cultural and recreational activities include:

- **Orangeburg County Library System/Holly Hill Branch**
- **Orangeburg County Aquatic Center/YMCA**
- **Elloree Heritage Museum and Cultural Center**
- **Santee State Park**
- **Santee Water Park**
- **Folk Park**
- **Gilmore Park**
- **Dantzler Park**

The Arts

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

Golf

There are many opportunities for golf around the Holly Hill area.

Santee National Golf Club, in Santee at 8636 Old Hwy 6

Lake Marion Golf Club, in Santee at 9069 Old Hwy 6

Santee Cooper Country Club, in Santee at 630 Santee Dr.

Calhoun Country Club, in St. Matthews at 200 Country Club Rd.

Elloree Golf Club, in Elloree at 9159 Old State Rd.

Hillcrest Golf Club, in Orangeburg at 1280 State A&M Rd.

Holly Hill Golf Club, is a 9-hole, par 36 course. Established in 1957, this golf course has a golf pro shop, two hard surface tennis courts, an outdoor swimming pool, club house, and full service snack bar and lounge.

Foxboro Golf Club, in Summerton at 8377 Wash Davis Rd.

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

Camping

There are several camping opportunities for the outdoor enthusiast in the area:

Santee State Park, located in Santee has two campground sites: the 50-site Cypress View campground sits on the west side of the park, and the Lakeshore Campground, with 108 sites, is located on the east side of the park. Each site is packed with sand and has individual water and electrical hookups and a picnic table. Both campgrounds are convenient to restroom facilities with hot showers. Many of the sites accommodate RVs up to 40 feet.

Stumphole Landing and Campground, has 20 available sites with full hookups, picnic tables, and boat dock.

Santee Lakes Campground, located in Summerton has 200 sites. The facilities include restrooms, large swimming pool, sand beach, playground, fishing pier, boat ramp, and a game room.

Additionally there are many privately owned lakefront RV parks, lake access points and restaurants.

Festivals and Tournaments

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

The Town of Holly Hill holds the following annual event:

- Holly Hill Christmas Festival in December

Parades

Parades gather the community together, and are a special event where everyone belongs and has a role. This includes the spectators, who can reinforce the sense of community and pride. There are several parades throughout the year in Holly Hill. As part of the Christmas Festival a parade is held where local businesses and other approved entries participate, and the Lake Marion Marching Gators perform. A local neighborhood Fourth of July parade is organized by a small grassroots group, where participants can walk, bike, ride in wagons, and golf carts, but no cars are allowed. The parade takes place along Bennett Circle. There is also a Martin Luther King Jr. Parade that takes place along Peake Street.

Clubs and Organizations

The Town of Holly Hill and Orangeburg County offer a variety of cultural resources for residents and visitors to enjoy. Some of the many resources include clubs and fraternal organizations such as Garden Clubs, Book Club, Masonic Temple, Elks, Masonic Temple Eastern Star, Lions Club VFW and civic clubs, Knights of Pythias (KP), Pythian Sisters, Kiwanis Club, Red Hats Society, Rotary in Santee, Shriners, Boys and Girls Club, Daughters of Isis, and AA

B. HISTORIC AND CULTURAL RESOURCES ELEMENT NEEDS AND GOALS

This inventory section of the Historic and Cultural Resources Element focused on the existing historic resources and cultural amenities in the Town of Holly Hill and the surrounding area. This section will suggest methods of sustaining existing resources as well as possible needed improvements based on the results of the previous section.

The goal of this element is to maintain and enhance the economic viability of historic structures and sites in the community in order to increase the quality of life and enjoyment for the citizens of Holly Hill. Additional goals include:

- Improve the aesthetic appeal and commercial viability of historic resources through historic preservation and adaptive reuse.
- Promote cultural activities in the Town and County through the development of a recognizable character for Holly Hill.

C. HISTORIC AND CULTURAL RESOURCES ELEMENT IMPLEMENTATION STRATEGIES

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

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

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

4.3 Work with the State Historic Preservation Office (SHPO) to submit applications for eligible

properties and districts to the National Register of Historic Places.

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

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

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

4.7 Plan and organize more festivals and events in the Town, such as a Golf Tournament and Spring Festival.

Chapter Five: Community Facilities Element

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

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

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

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

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

- Water and Sewer Service
- Parks and Recreation
- Fire Protection
- Public Safety Services including Emergency Medical Services (EMS), the Orangeburg County Sheriff's Office, and the Orangeburg County Emergency Management Division
- Solid Waste Collection and Disposal
- School District
- Public Library
- Government Facilities.

A. INVENTORY

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

Water, Water Treatment, and Associated Services

The Holly Hill Public Works Department provides water and sewer services to approximately 745 customers, serving an approximate population of 1,277 people. Water for the Holly Hill Water System is supplied by three (3) wells, a 500,000 gallon water tank, and provides comprehensive water line coverage throughout the town. Average monthly consumption is about 5,000,000 gallons. The Town of Holly Hill's water system consists of approximately 27 miles of ½" to 10" water mains that provide groundwater from three (3) wells and one (1) elevated storage tank. The system's storage capacity is approximately 500,000 gallons. The average daily demand for the year is approximately 150,000 gallons per day. However, during peak periods such as July and August, demand may see an increase to 180,000 gallons per day. The main source of water comes from the three wells and the elevated tank.

The *2015 Annual Drinking Water Quality Report* provided by SCDHEC reports that Holly Hill's water system had no violations. The drinking water met or exceeded all Federal and State requirements.

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



Sewage Facilities and Services

The Town of Holly Hill provides sewer service to approximately 636 customers located inside and 23 outside of the town limits. The town's sewer system currently has a normal daily inflow of approximately 226,000 gallons and is permitted to treat as much as one million gallons per day. Average usage is about one-half capacity or 108,000 GPD, giving the Town excess sewerage treatment capacity of about 108,000 GPD.

During heavy rains, infiltration can nearly equal the amount of use. Sewer line improvements over the years have reduced infiltration, but it still remains a problem. As a result, the sewer treatment plant is working less than efficiently.

Below is a map of Holly Hill's sewer system infrastructure.



Storm Drainage

Storm water runoff in the town is through a series of ditches and culverts that run along the roadways. The SC Department of Transportation (SCDOT) is the responsible agency that controls and clears this system.

Solid Waste Collection and Disposal

The Town of Holly Hill has both residential and commercial waste pick-up service that is picked up weekly by Republic Services. Solid waste collected in the town is taken to the Orangeburg County transfer station where it is transferred to the Three Rivers Solid Waste Authority facility. The County operates a recycling program. Additionally, the County landfill is located at 310 Endicott Court. The nearest collection center is located at 185 Big Oaks Dr., Holly Hill, SC. The closest location for E-scrap disposal is located at 7223 Five Chop Rd, Santee, SC.

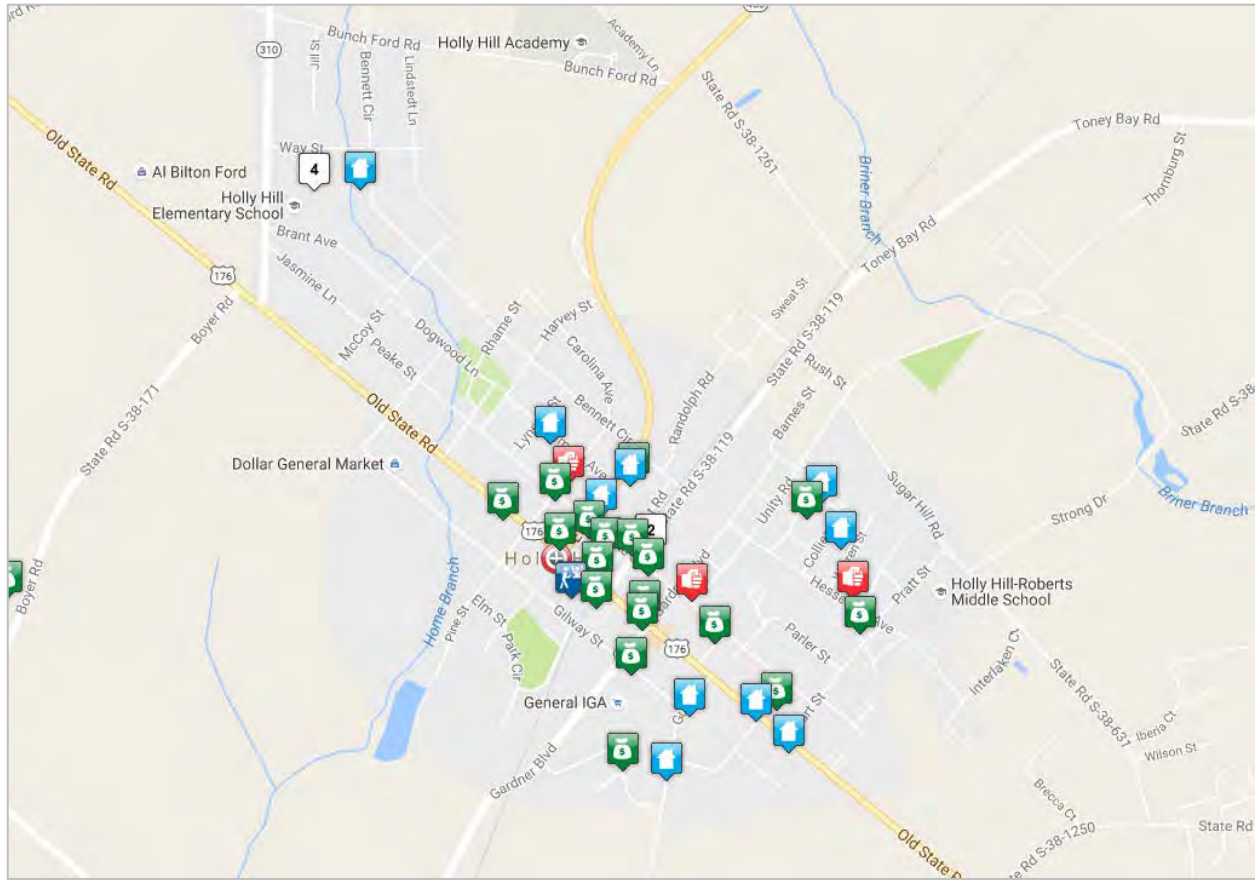
Police Protection

The Town of Holly Hill provides police protection through a police department that has an authorized strength of five (5) full-time officers, and no reserve officers or civilian employees at the current time. The department is budgeted for six (6) full-time officers. The Holly Hill Police Department is a proactive department with a primary focus of promoting a community oriented policing concept. Primary enforcement activities in the town involve traffic enforcement, investigation of traffic accidents, response to all criminal calls such as domestic violence, disorderly conduct, and investigations of property crimes. The mission of the Holly Hill Police Department is being dedicated to the safety of the community through teamwork and problem solving partnerships; providing service with dignity and respect. Available crime statistics are available for 2015 in Table C-1 below. *Source: LexisNexis Community Crime Map*

Table C-1: 2015 Crime Statistics

Crime by Type:	Burglaries Residential	Larceny	Assaults	Vehicle Thefts	Robberies Commercial
	14	20	3		2

The previous table illustrates that Larceny (51.3%) is the highest type crime in the past, followed by Residential Burglaries (35.9%).



Source: LexisNexis Community Crime Map- 2015

The Holly Hill Police Department is equipped with investigative tools and equipment to investigate property crimes and traffic incidents, as well as domestic and violent crimes.

It is important that Holly Hill periodically review the feasibility of hiring additional officers in order to enable better coverage, and to have specialized officers who are equipped with the best training and technology available to combat crime. By increasing our ability to effectively patrol and enforce laws, larceny, burglaries and assaults will certainly be reduced.

Fire Protection

The residents of Holly Hill are served by the Holly Hill Volunteer Fire Department. The main facility is located at 1171 Gilway Extension and is operated by a fire chief and 23 trained volunteer members. A substation was constructed in late 2016, and is located at 4646 Bass Drive and Jackson Belt Road, approximately one mile from Wells Crossroads. Members of the Holly Hill Fire Department meet on the first and third Tuesday of each month.

The department maintains a light brush truck, a heavy brush truck, 85 foot ladder truck, service truck, rescue truck, two pumpers and one tanker. The Department provides fire, medical and rescue service for residents and businesses both inside and outside the Towns limits.

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

At the present time, the ISO PPC fire insurance rating within the Town limits is a Class 4 district wide rating. The number is the class that applies to properties within 5 road miles of the responding fire station.

