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INTRODUCTION

This document updates and supersedes all previous planning efforts by the Town of Estill. It has been prepared in accord with the requirements of the Comprehensive Planning Act of 1994, as amended through 2007 and is intended to promote within the community public health, safety, morals, convenience, prosperity, general welfare, efficiency, and economy. Additionally, the Plan identifies challenges and issues facing the community, and prescribes a response. It is further intended to guide development and change to meet existing and anticipated needs and conditions; to contribute to a healthy and pleasant environment; to balance growth and stability; to reflect economic potentialities and limitations; to protect investments to the extent reasonable and feasible; and to serve as a basis for regulating land use and the development process.

As per the requirements of the Planning Enabling Act, Sections 6-29-310 through 6-29-960, this Plan represents not only a blueprint for future development, but the continuation of a process to guide the orderly development of the community.

The framework for reevaluating and reestablishing the Comprehensive Plan to meet the needs of the future is outlined in the ***South Carolina Local Government Comprehensive Planning Enabling Act of 1994***. The State Act redefines the Comprehensive Plan to include nine elements, which comprise the body of this Plan:

- (1) **Population**
- (2) **Housing**
- (3) **Economic Development**
- (4) **Natural Resources**
- (5) **Cultural Resources**
- (6) **Community Facilities**
- (7) **Land Use**
- (8) **Transportation**
- (9) **Priority Investment**

Each of the above elements is addressed in detail as a separate part (chapter) in this document.

PART I. POPULATION ELEMENT

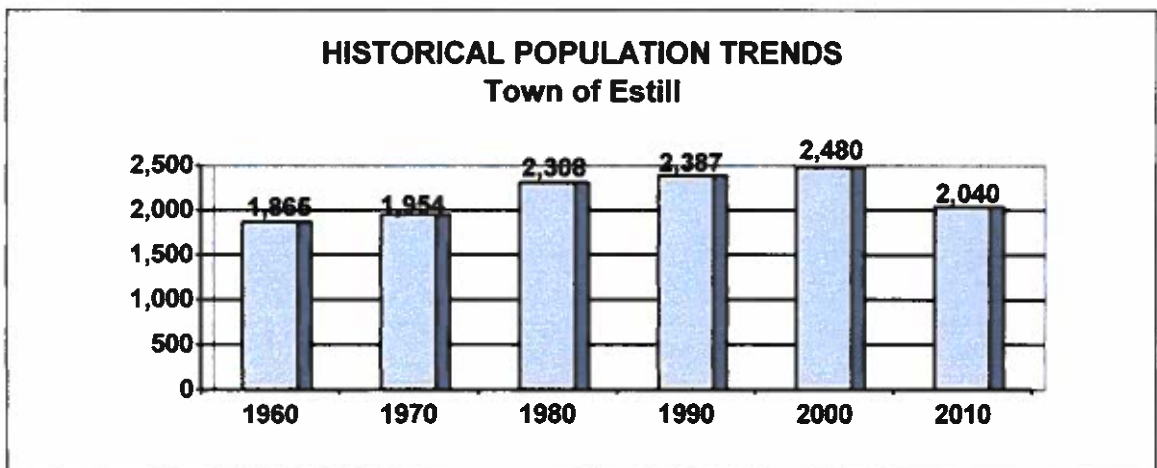
This initial element of the Comprehensive Plan profiles the Town's population. Here, population trends are established and forecast to the year 2020. Age, race and gender data are compiled and analyzed to determine characteristics unique to Estill. And income distribution and educational attainment levels are studied from a land use planning perspective. Social characteristics are assessed to determine lifestyle and conditions responsible for the way of life in the Town of Estill.

DEMOGRAPHIC TRENDS AND PROJECTIONS

Planning is for people. It follows therefore that an understanding of the population is essential to the planning process. How many people are we planning for? What are the characteristics of the population and how should they be addressed? What might we expect in the way of future population and its characteristics?

Historical Perspective

Estill's population increased moderately for four decades, from 1960 to 2000. Since 2000, there has been a reversal, with a recorded loss of 440 residents - an 18 percent decline, according to the US Census. Much of the loss could have taken place between 2007 and 2010, when the economy was struggling. Factors impacting this change are discussed later in this report.



Projections

The loss of population between 2000 and 2010 is not necessarily an indication of further declines. In all probability the population is leveling off in response to a slowing economy. In fact, Hampton County also lost population during this period. Both the Town and county likely will remain in a slow-to-no growth position until the economy picks up, which is projected to improve in 2011, 12 and 13.

Communities generally grow in one of two ways or a combination of both – through attracting new residents, generally through economic development, or annexation. With a slow growth economy, the first avenue to growth is stymied. Annexation also offers little hope for enlarging the population, as essentially all

TABLE 1 POPULATION PROFILE, PROJECTIONS						
	1980	1990	2000	2010	2015	2020
Town of Estill	2,308	2,387	2,480	2,040	2,200	2,400
Hampton Co.	18,159	18,191	21,386	21,090	22,400	22,800
Hampton % Co.	12.7%	13.1%	11.6	9.7	9.8	10.5
Source: US Census, selected years. 2005 estimate by US Census; county projections by US Census. Projections for Estill by Vismor & Associates, based on building permits trending relationship with county population.						

developed residential areas lie within the Town limits.

Population projections by the U.S. Census for the county, while modest, are positive. And it is not unreasonable to assume that some of this projected growth will occur in Estill. Thus, by trending Estill's population with that of the county over time and projected forward, an increase in population may be expected by the years 2015 and 2020. The county estimate is supported in part by projected growth of neighboring Beaufort county and the potential spill over into Hampton County.

DEMOGRAPHIC COMPOSITION

In addition to numbers, it is essential to know the make-up of the population from a planning perspective. The principal components are race, age and

gender. A discussion of each follows.