If a fire district improves its PPC, homeowners and businesses in the community may save money on their insurance premiums. Insurance companies, not ISO, establishes the premiums they charge to policyholders. The methodology a company uses to calculate premiums for property insurance may depend on the company's fire-loss experience, underwriting guidelines and marketing strategy. ISO does not know how each company incorporates PPC information into its pricing structure. Though it is difficult to generalize how an improvement or deterioration in PPC will affect individual policies, a community with improved fire protection may find it easier to attract new businesses and boost the economy.

A community that is committed to saving lives and property needs trained firefighters, proper equipment and adequate supplies of water. The existing condition of the equipment for the Holly Hill Fire District is in good condition, the department recently received a truck, the ages of the two pumpers are from years 10 and 17, and the tanker is from 10. Because the department is purely volunteer based, it is often difficult to retain trained members due to scheduling conflicts and other work responsibilities. Also, equipment is always a need. Orangeburg County buys one to two trucks yearly, but there are 25 fire departments in the County, so the cycle of getting a new truck is not timely.

Emergency Medical Services and Health Facilities

Emergency medical services for residents and businesses in the Town of Holly Hill are dispatched by Orangeburg County EMS. The County maintains and operates five EMS substations, with the nearest locations being in Santee and Bowman. OCEMS has 43 full-time positions and 20 part-time employees. OCEMS responds to over 12,000 medical calls annually. The nearest hospital facility for the residents of Holly Hill is the Regional Medical Center (tRMC). The facility is approximately 32 miles from the Town. Other options include Columbia and Charleston area hospitals. Trident Medical Center is located in North Charleston and is approximately 35 miles from the Town. Additionally, Roper St. Francis is in the process of building a new hospital in Berkeley County, locate at Carnes Crossroads, where Highway 17A and US 176 intersect. This new location is approximately 17 miles from Holly Hill.

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

A need for improvements to access to healthcare providers and immediate care (urgent care) is needed for the citizens of Holly Hill. Doctors' office hours are often limited, and the closest Urgent Care in Santee has some marketing issues. The location is 111 John Lawson Avenue, Santee, SC. Hours of operation are Monday – Saturday, 10:00 am to 8:00 pm. On Wednesdays, early hours are available at 8:00 am. Improved communication and information could help tRMC with options for improving healthcare in the area.

HEALTHPLEX, one of the Regional Medical Center's services, offers a full range of gym services featuring a variety of cardio equipment and weight training. The center is located in Holly Hill at 181 Bunch Ford Road. Hours of operation for exercise are 5:00 am to 10:00 pm, seven days a week. There are membership rates to use the facility, which are \$32 for single membership per month and \$44 for a family membership.

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



Pharmacy and Dentist Office



Family Health Center

Currently there are three locations that provide housing for the elderly in Holly Hill; Holly Way Elderly Housing located at 100 Holly Way, Holly Way at 100 Seniors Way, and Holly Tree Manor located on Doyle Street. All three are subsidized, low-rent housing. There are also numerous nursing and assisted living facilities in the area. On the following page is a listing of those facilities.

Nursing Facilities

Moncks Corner

UniHealth PAC
505 South Live Oak Dr.

Dorchester County

St. George Health Care Center
905 Dukes St.

Calhoun County

Calhoun Convalescent Center
601 Dantzler St.
St. Matthews, SC

Orangeburg County

Jolley Acres Health Care Center
1180 Wolfe Trail

Hallmark Healthcare Center

225 Midland Parkway
Summerville, SC

Riverside Health and Rehab
757 Stonewall Jackson Blvd.

Oakbrook Health and Rehab
920 Trawlers Blvd., Summerville

The Oaks
1000 Methodist Oaks Dr.

Presbyterian Home of SC

Clarendon County

Walterboro

Lake Marion Nursing Facility
1527 Urvana Rd., Summerton

Heritage HC
901 Witstill St.

Windsor Manor
5583 Summerton Hwy., Summerton

Assisted Living Facilities

Serenity Manor
656 Gardner Blvd., Holly Hill

Magnolias Assisted Living
118 Britain St., Santee

Longwood Plantation
1687 Longwood Dr., Orangeburg

Morningside
2306 Riverbank Dr., Orangeburg

L&M
5204 Highway 311, Cross

Kautour Spring
12488 Old 6 Highway, Eutawville

Childcare Facilities

Holly Hill Academy Child Care Center, located at 142 Bunch Ford Road, provides a safe environment for children. Hours of operation are Monday through Friday, from 7 am until 6 pm. Children as young as six weeks old are accepted.

OCAB Holly Hill Head Start Center, located at 1490 Brant Avenue, is a full day pre-school program for three, four and five year olds from low income families. Hours of operation are Monday through Friday, 7 am until 3 pm.

There are also two family child care in home facilities registered by SC Department of Social Services (SC DSS) in Holly Hill. <http://www.schildcare.org/>

Government Facilities

Holly Hill Town Hall is in great condition. In 2014, the new Holly Hill Municipal Complex opened, which was a collaborative effort by Orangeburg County, the Town and DHEC. The new joint complex was paid for with USDA grants and money from the Orangeburg County 1 percent capital projects sales tax. The Joint County/Town Complex shares space with the Town Administration, Holly Hill Police Department, Municipal Court, Orangeburg County Magistrate’s Court, Orangeburg County District Library (Holly Hill Branch), and Orangeburg County DHEC (Holly Hill Office).



Source: Town of Holly Hill website

Town owned and maintained buildings and facilities include:

- Holly Hill Depot
- Old Town Hall
- Folk and Gilmore Park
- Dantzler Building (Formerly Lions Club)
- Eight (8) lift stations
- Holly Hill Municipal Airport

Electricity and Telephone Service

SCE&G is the primary electric service provider for the Town of Holly Hill.

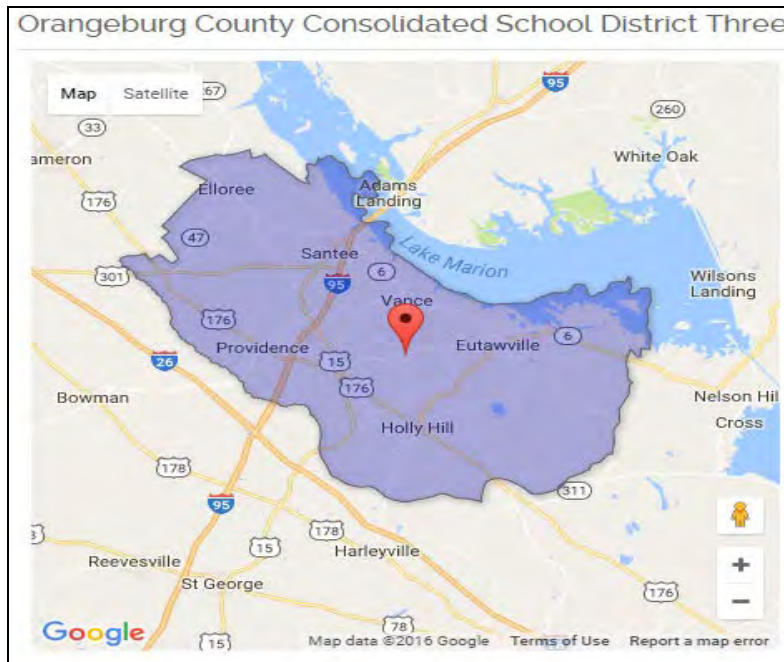
CenturyLink provides the primary telephone landline, and Verizon, AT&T, and Straight Talk provides cell phone service for the Town.

The primary high speed internet service provider is through CenturyLink for DSL. NTI provides limited broadband service. It has equipment located on the town's water tower, and can provide internet at the speed of three (3) megs.

Access to a variety of technology is limited in Holly Hill due to the lack of existing infrastructure such as fiber optics and providers offering DSL, cable and wireless services. Currently there is no reliable cable TV and wireless vendors are primarily for cellphone service, which also has issues in the area.

Education

The District 3 Orangeburg Consolidated School District serves the children in the Town of Holly Hill in grades PreK-12. The District includes the following six schools: Lake Marion High School and Technology Center, Holly Hill Elementary, Ellore Elementary, Holly Hill-Roberts Middle, St. James-Gaillard Elementary, and Vance-Providence Elementary. Total student enrollment for the 2015-16 school year is approximately 3,000 students. Additionally, a listing of private schools in the area that serve the students is provided on the following page.



Public Schools

Ellore Elementary serves students in grades PreK - Eight. School enrollment is approximately 493.

Holly Hill Elementary serves students in grades PreK – Five. School enrollment is approximately 551.

St. James-Gaillard Elementary serves students in grades PreK – Five.

Vance-Providence Elementary serves students in grades PreK – Five. Student enrollment is approximately 306.

Holly Hill-Roberts Middle serves students in grades Six – Eight. School enrollment is 509.

Lake Marion High School and Technology Center serves students in grades Nine – Twelve. School enrollment is approximately 789.



Private Schools

Holly Hill Academy, Orangeburg Prep and Dorchester Academy are all private schools that serve the area.

Homeschooling is also an option, and a growing trend, to provide children with a learning environment as an alternative to publicly provided schools. There are numerous reasons as motivations to homeschooling. Homeschooling has been made much more widely available through the online K-12 program offered by the state. VirtualSC is a free state sponsored online program serving students currently attending public, private and home schools in grades 7-12 and Adult Education Programs. <https://virtualsc.org>

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

Library

The Town of Holly Hill is served by a library, which is a branch of the main Orangeburg County library system. The Holly Hill Branch Library is located in the Joint County/Municipal Complex at 8423 C Old State Road. This Branch offers a Book Club, Preschool Story Time, Crafty Kids Corner, Cross Stitch Club, digital library access, computer access, and other reading programs.

Communications

The local newspaper that serves the Town and County include the Holly Hill Observer, Santee Stripper, Calhoun Times, Times and Democrat, a daily published paper, and Post and Courier, out of Charleston.

Orangeburg County has a local radio channel WORG 100.3, which serves the area with lite rock music, and WLRE 92.9, which plays a mix of traditional and modern country music. Holly Hill has a local AM radio channel WJBS 1440 that plays gospel music.

Social media is a growing trend for creating and sharing information via virtual communities and networks. Both the Holly Hill Police Department and Volunteer Fire Department have active Facebook pages to alert the citizens of Holly Hill during emergencies.

The Town of Holly Hill has a web site with information such as department contacts, council meeting agendas and dates, annual budget, etc. There is room for improvement with the development of a more updated website. <http://www.townofhollyhillsc.com/>

Recreation

The Town of Holly Hill offers youth league sports for boys' and girls' elementary age through high school, facilitated through the Town, and sponsors Tee Ball, Coaches Pitch, softball, basketball and baseball teams. The Town is also trying to get football added to their youth league sports. Other public school organized sports include basketball, softball, football, track and field, volleyball, girls' soccer, cross country, JV and Varsity Marching Band, and cheerleading.

A unity adult baseball league is available, as well as other local community leagues.

AAU Sports offers softball, baseball and football to youth.

Parks

The Town of Holly Hill has two different parks within the Town that provide walking and picnic opportunities; Gilmore Park and Francis Folk Park.

Other Recreational Services

There are several boat landings within short traveling distances of the Holly Hill area: Poplar Creek, Santee State Park, Stump Hole Landing, Indian Bluff, Rocks Pond and Low Falls.

Holly Hill Golf Club is outside the town limits located southeast on Old State Road (US 176). The Club has a 9-hole, par 36 golf course, golf pro shop, tennis courts, outdoor swimming pool, club house, and full service snack bar and lounge.

Transportation

A safe and efficient transportation system is critical to the livelihood of a community. The transportation network facilitates the internal day-to-day functioning of the community and provides access to and from the outside world whereby goods and services are exported and imported.

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

B. NEEDS AND GOALS

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

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

Other goals include:

- Assure a safe, functional and efficient transportation network that serves the needs of the residents, businesses, agriculture and industry.
- Maintain the quality of existing development and assure the quality and compatibility of future development.
- Provide for the convenient and sanitary disposal of solid waste.
- Provide reliable emergency, medical, fire and police protection.
- Promote improvement and expansion of educational facilities and opportunities in the town.
- Promote improvement and expansion of recreational programs and facilities in the town.
- Provide adequate water service to developing areas.

C. IMPLEMENTATION STRATEGIES

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

5.1 Seek Federal and State funding assistance to expand and improve infrastructure in the Town of Holly Hill, particularly for water and sewer utilities.

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

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

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

5.5 Support the construction of natural gas line and distribution to the community.

5.6 Conduct storm drainage study of the system in Holly Hill. Work with engineers to map out the system and its existing condition.

5.7 Work with Town to make improvements of the Holly Hill website. Focus attention on marketing, up-to-date information and other invaluable resources for the public.

5.8 Collaborate with the Regional Medical Center to determine options for improvement of the existing healthcare services in the area.

5.9 Partner with Orangeburg Consolidated School District 3 to explore options for alternative educational opportunities, such as charter schools, technology/vocational schools, magnum schools and virtual schools. In order to have a diverse community of all ages, improved access to quality education must occur.

5.10 Seek ways to improve access to a variety of technology. The current fiber optic infrastructure is very limited. Businesses, young families and schools rely on the most current technology for internet services with high bandwidth access.

Chapter Six: Housing Element

The Housing Element of the Comprehensive Plan provides information about the supply, conditions and characteristics of housing in the Town of Holly Hill. Housing characteristics are closely related to the economy of the area as housing values reflect some income characteristics of the population. Housing is included in this Plan to ensure policies are in place to promote safe and affordable housing in the Town and provide housing options for residents of various demographic and economic backgrounds.

The strategies for housing are meant to preserve existing housing stock and encourage community revitalization while promoting a supply of safe and structurally sound homes. To further enhance the quality of life of the residents, the strategies encourage attractive land uses that promote community identity and support a wide range of housing needs with particular emphasis on promoting diverse and affordable housing opportunities.

A. INVENTORY

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

Housing Supply and Conditions

Data from the US Census Bureau shows that Holly Hill's housing units increased slightly by 4% between 2000 and 2016 year estimate. Table H-1 below reflects this data and provides a comparison to Orangeburg County. Projections for 2021 show no change in units from 2016 current year estimates. Orangeburg County shows a 7.3% increase in housing units from 2000 through 2016.

	Town of Holly Hill		Orangeburg County	
	Units	% Change	Units	% Change
2000	601		39,304	
2010	616	7.0%	42,171	7.3%
2016*	628	2.0%	42,190	<1%
2021**	628	0.0%	43,071	2.0%
2010-2016		2.0%		<1%

Source: US Census Bureau/ESRI BAO *estimate **projection

The data in Table H-2 below reflects an increase in rental housing units (39%) in Holly Hill between 2000 and 2016 current year estimate. Owner-occupied housing units have seen a 14% decrease since 2000. Overall, owner-occupied homes account for approximately 54% of Holly Hill’s total housing.

H-2. Town of Holly Hill Housing Characteristics							
	2000	% of Total	2016*	% of Total	2021**	% of Total	% Change 2000-2016
Vacant Housing Units	77	13%	112	17%	112	18%	45%
Owner-occupied Housing	393	65%	337	54%	332	53%	-14%
Renter-occupied Housing	131	22%	182	29%	184	29%	39%
Total	601	100%	628	100%	628	100%	

Source: US Census Bureau/ ESRI BAO *estimate **projection

Manufactured housing is sometimes a more affordable alternative to purchasing a stick-built home. The manufactured housing market is a very competitive industry and quite possibly a critical solution for affordable housing. In the Town of Holly Hill, approximately 6% of housing structures are manufactured homes. Home ownership for families in Holly Hill, the County and the State is very important. Local governments can and should have policies in place to enhance the ability for families to own their homes while promoting compatibility among all housing types. As a whole, it is important to the economic vitality of a community to provide advantages for increased home ownership.

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

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

Table H-3 shows the value of all owner-occupied housing units in the Town of Holly Hill. In 2016 current year estimates, 25% of Holly Hill’s housing units were valued in the \$50,001 to \$99,999 range. The average housing value in the town was \$156,027. The town’s average housing value is slightly below Orangeburg County’s housing value of \$158,326.

	Units	% of Total
Less than \$50,000	80	24.0%
\$50,001 to \$99,999	85	25.0%
\$100,000 to \$149,999	49	15.0%
\$150,000 to \$199,999	34	10.0%
\$200,000 to \$249,999	28	8.0%
\$250,000 to \$299,999	10	3.0%
\$300,000 and above	50	15.0%
Average Housing Value	\$156,027	
Source: US Census Bureau/ESRI BAO		

The impact the housing values play on the ability of a local government to provide services cannot be overstated. Revenues generated through property taxes are dramatically affected by property values and are one of the major sources of revenue for local governments and school districts in South Carolina.

Table H-4 describes the different housing conditions in Holly Hill as well as the type of heating fuel used. US Census, American Community Survey (ACS) figures show that Holly Hill had a range of 0 to 2 occupied housing units with incomplete plumbing between 2010 and 2015. There was a slight increase in housing units lacking complete kitchen facilities from 2010 to 2015 by 2 units. Those housing units with no vehicle remained unchanged, and there was an increase in units with no telephone available; 8 to 16, however this could be due in part to a transition to more reliance on cellular phones rather than landlines.

	2010-2014 ACS		2011-2015 ACS	
	# of units	% of units	# of units	% of units
Lacking Complete Plumbing Facilities	0	0.0%	2	0.4%
Lacking Complete Kitchen Facilities	0	0.0%	2	0.4%
With No Vehicle Available	64	13.0%	64	13.0%
No Telephone in Unit	8	1.6%	16	3.2%
Heating Fuel:				
Utility Gas	106	21.5%	109	21.5%
Bottled/Tank/LP Gas	7	1.4%	3	0.6%
Electricity	367	74.6%	376	74.3%
Other	12	2.4%	18	3.6%
Source: US Census Bureau, American Community Survey (ACS)				

Heating fuel sources have remained fairly unchanged over the five year period. Electricity is the primary heating fuel source (74.3%), followed by utility gas (21.5%).

Household Characteristics

Table H-5 shows data from 2010-2015 US Census, ACS regarding the type of occupancy for each household in Holly Hill. According to the 2015 statistics, Holly Hill had an average of 2.76 persons per household, compared to 2.21 persons in 2010. By definition of the US Census Bureau, a household includes all the persons who are current residents of a housing unit. A non-family householder is a householder living alone or with non-relatives only.

Table H-5. 2010 and 2015 Town of Holly Hill Households by Occupancy Type		
	2010	2015
	Number	Number
Total Households	500	506
Family households	282	317
Married-couple family	218	193
with own children under 18 years	92	99
Female householder	55	74
with own children under 18 years	32	39
Non-family households	218	189
Householder living alone	200	167
<i>Average household size</i>	2.21	2.76
Source: US Census Bureau, ACS		

Affordable Housing

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

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

Housing Discrimination

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

B. NEEDS AND GOALS

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

Other goals include:

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

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

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

C. IMPLEMENTATION STRATEGIES

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

- 6.1** Enforce building standards; adopt and enforce zoning and land development standards for new development and existing development.
- 6.2** Maintain a building inspector/zoning administrator to enforce building standards, zoning and land development standards for new development.
- 6.3** Support agencies and businesses that seek to eliminate housing discrimination.
- 6.4** Pursue funding and tax incentives for housing construction, rehabilitation, vacant lot clearing, neighborhood beautification, and home ownership programs in low-to-moderate income neighborhoods in the Town.
- 6.5** Encourage development of a variety of quality housing unit types and sizes to meet the varying needs of all families and their associated income levels.
- 6.6** Encourage programs and projects designed to preserve and enhance the character and integrity of existing residential neighborhoods.
- 6.7** Enforce building code standards to upgrade substandard housing units, and to remove through due process non-repairable structures, as well as clearing vacant lots. The town shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized.
- 6.8** Work toward eliminating the factors that degrade neighborhoods such as incompatible land uses, code violations, abandoned houses, and derelict cars.
- 6.9** Implement a policy to dispose of abandoned manufactured homes and dilapidated houses.

Chapter Seven: Transportation Element

Transportation is an important *Comprehensive Plan* Element because it provides the strategies tying the movement of people and goods with the strategies of economic development and land use. Roads are maintained in part by Orangeburg County and South Carolina Department of Transportation (SCDOT), and are linked to the strategies for capital facility improvements and the provision of adequate public facilities. The impact of new development on the roadways is often felt on a countywide level. As development intensifies, one of the first things longtime residents and new residents notice is an increase in traffic and traffic congestion. Furthermore, the general health, safety, and welfare of the citizens and visitors to Holly Hill and the County are strongly influenced by the road network's ability to handle capacity during emergency situations and other events when traffic volumes are increased.

A transportation system that offers a complete network of transportation choices, including, but not limited to, pedestrian and bicycle facilities as well as public transportation options, is key to developing a sustainable community. Safe and adequate transportation options should maintain and enhance the urban and rural character of the area.

Transportation systems are not confined solely to roads. The system includes: air, public transportation, local roads, collector roads, arterial roads, and highways. The economy of Holly Hill and the County is dependent upon the viability and success of the transportation system. Therefore, a key strategy in this Element is to support the system and ensure that it is balanced with land use recommendations. Many citizens rely on various modes of transportation for work, school, and recreational activities. Transportation alternatives may include automotive, biking, pedestrian, public transportation, air, and train. Transportation planning, both short term and long term, can have far-reaching effects that cross social and economic boundaries while effecting both current and future residents.

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

A. BACKGROUND and INVENTORY

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

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

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

1. The *Rural Planning Work Program (RPWP)* lists the transportation tasks to be performed by the LSCOG planning staff on an annual basis
2. The *Long-Range Transportation Plan (LRTP)* is used as a guide for region plans to invest in the transportation system over a 25 year period. The plan includes environmental, social, and intermodal considerations. The vision of the LRTP is guided by estimated available financial resources. The LRTP was adopted in 2005 and must be updated every five years to reflect changing conditions. The plan was most recently updated in 2015.
3. The *Transportation Improvement Program (TIP)* is a short-range five year capital improvement program prioritizing projects for federal funding. The current program spans from fiscal years 2017-2022. A project must have available funding and be included in the LRTP to be included in the TIP.

Functional Class Definitions

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

Principal Arterials: Roadways that serve high-volume traffic over long distances. Access is highly controlled with a limited number of intersections, medians with infrequent openings, and no direct parcel access. Adjacent land uses are served by other network roadways, service roads and inter-parcel connections (e.g., US 301/601, US 178, US 176, US 21, US 321).

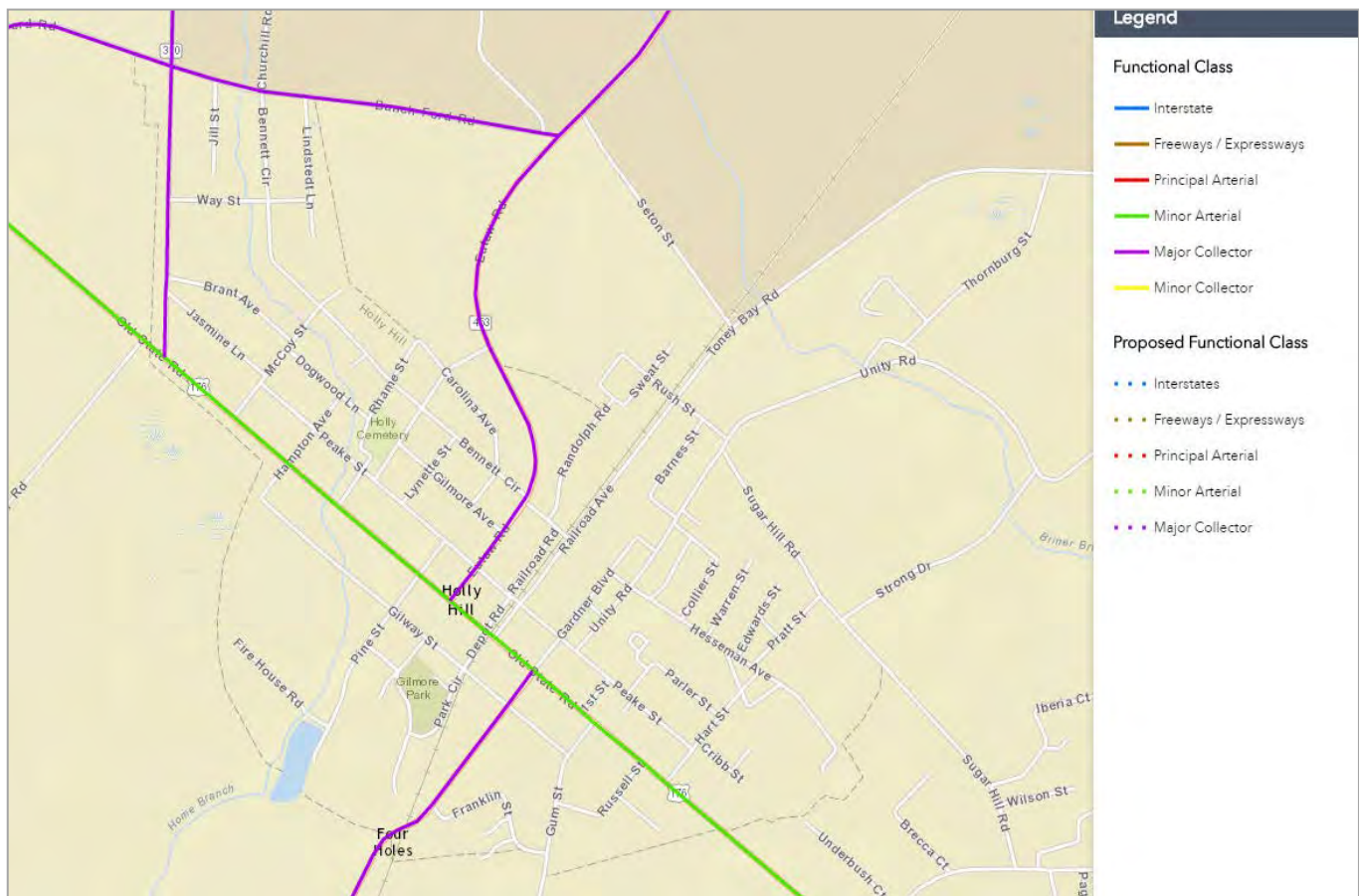
Minor Arterials: Roadways that serve high-volume traffic over medium distances. Access is restricted through prescribed distances between intersections, use of medians, and no or limited direct parcel access (e.g., SC 3, SC 4, SC 6, SC 453).

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

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

The primary means of transportation in Holly Hill and the County is the automobile, which requires a reliable road network. The County has an extensive network of county, state and federal roads, as well as two (2) interstates (I-26 (E-W) and I-95 (N-S)) that pass through the County, and intersect approximately 15 miles southeast of the City of Orangeburg. Additionally, Orangeburg County is within a 45 minute drive to I-77 and I-20- near Columbia. There are seven (7) major U.S. highways and 18 State highways.

Transportation and Land Use



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

In 2015, workers age 16 and over accounted for an estimated 480 workers in the labor force. Approximately 87% of workers (418) commuted by private automobile, driving alone. The second largest category included private automobile carpooling (6%), followed by walking (5.6%). There is currently no public transportation option available for the citizens of Holly Hill. Overall, the private automobile is the primary mode of transportation to work for workers in the Town of Holly Hill. Table T-1 on the following page breaks down the mode of transportation to work for the citizens of Holly Hill.

Table T-1. Means of Transportation to Work		
Drove Alone	418	87%
Carpooled	29	6%
Walked	27	5.6%
Worked at Home	3	0.6%
Other Means:		
Taxi, Motorcycle, Bicycle	5	1%
Public Transportation	0	0%
Source: US Census Bureau, American Community Survey (ACS)		

Over 45% of the Town of Holly Hill’s residents have a commute time of less than 15 minutes to work. Over 54.5% of the commuters travel 15 or more minutes to work, indicating that many people are traveling to more urban/suburban locations of employment. The average commute time for workers in Holly Hill is 24.3 minutes. Of the commuters, 26.8% (128) are leaving their homes to go to work between 7:00 a.m. and 8:00 a.m.

Table T-2. Travel Time to Work		
Travel Time to Work		
Less than 15 minutes	217	45.5%
15 to 29 minutes	43	9%
30 to 44 minutes	111	23.3%
45 to 59 minutes	73	15.3%
60 or more minutes	33	6.9%
Mean Travel Time (minutes):	24.3	
Source: US Census Bureau, ACS		

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

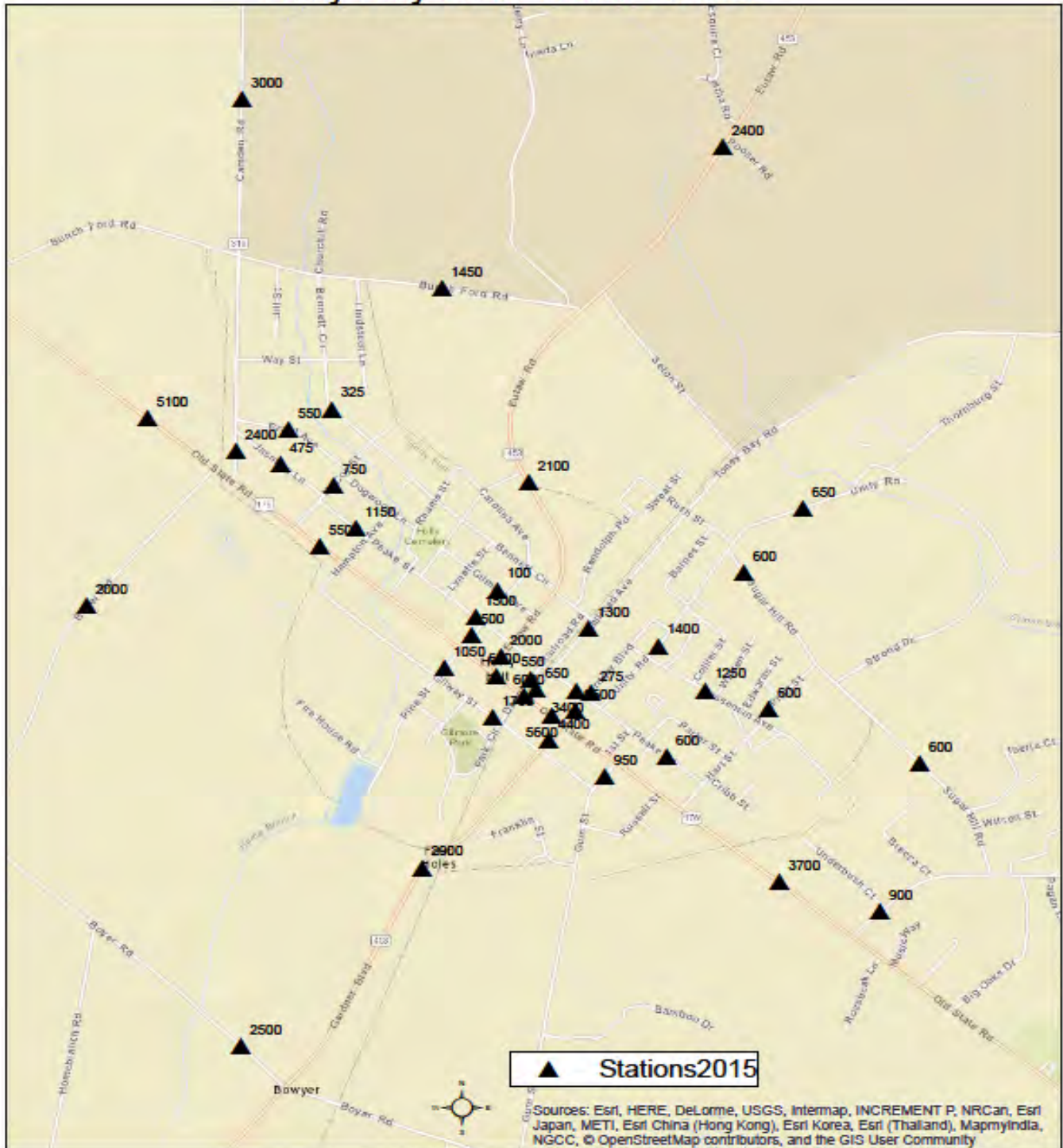
Current and Future Transportation Considerations

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

Traffic volumes are used to measure how much traffic or congestion there is in a particular section of the road network. Traffic volumes are measured in Average Daily Trips (ADTs). The map below reflects the traffic volumes for the transportation network in Holly Hill. The ADTs are provided by SCDOT and include 2015 most recent available data.

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

Holly Hilly 2015 Traffic Counts









Traffic volumes are useful when planning for future growth and development, particularly to developers in the retail sector, in determining future retail locations. Traffic volumes, current and future land use patterns, as well as other factors are a critical component to analyze the need for improvements to the existing road system and for new roads. The relationship between transportation and land use is significantly influenced by local population. Population growth in areas where current transportation infrastructure is inadequate adds significantly to travel times. Alleviating potential traffic woes requires identifying existing traffic problem areas, while looking at future population projections and identifying potential long range road improvement projects.

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

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

LEVEL OF SERVICE

Highway traffic congestion is expressed in terms of Level of Service (LOS) as defined by the Highway Capacity Manual (HCM). LOS is a letter code ranging from "A" for excellent conditions to "F" for failure conditions. The conditions defining the LOS for roadways are summarized as follows:

	LOS A Represents the best operating conditions and is considered free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.		LOS D Represents traffic operations approaching unstable flow with high passing demand and passing capacity near zero, characterized by drivers being severely restricted in maneuverability.
	LOS B Represents reasonably free-flowing conditions but with some influence by others.		LOS E Represents unstable flow near capacity. LOS E often changes to LOS F very quickly because of disturbances (road conditions, accidents, etc.) in traffic flow.
	LOS C Represents a constrained constant flow below speed limits, with additional attention required by the drivers to maintain safe operations. Comfort and convenience levels of the driver decline noticeably.		LOS F Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity, characterized by stop-and-go waves, poor travel time, low comfort and convenience, and increased accident exposure.

06/04/2018

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

The majority of the identified roadway segments within Holly Hill have an estimated ADT of 1,000 up to 6,100 vehicles per day. Based on the traffic volumes for the routes throughout Holly Hill, the LOS for the transportation system is an A to C, which is a range from a completely free-flow condition to experiences of moderate congestion and delays.

On the following page is Table T-3, which is a listing of the specific ADT counts for the roadway segments that SCDOT conducted in 2015. Table T-3 coincides with the 2015 Traffic Counts map on page 67.

Table T-3. 2015 Average Daily Traffic Counts for Holly Hill			
Station	Route	Route Location	Est. AADT
171	US 176	S-171 (Boyer Rd) to S-120 (Pine St)	5,500
173	US 176	S-120 (Pine St) to S-147	6,100
175	US 176	S-147 to S-119 (Railroad Ave), L-119	6,000
177	US 176	S-119 (Railroad Ave) to L-119 to SC 453 (Old State Rd)	566
179	US 176	SC 453 (Old State Rd) S-103 to S-68 (Boyer Rd)	3,700
397	SC 310	US 176 to S-1640	2,400
399	SC 310	S-1640 (Bunch Ford Rd) to S-1376 (Bayview St)	3,000
443	SC 453	County Line to S-230 (Gilway St)	2,900
445	SC 453	S-230 (Gilway St) to US 176 (Old State Rd)	4,400
448	SC 453	US 176 to S-964 (Dennis Ave)	2,000
449	SC 453	S-964 to S-1640	2,100
947	S-1640 (Bunch Ford Rd)	US 176 (Old State Rd) to SC 453 (Eutaw Rd)	1,450
949	S-1137	S-1075 (Harvey St) to S-1640 (Bunch Ford Rd)	325
950	S-227	S-894 (McCoy St) to S-51 (McCoy St)	750
951	S-227	SC 310 (Camedon Rd) to S-894	550
953	S-631	S-103 (Unity Rd) to S-1018	600
955	S-631	S-1018 to S-1256 (Catamount Rd)	600
959	S-629	S-644 to US 176 (Old State Rd)	950
961	S-51	S-1387 (Hart St) to S-103 (Gardner Blvd)	600
963	S-51	S-103 to SC 453 (Eutaw Rd)	3,400
965	S-51	SC 453 to S-1075 (Harvey St)	1,500
967	S-51	S-1075 to S-227 (McCoy St)	1,150
969	S-51	S-227 to SC 310	475
973	S-119	US 176 to S-51 (Peake St)	2,600
975	S-119	S-51 to S-1803	1,300
976	S-103	US 176 to S-51 (Peake St)	2,600
977	S-103	S-51 to S-1802 (Unity Rd)	275
979	S-103	S-1802 to S-631 (Sugar Hill Rd)	1,400
983	S- 1018	S- 1017 (HESSEMAN AVE) TO S- 631 (SUGAR HILL RD)	600
985	S- 1017	S- 1059 (GARDNER BLVD) TO S- 1018 (PRATT ST)	1,250
987	S- 962	S- 1075 (Harvey St) to SC 453 (Eutaw Rd)	100
989	S-120	S-51 (Peake St) to US 176	500
991	S-120	US 176 to S-230 (Gilway St)	1,050
993	S-230	SC 453 (Gardner Blvd) to S-120 (Pine St)	1,750

Source: SCDOT GIS/Mapping: Traffic Counts

Roads

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

The major routes through Holly Hill are US 176, SC 453 and SC 310. These routes are heavily traveled by commercial freight traffic as well as private vehicles. Average annual daily traffic (AADT) on US 176 through the Town of Holly Hill is estimated at 4,300 vehicles per day, SC 453 at 2,850 AADT, and SC 310 with an estimated 2,700 AADT. The AADT's for US 176, SC 453 and SC 310 were reported from the South Carolina Department of Transportation's (SCDOT) 2015 database.

Public Transportation/Transit

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

Currently, Holly Hill's citizens mobility needs are not being adequately met. The nearest transit service that serves Holly Hill is the Cross County Connection Paratransit Service, which will pick up a rider and transport them along a customized route. Citizens must call, preferably 48 hours ahead, and the fare is \$3 for every 10 miles traveled. The service area is within a $\frac{3}{4}$ mile, on either side, of the Cross County Connection fixed route service in the City of Orangeburg. If a rider does not reside within the $\frac{3}{4}$ mile radius, a means of getting within the service area is necessary in order for the transportation to be provided.

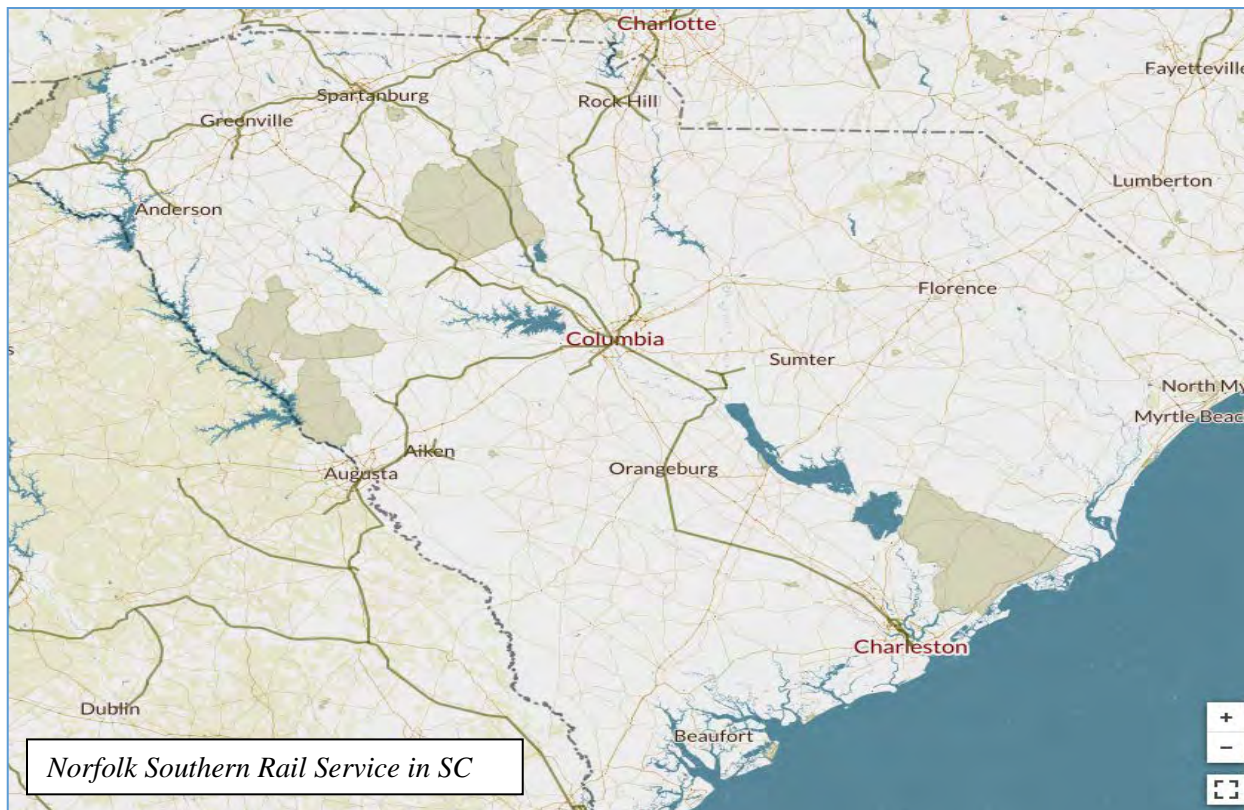
Jamison Consultants offers a private transportation service for Medicaid patients to and from medical appointments and visits to the Behavioral Health Center.

The Veterans Affairs Office coordinates transportation services to veterans to the Dorn VAMC in Columbia, SC.

Biking/Walking

The Town of Holly Hill has the framework to expand upon the opportunity for increased walking and biking throughout the community. Provisions should be considered for biking and walking, which are alternative modes of transportation. Infrastructure to accommodate both modes could include additional sidewalks, bike lanes, wider shoulders, trails, pedestrian crosswalks with ADA compliant ramps and tactile pads, signage, etc. A multimodal approach to transportation planning is crucial in reaching the needs of all users of the transportation system. Biking and walking may be the only option for some citizens of the community, and it is imperative that the Town be mindful of the opportunities to address this alternative transportation need.

Norfolk-Southern has rail service between the Port of Charleston and Charlotte, NC. The service operates 5-days per week and connects Charleston and Charlotte using existing dedicated intermodal trains with a switch in Spartanburg, SC traveling through Orangeburg, SC. This is a major advantage for industries in the vicinity of the Global Logistics Triangle (I-26, US 301 and I-95).



Rail Passenger Service

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

South Carolina is currently served by eight Amtrak daily trains running in north bound and south bound over three routes, all of which connect the South with the Northeast. These routes operate on lines owned by freight railroads (one NS and two CSX). Amtrak’s South Carolina service consists of the following four daily services. Each service offers one round trip daily with multiple stops in South Carolina:

- Silver Star – New York/Tampa/Miami via Columbia
- Silver Meteor – New York/Miami via Charleston

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- Palmetto – New York/Savannah via Charleston
- Crescent – New York/New Orleans via Greenville

There are currently no commuter rail services operating in the state.

Airports

The Town of Holly Hill has a local airport located approximately 2 miles southeast of the town off of US 176. The Holly Hill Airport – 5J5 is located at 101 Airport Road. The airport has one soft, unpaved surface runway. It also has a tie-down storage area. The airport is open to the public, and is on 41 acres of land. Other nearby airports include the Columbia Metropolitan Airport in Columbia, SC is approximately 65 miles from Holly Hill; Charleston International Airport is 45 miles; Orangeburg Municipal Airport is about 30 miles west of Holly Hill. It is the nearest airport for private planes, chartered flights and private flying services. The Orangeburg Municipal Airport has two runways: 5,400 ft. and 4,600 ft. There are also privately owned landing areas in the County, as well as a U.S. Air Force base near the Town of North in the western portion of the County.

Sea Ports

The Port of Charleston is the nearest seaport to the Town of Holly Hill. It is the busiest container port along the Southeast and Gulf coasts, and ranks fourth nationwide. Access to the port includes both highway, via Interstate 26, and rail via either Norfolk Southern lines or CSX. The Port of Savannah is the second largest on the East and Gulf Coasts, serving as a major distribution hub to and from a 26-state region, and is also within close proximity to the Town and County.

Other Transportation Initiatives

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

The Orangeburg County “C” Program apportionment of funds for Fiscal Year 2015-2016 was \$2.272M. This amount is based on the following:

County	Area		Population		Rural Roads		Apportionment	
	<i>Sq. Mi</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Miles</i>	<i>Percent</i>	<i>Percent</i>	<i>Amount</i>
Orangeburg	1,106	3.67	92,501	2.00	2,618	3.89	3.19	2,272,100

Source: SCDOT

The total amount of “C” funds for the State of SC was \$71.3M.

Complete Streets

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

The South Carolina Department of Transportation (SCDOT) supports the complete streets concept. In February 2003, the SCDOT Commission approved a resolution affirming that bicycling and walking accommodations should be a routine part of the Department's planning, design, construction and operating activities, and will be included in the everyday operations of its transportation system.

Thirteen (13) South Carolina cities and towns and four (4) South Carolina counties have adopted complete streets resolutions and/or regulations.

Safe Routes to School

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

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

The SCDOT created the Safe Routes to School Resource Center in the fall of 2010 to help schools, school districts, and communities throughout South Carolina to build and sustain SRTS programs. Partners of the Resource Center receive technical assistance and program support at no cost. Individualized plans are developed for each participating school. Currently six (6) Orangeburg County schools participate in the SRTS program: Dover Elementary and North Middle School in North; and Marshall Elementary, Mellichamp Elementary, Whitaker Elementary, and Robert E. Howard Middle School in Orangeburg.

B. NEEDS AND GOALS

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

- The primary goal for Holly Hill is to support a transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.
 - An additional goal is to assure a safe, functional and efficient transportation network that serves the needs of the residents, businesses, agriculture and industry.

Transportation Element Needs

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

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

C. IMPLEMENTATION STRATEGIES

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

- 7.1** Improve communication efforts between the SCDOT District Maintenance Office and Town Administration. Request notification from the District Office when improvements are planned.
- 7.2** Support and promote the development of public transportation services.
- 7.3** Take an integrated land use/transportation planning approach when new developments locate in Holly Hill, and design so as to not create pressure on the roadway system.
- 7.4** Support a multimodal approach when planning for improvements to the transportation system.
- 7.5** Apply for C-funds to pave all County maintained dirt roads within the town limits.

Chapter Eight: Priority Investment Element

A. OVERVIEW

In 2007, the *South Carolina Priority Investment Act* (PIA) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for interjurisdictional coordination. The Act requires two new elements be included in Comprehensive Plans, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require counties: (1) to analyze regulatory barriers that may impede the provision of affordable housing; and (2) to utilize market-based incentives to encourage development of affordable housing. The primary intent of the *Priority Investment Act* is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies.

Purpose and Intent

The Priority Investment Element prioritizes the implementation actions for Holly Hill over the next ten years through strategies, implementation initiatives and an implementation toolbox. This Element provides guidance for implementation of strategies contained in the other Plan Elements by analyzing the potential federal, state, and local funds available for public infrastructure and facilities during the next ten years and prioritizing projects recommended for that funding. The strategies and implementation measures contained in this element: identify service providers, organizations and municipalities with which the Town should coordinate provision of services; reference elements of this Plan which identify locations for improvements to public facilities; support the prioritization of Town funds; lay groundwork for intergovernmental coordination; and provide the implementation tools to accomplish the strategies of the Plan elements.

Process

The PIA instructs local government entities to analyze the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and encourages the prioritization of funds for public infrastructure and facilities such as water, sewer, roads and schools. The Town of Holly Hill has prepared a list of public infrastructure projects based on needs identified in the separate elements, as well as those including facilities needed to maintain existing service levels or repair/replace obsolete or worn out facilities. Projects on the improvements list should include facilities identified in other town plans and other infrastructure needs assessments.

Capital Improvements Plan

The result of this process is a Capital Improvements Plan (CIP) with an outlook of ten years. Projects are listed by department, projected construction date, facility cost estimates, and where appropriate, annual operating expenses. Projected revenues are also shown. The projects in the 10-year CIP reflect the best efforts of the Town to identify and prioritize future needs. The project

listing in the CIP is intended for use as a tool to guide growth and does not necessarily mean the projects are approved or funded at the policymaking level. Further analysis, prioritization, and review of the projects may be necessary prior to the actual implementation of the capital projects.

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

Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- General Obligation Bonds;
- The County Transportation “C” funds Program;
- The Capital Sales Penny Tax;
- Community Development Block Grants, PARD, SCDOT, USDA, etc.;
- The HOME Program; and
- The LSCOG Rural Guideshare Program

Because of the need for frequent review and updates, the Capital Improvements Plan is a separate attachment to the Comprehensive Plan and will be used as an administrative tool, to be updated on an as-needed basis. However, there are several identified projects as part of the 2016 Penny Sales Tax. Those projects are listed in the following table.

Department/Agency	Project	Estimated Cost	Schedule
Town/County	Streetscape/Downtown Beautification	\$60,000	Ongoing
Town/County	Park Improvements	\$21,701	Ongoing
Town/County	Construction of multipurpose facility on Town/County Complex	\$200,000	Ongoing
Town/County	Economic Development/Water/Sewer Infrastructure Improvements	\$470,000	Ongoing
County	Recreational Improvements	\$75,000	Ongoing

In addition to the identified infrastructure projects, there are areas outside of the town limits that have been identified for potential future residential, commercial and industrial growth. These identified areas are located southeast on US 176 heading towards Goose Creek and south along SC 453 towards Holcim (cement plant). There is potential for future residential growth and annexations in the northeastern section of the town along several adjoining streets: Sugar Hill Road, Rush Street, Sweat Street, Barnes Street, Unity Road, and Bunch Ford Road. There is a clear need for housing in the community. Developers have approached the Town for construction of 40 to 50 residential units, but the Town does not have the land big enough, or the property to sell.

B. NEEDS AND GOALS

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

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

C. IMPLEMENTATION STRATEGIES

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

8.1 Notify adjacent and relevant jurisdiction and agencies on proposed projects for the water system, sewer system, roads, and schools.

8.2 Request written comments from adjacent and relevant jurisdictions and/or agencies prior to expending funds on projects that may directly or indirectly affect these jurisdictions and/or agencies.

8.3 Actively participate and provide comments on capital improvement plans and projects of adjacent and relevant jurisdictions.

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

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

8.6 Continue to plan and implement vital human services programs with adjacent and relevant jurisdictions and regulatory agencies. Examples of these programs include homeland security,

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emergency management and response, natural and manmade hazard mitigation, and law enforcement.

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

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

Chapter Nine: Land Use Element

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

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

A. INVENTORY

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

A detailed field survey of existing land use was conducted in Holly Hill as part of the 2016 10-year update process. The survey was based on a lot-by-lot survey. Existing land uses were recorded for each parcel in the Town by general classification, i.e. Residential; including single-family, multi-family, and manufactured homes; Commercial, Industrial and Warehousing; Social, Cultural and Government; Parks and Recreation; Agricultural; and Open Space. The survey also identified housing conditions from exterior appearance.

Conflicts in existing land use patterns are relatively few and minor in nature. A detailed analysis of developmental patterns reveals a fairly homogeneous pattern of land use exists within the Town. This is a result of conscientious administration and enforcement of the Town's existing Zoning Ordinance, which has been in effect since October 1998.

After the 2016 reanalysis of the 2008 land use survey it is evident that the town has limited room for growth within the town limits. Many of the undeveloped tracts of land are located in the southwestern portion of Town, much of which is subject to flooding based on the FEMA 100-year flood map. Consequently making development in these areas unsuitable. There are vacant lots scattered throughout the town, but no tracts of sufficient size to accommodate large development projects.

Existing Land Use and Categories

The Town of Holly Hill currently encompasses approximately 721 acres of land. Existing land use in the Town includes the full range of urban uses including residential, commercial, industrial, public and semi-public uses, as well as vacant land. Residential uses account for the greatest portion of current development; there are also areas of vacant land scattered throughout the community, which is typical of many communities similar in size and character of Holly Hill. Efforts to promote and sustain growth in the Town should concentrate on preserving and protecting its residential environs, increasing the potential for new residential development through the infill of currently vacant properties, promotion of commercial interests, and increased industrial development.

Residential Land Use

The existing residential land use in the Town of Holly Hill fits into three primary categories: single-family residential (RSF), multi-family residential (RMF) and residential manufactured homes (RMH). All three of these uses are commingled together throughout the Town and make up approximately 49% of the total land use in the Town. After thorough land use field work, it appears that single-family residential is the most prevalent type of housing at this time, with 44% of the total land use being RSF. However, manufactured homes are scattered within those areas primarily identified as single-family “stick built” homes by 3%. This causes contrasting design and development patterns within the Town, but this condition is typical of many rural communities in the region. Multi-Family Residential housing makes up approximately 2% of the total land use of the Town. There are three identified areas within the town where RMF housing is located: in the south eastern portion of town along Cribb Street, on the outskirts of town on Old State Road (Meadows Apartments), and Holly Tree Manor off of Parler Street; in the southern portion of town off of Franklin Street (Holly Way Court).

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

The replacement of manufactured homes must be in compliance with the current HUD standards, Orangeburg County Building Code, and Holly Hill Zoning Ordinance regulations.

Commercial Land Use

After a review of the existing commercial land use, it is evident that the primary concentrations of land currently being used for commercial purposes is located along Old State Road (US 176), north-south along Gardner Boulevard (SC 453), and Gilway Street. The commercial use is, for the most part, centrally located. There are a few businesses scattered throughout the single-family residential areas. Commercial land use makes up approximately 9% of the Town’s total land use.

Industrial Land Use

This category of land use may include such examples as warehouses, distribution facilities, salvage yards, manufacturing plants, and similar large-scale uses. Currently there are two identified industrial areas within the town limits. Cemex, a concrete mix supplier, is located in the south-western portion of town off of Park Circle, and warehouses and distribution facilities along Railroad Avenue. The industrial presence in Holly Hill is relatively small and does not appear to conflict with existing residential development. The industrial land use category makes up approximately 1% of the Town's total land use.

Public and Semi-public Land Use

Existing public and semi-public land uses in the Town consist of the Town Hall, Post Office, churches, cemetery, parks and recreation facilities and other such type uses. These public facilities are scattered throughout the town. Public land use represents approximately 14% of the total land use for the Town.

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

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

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

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

Agricultural and Vacant Land

There are some identified areas within the Town of Holly Hill comprised of either vacant land or land that is being used for agricultural purposes. The vacant land existing in the Town consists of both platted lots as well as vacant acreage. Some of the vacant acreage is agricultural land that is not currently under cultivation. Areas have been identified along major roadways that have the potential to be developed into commercial property, as well as other areas of vacant land that would be better suited for residential development. Agricultural land use comprises 2% of the total land use of the Town, whereas vacant land use makes up 25% of the total land use.

Open Space

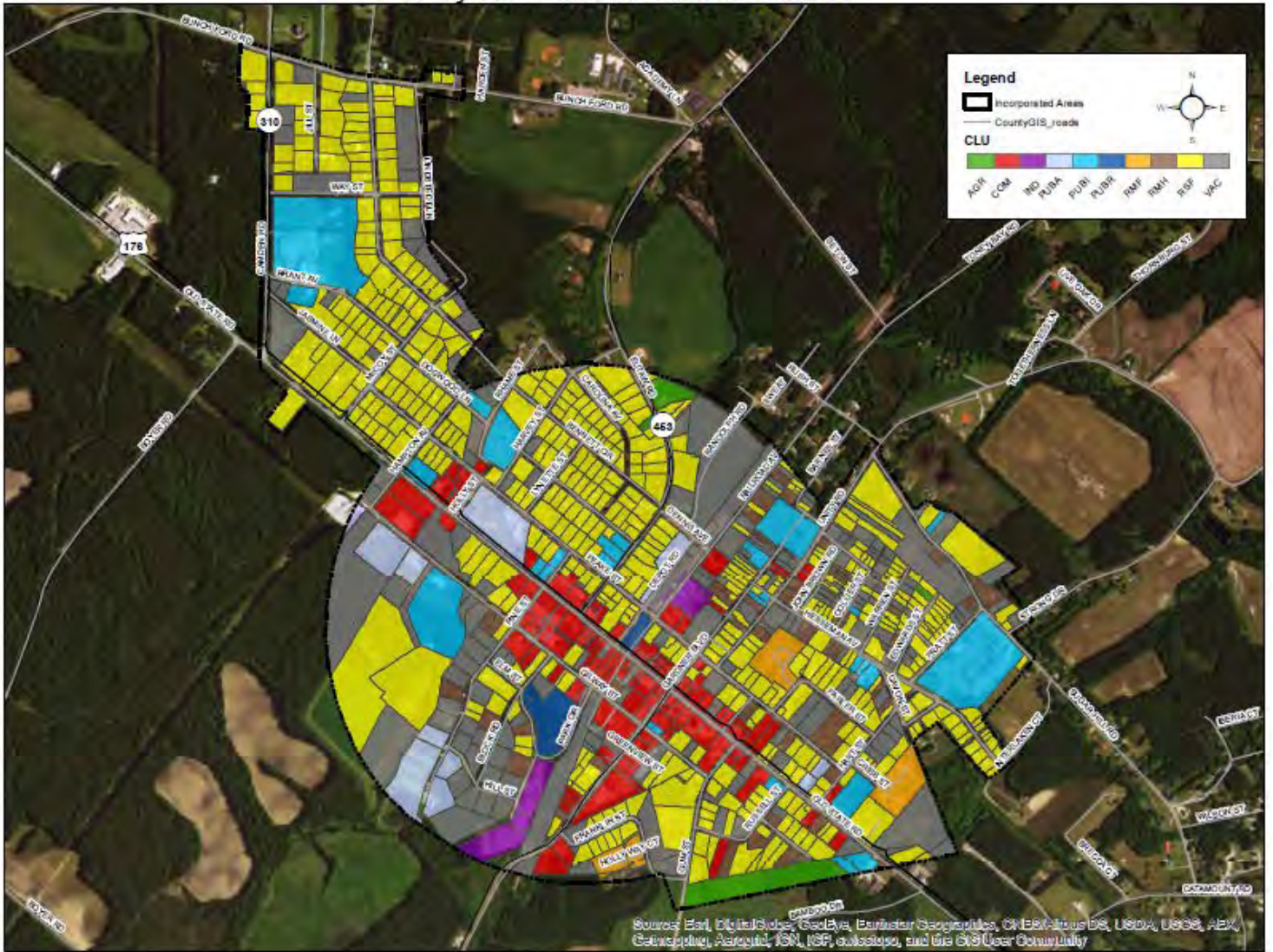
Open space preservation is an area of protected or conserved land on which development is set aside. The purpose of open space is to preserve a communities natural or historic character; preserve land or water for the sake of recreational; environmental; ecological; aesthetic or agricultural interests,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

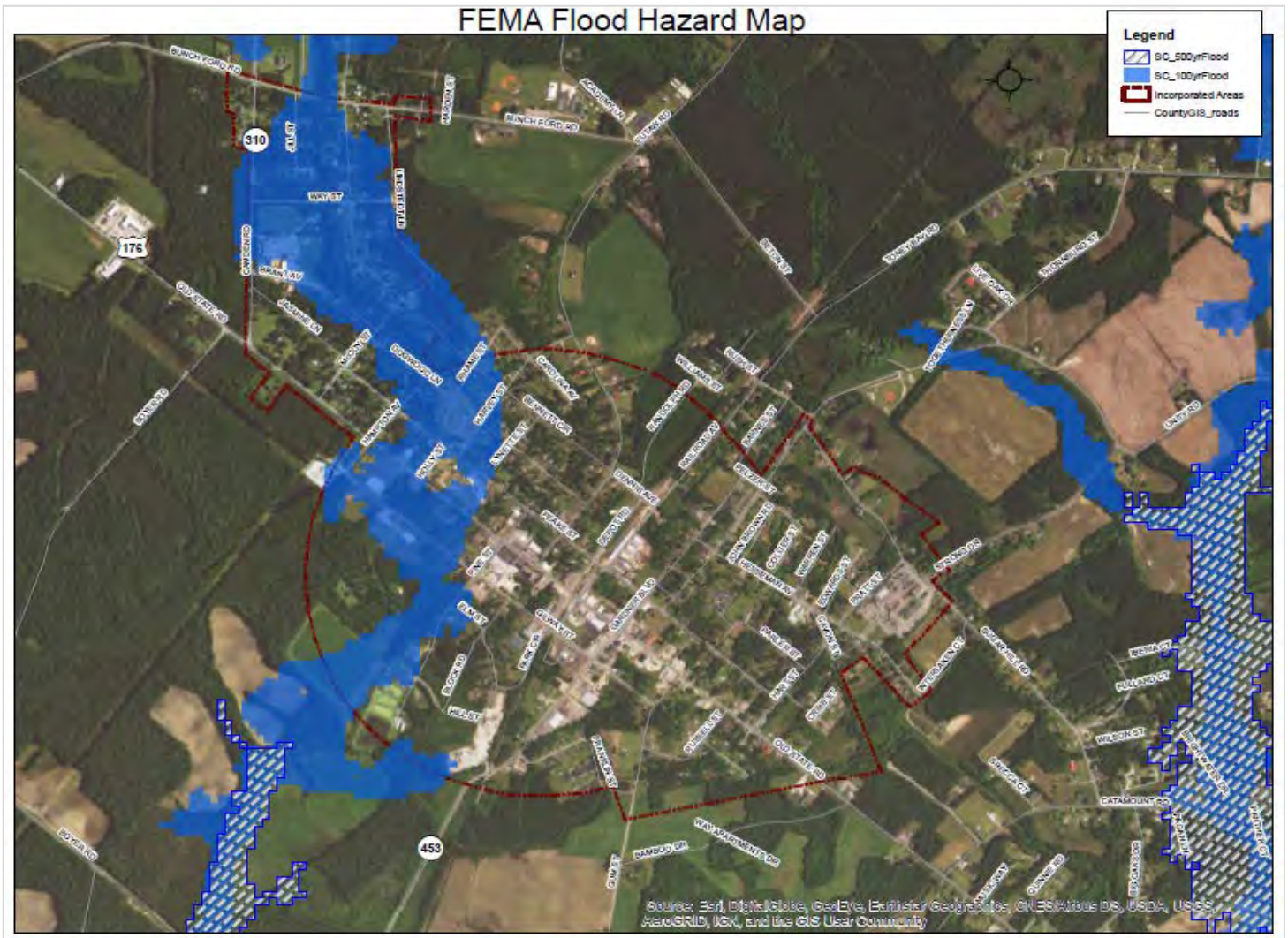
Below is a table that illustrates the categories of land use and their percentages for the Town of Holly Hill.

Holly Hill Current Land Use Percentages			
Category	Count	Acres	%
Agriculture	4	11	2
Commercial	128	68	9
Industrial	7	10	1
Public/Semi-Public:			
PUBA	15	27	4
PUBI	27	66	9
PUBR	4	7	1
Residential:			
RMF	8	13	2
RMH	58	25	3
RSF	519	314	44
Vacant	214	180	25
Total	984	721	100

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

Holly Hill Current Land Use 2018





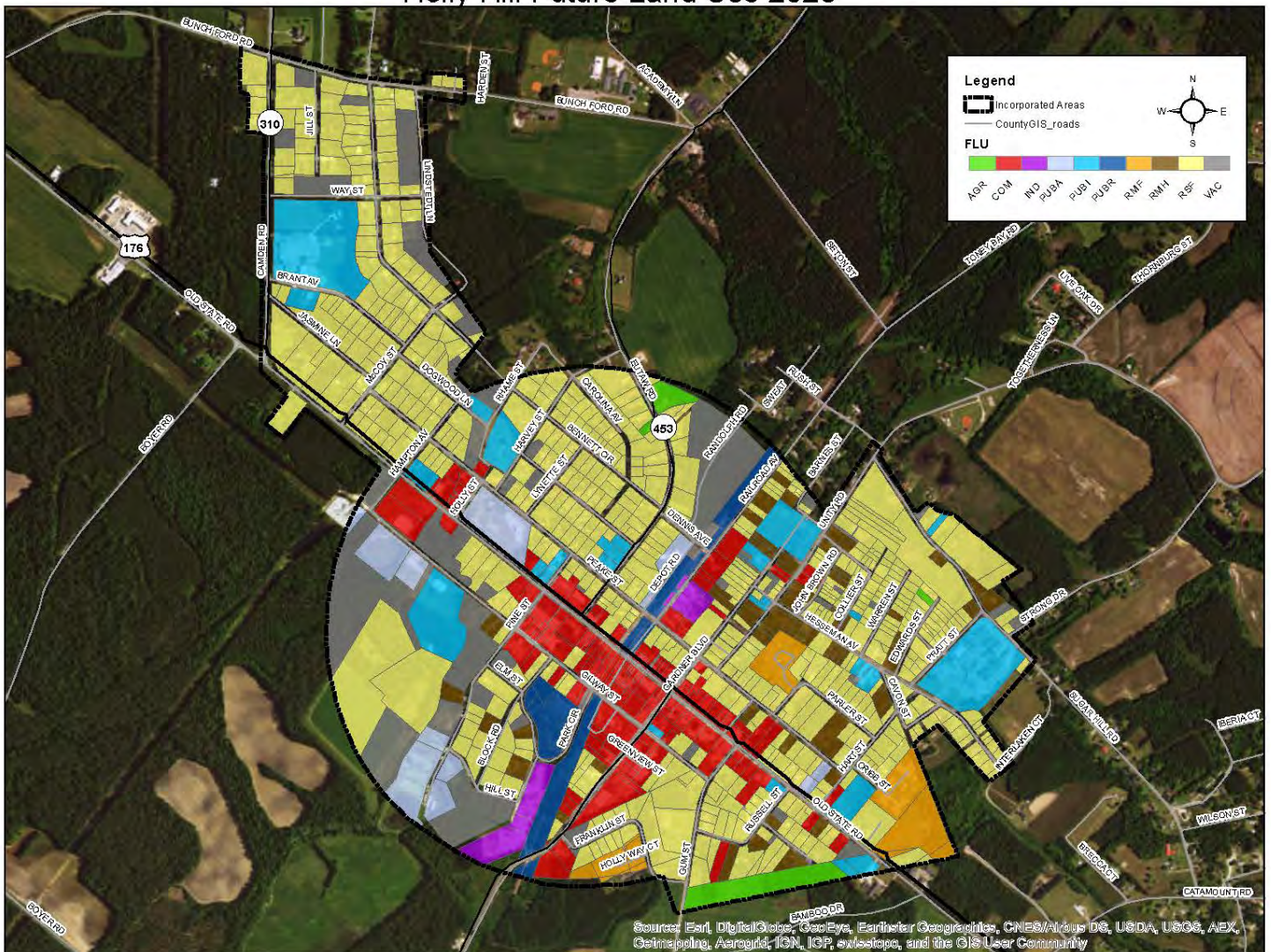
The above FEMA flood hazard map reflects areas in and around the town that are at risk of the 100-year and 500-year flood. It is recommended that development be avoided in flood prone areas, and consideration for an open space designation be made. Unfortunately, much development has already taken place in the flood zone in Holly Hill. Any new development in these areas should be discouraged, or determine ways to mitigate from future flooding if development is approved in these sensitive areas.

Future Land Use

The Town of Holly Hill’s future land use patterns are reflected on the Future Land Use Map, which provides the foundation for this Comprehensive Plan. The Future Land Use Map indicates the intended distribution and intensity of land uses over the next 10 years to provide greater land use predictability and transparency, and to create a logical framework for future zoning and development.

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

Holly Hill Future Land Use 2028



Land Development Constraints

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

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

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

Aesthetic Image

The visual image of the community plays a major role in future development, and the existing land use projects this image. The physical image of a community generally reflects the lifestyle of its residents. For example, unregulated signs, unnecessary roadside clutter, lack of amenities, structural deterioration, vacant buildings, unkempt properties, and traffic congestion can project the community in a negative manner. On the contrary, enhancing the Town's image through beautification of its major thoroughfares, enforcing nuisance ordinances that address overgrown properties, participating in litter control programs, or regulating the placement and number of allowed signs and billboards will create a positive visual image of the community.

Housing Composition

A change in local housing conditions, and how to best accommodate for a changing housing market without producing land use conflicts in the existing single-family residential areas must be addressed. Housing preferences are varied and can be viewed as threatening in the traditional single-family neighborhoods. Manufactured housing, modular housing and multi-family housing may be more appealing to low and moderate income buyers, and are projected to play a significant role in meeting future housing demands. Additionally, there is an increase in demand for senior citizen housing and low income housing, which can both be perceived as incompatible with present single-family housing environments.

Changes in the existing housing market raise issues of land use compatibility in Holly Hill where stick-built, single-family dwellings have traditionally dominated the housing stock.

Addressing these issues will help guide the Town in creating a more attractive community which could impact future development by attracting prospective residents, industries, and businesses.

B. NEEDS AND GOALS

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

- The primary goal of the Land Use Element is to develop, implement and enforce land use and development regulations in compliance with the Town's Zoning Ordinance. This will assure the quality and compatibility of future development, maintain the quality of existing development, and further develop the character of the Town. Other goals developed from the objectives in this plan are listed below:
- Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.
- Promote the balance of conservation and development.
- Support innovative operations and facilities to encourage an appropriate balance of automobile use and to encourage energy efficiency and the use of renewable resources.
- Maintain and strengthen scale and character of existing development by avoiding land uses that are overwhelming and unacceptable due to their size and scale.
- Support innovative and varied approaches to development and provide for the coexistence of urban and rural land uses.
- Support economic development efforts and encourage the entry of new industry while assuring the quality and compatibility with neighboring areas.
- Support local and regional efforts in the comprehensive planning process.
- Improve the aesthetic appeal of the developed areas.
- Development of high quality single- and multi-family, low-density and medium-density, residential uses within the Town should be encouraged, especially in the larger, multi-acre vacant land areas.
- The Town should focus on redevelopment of empty commercial buildings and shopping centers, known as "grayfields."

C. IMPLEMENTATION STRATEGIES

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

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

APPENDIX A

Goals and Implementation Strategies Timeline

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

		Responsibility								TIME FRAME
		Town Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Educational Group	
1. Population Element										
1.1	Seek opportunities with federal, state and local officials to focus on economic and infrastructure improvements in the Town of Holly Hill specifically to increase retail, recreational and residential efforts.	●						○		Immediate
1.2	Place a high priority on projects and programs that generate and attract employment, improvements, or investments that are consistent with the policies of the Town of Holly Hill Comprehensive Plan.	●	○							Ongoing
1.3	Expand upon the number of beautification projects such as litter pick-up, Adopt-A-Highway, and signs and lighting. These projects will improve the aesthetics of the town, increase community pride, and attract more visitors and development to Holly Hill.	●		○			○		○	Ongoing
1.4	Strive to retain the best and the brightest of the community by focusing on technology education, adult education, and an emphasis of work ethics in the educational system.	○			○			●		Ongoing
1.5	Support and promote cultural efforts and work towards eliminating any existing language and cultural barriers in order to develop a recognizable and unique character that will instill pride in its citizens as well as attract tourists and potential residents of varied ethnic backgrounds.	●						○		Ongoing
1.6	Improve efforts to increase the availability of a variety of housing types (rental and owned) and provide incentives to developers to build a wider variety of housing types such as retirement and assisted living housing.	●		○	○			○		Ongoing
1.7	Market the town as a desirable community to reside. Encourage and provide incentives for development of amenities that appeal to across-the-board age populations.	●						○		Ongoing
1.8	Adopt and enforce the Comprehensive Plan and Zoning Ordinance to ensure that land use compatibility is maintained and preserved in order to protect the health and welfare of the town.	●	○							Immediate

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

		Responsibility									TIME FRAME
		Town Council	Planning Commission	Civic Organizations	Service Providers	Brd. of Zoning Appeals	Community Volunteers	Economic Dev. Orgs	Educational Group	Special Committee	
2. Economic Element											
2.1	Place a high priority on projects that will generate and attract private sector employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan.	●	○						○		Ongoing
2.2	Strive to attract and retain clean, safe and high paying industries to the town.	○							●		Ongoing
2.3	Establish and support a close working relationship between the town, county, regional and state economic developers and area education providers.	●						○	○		Ongoing
2.4	Continue to support and encourage infrastructure improvements that will improve the quality of life and attract new businesses and industries	●						○			Ongoing
2.5	Nurture existing businesses as well as providing incentives for new businesses.	○						●			Ongoing
2.6	Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce.	●		○				○	○		Ongoing
2.7	Encourage renovation and re-use of vacant industrial and commercial properties.	●						○			Ongoing
2.8	Encourage the operation of small, independent businesses.	●						○			Ongoing

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

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

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

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility

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

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

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

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

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility ○ = Additional responsibility

Responsibility

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

6. Housing Element										TIME FRAME
6.1	Enforce building standards; adopt and enforce zoning and land development standards for new development and existing development.	●	○			○				Ongoing
6.2	Maintain a building inspector/zoning administrator to enforce building standards, zoning and land development standards for new development.	●								Immediate
6.3	Support agencies and businesses that seek to eliminate housing discrimination.	●			○					Ongoing
6.4	Pursue funding and tax incentives for housing construction, rehabilitation, vacant lot clearing, neighborhood beautification, and home ownership programs in low-to-moderate income neighborhoods in the Town.	●								Ongoing
6.5	Encourage development of a variety of quality housing unit types and sizes to meet the varying needs of all families and their associated income levels.	●	○			○				Ongoing
6.6	Encourage programs and projects designed to preserve and enhance the character and integrity of existing residential neighborhoods.	●					○		○	Ongoing
6.7	Enforce building code standards to upgrade substandard housing units, and to remove through due process non-repairable structures, as well as clearing vacant lots. The town shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized.	●	○			○				Ongoing
6.8	Work toward eliminating the factors that degrade neighborhoods such as incompatible land uses, code violations, abandoned houses, and derelict cars.	●	○							Ongoing
6.9	Implement a policy to dispose of abandoned manufactured homes and dilapidated houses.	●	○							Ongoing

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

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

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

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

Town of Holly Hill Comprehensive Plan Implementation Strategies and Timeline

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

APPENDIX B

10-Year Capital Improvements Plan

APPENDIX C

Maps

Holly Hill Base Map



Holly Hill Water System Map

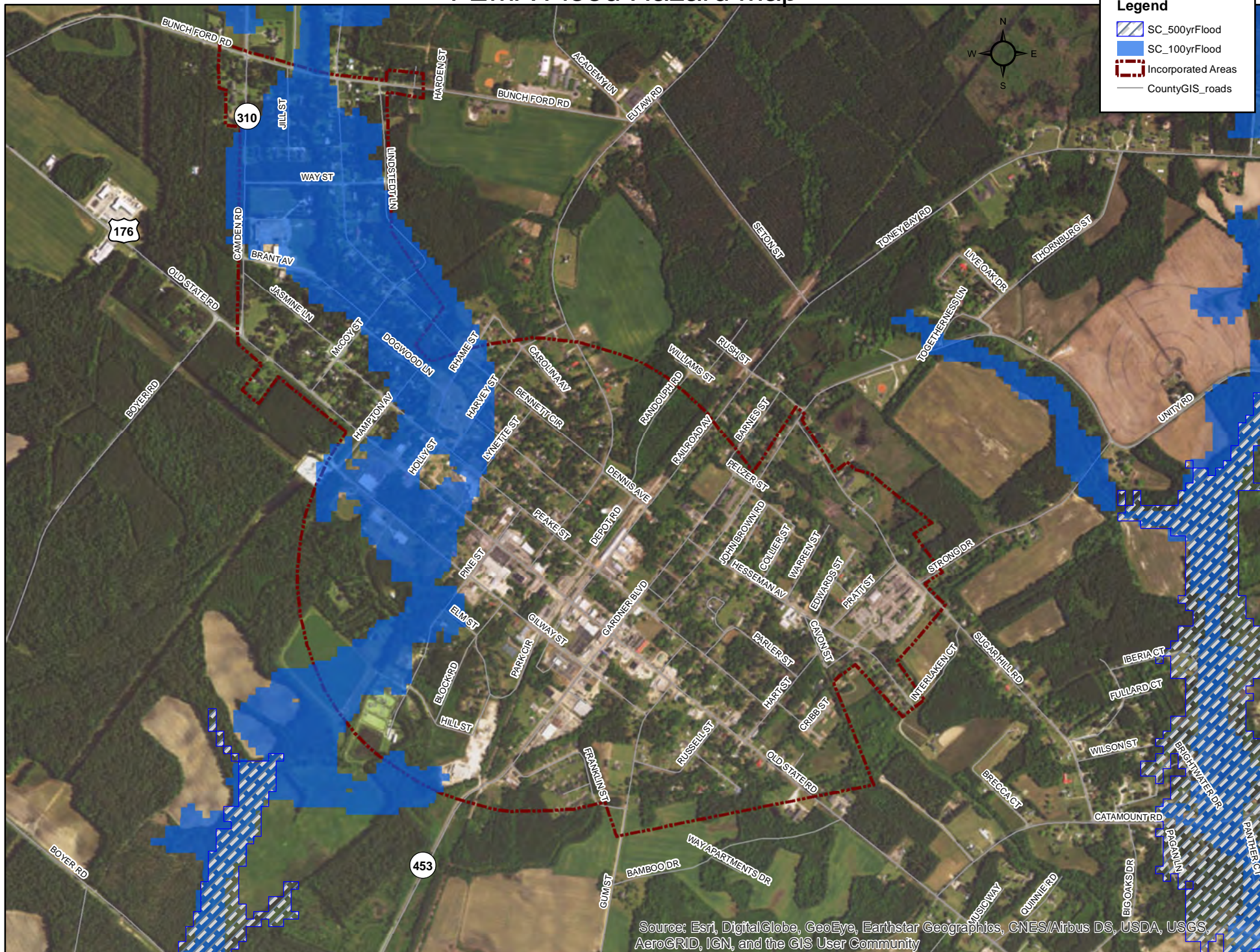


Legend

- water system
- - - Incorporated Areas
- CountyGIS_roads

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FEMA Flood Hazard Map

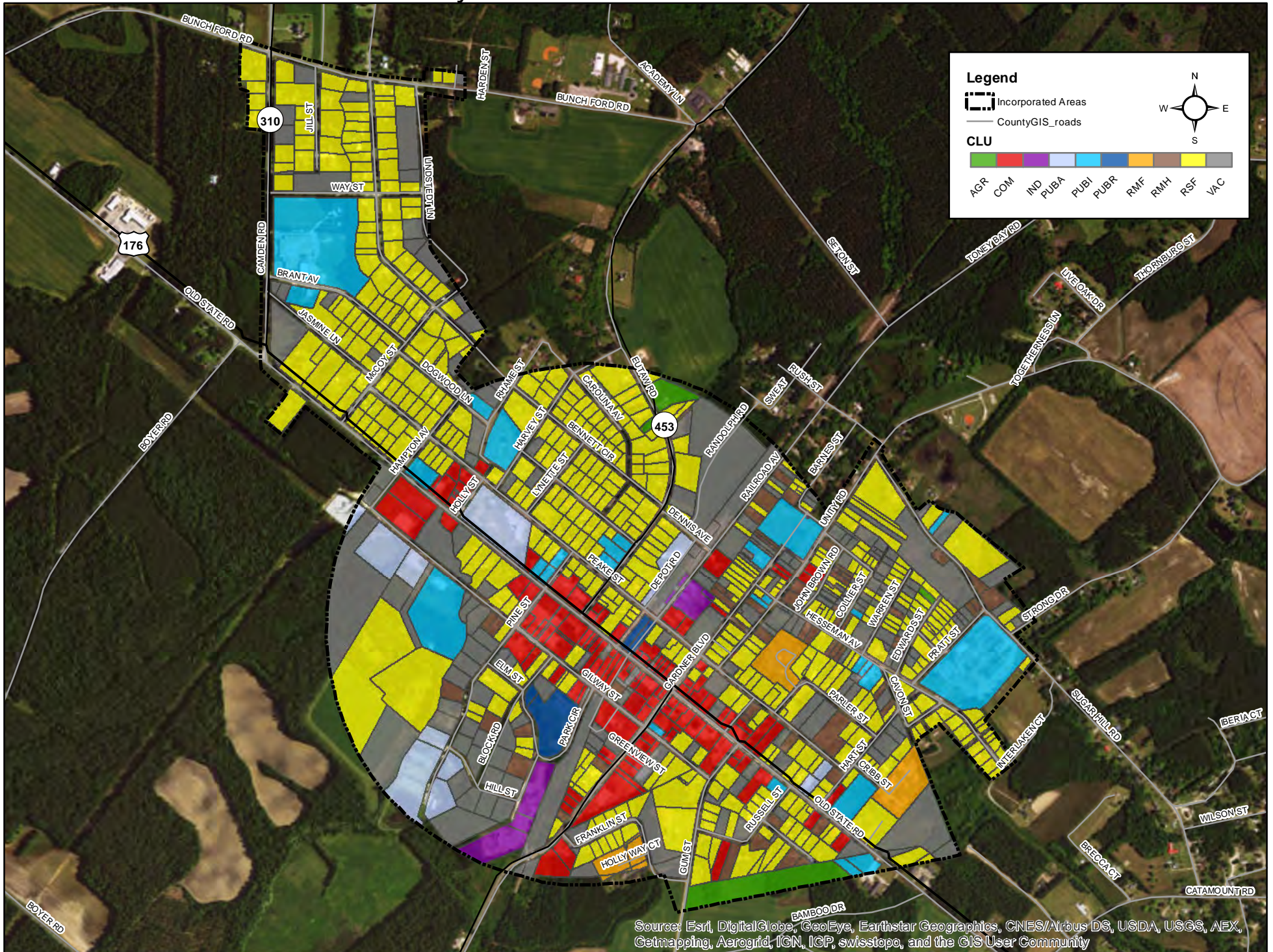


Legend

- SC_500yrFlood
- SC_100yrFlood
- Incorporated Areas
- CountyGIS_roads

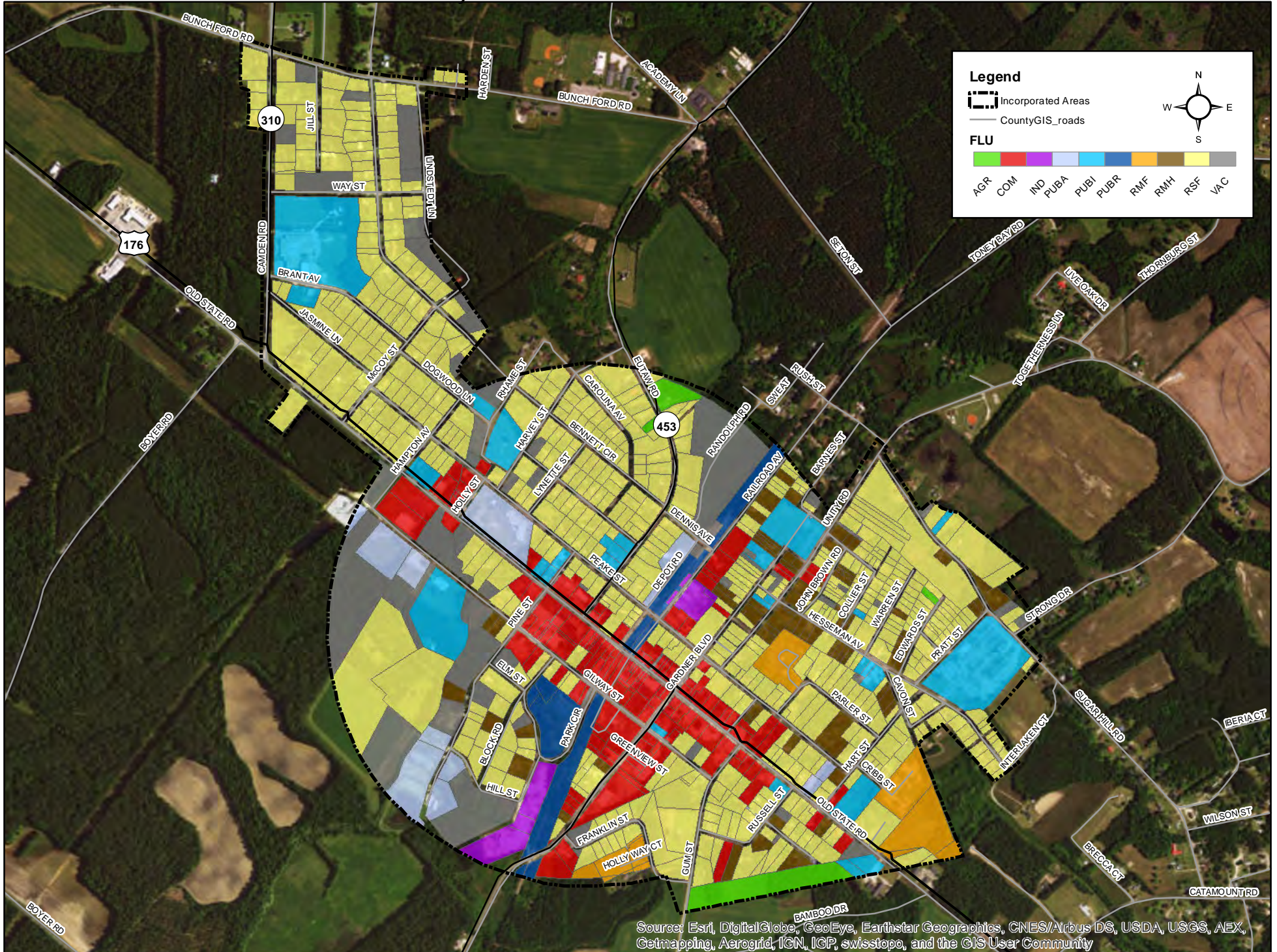
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Holly Hill Current Land Use 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Holly Hill Future Land Use 2028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community