Racial Composition

There has been a significant shift in the racial composition of the

TABLE 2					
RACIAL CHARACTERISTICS/TRENDS					
	1980	1990	2000	2010	Change 1980-2010
# Whites	704	581	438	361	-266
% Whites	30.5	24.4	18.1	17.7	-48.7
# African American	1,599	1,805	1,926	1,594	-5
% African American	69.5	75.6	79.4	78.1	Neg
# All Other Races	NA	6	61	85	55
% Other Races		Neg.	2.5	4.2	1,300.0

Source: U. S. Census, Selected years.

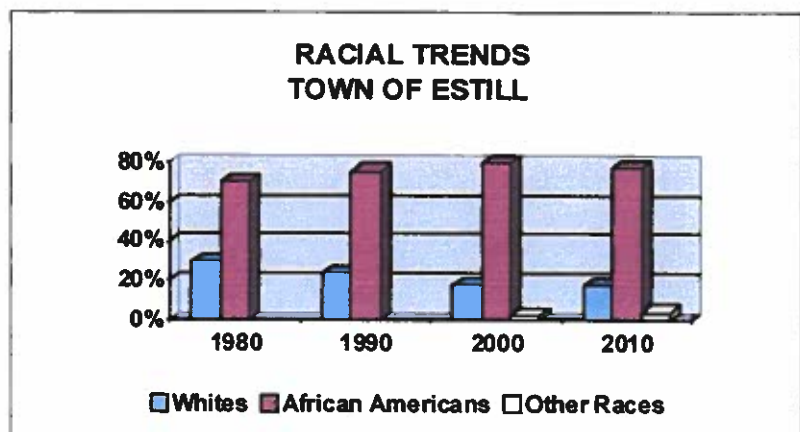
Town over the last four census periods. The white population declined by nearly 50 percent.

The African-American population essentially remained unchanged, following two decades of growth. There was growth, however, in "other" minority races, including, mixed races. This group, led by Hispanics and Asians, increased at an even higher rate (900 percent).

Loss in the African-American population may be directly linked to the economy, following two decades of growth, between 1980 and 2000, at which time the economy was expanding, the African American population declined by 17 percent between 2000 and 2010, during a declining economic period.

Out-migration of the white population is changing the dynamics of the community, resulting in a heavily skewed minority population. The exodus of this group also may be linked in part to the economy.

The racial make-up of the community, in and of itself, should have little impact on the use of land. The social impact is another matter. Of



greater concern is the loss of population, which results in vacant buildings, homes, smaller work force, and a community tax burden shared by fewer people.

Age Composition.

The most noteworthy trends taking place in the age of Town

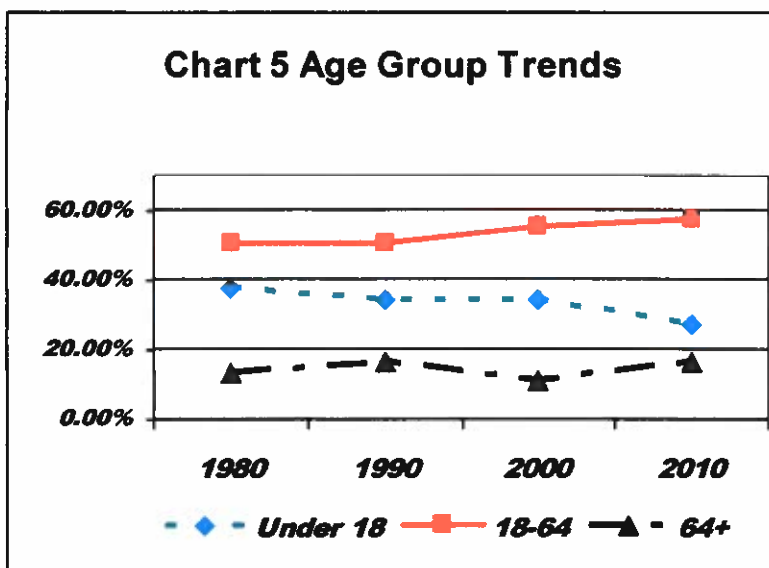
TABLE 3 AGE GROUP TRENDS					
	1980	1990	2000	2010	Change 2000-2010
# Under 18	848	816	818	556	-262
% Under 18	37%	34%	34%	27%	-32%
# 18-64	1,159	1,201	1,333	1,168	-165
% 18-64	50%	50%	55%	57%	-12%
# 65 & over	301	350	274	316	42
% 65 & over	13%	16%	11%	16%	15%
Median Age	NA	28.3	31.2	37.3	20%

Source: U.S. Census, Selected Years

residents are (1) a decline in the number of young people under the age of 18, and (2) an increase in the number of elderly, 65 and older.

From 818 persons or over one-third of the total population in 2000, the under 18 age group dropped to 556 or just over one-fourth of the population in 2010. This change does not bode well for the future.

The more productive and procreative age group, between 18 and 64 also declined during the last decade, but at a lower rate of 12 percent. This, too, is an ominous sign in terms of future populations – a loss of labor force and the means of replacing the labor force internally.



The elderly, on the other hand, gained population – the only age group to do so. This trend is in line with trends in the County, State and Nation, where the elderly population is on

the rise, due to better health care, longer life, and retiring in place. Job development and education opportunities do not influence this segment of the population.

The decline in the less than 18 age group may be attributed in large part to changes in child-bearing patterns. In 1957 the number of births per woman was 3.7. It fell to 1.8 by the mid-1970s, and with minor fluctuations has hovered around two per woman over the last 20 years, according to the U.S Census. This rate is slightly below the long-term replacement level. If not reversed, the decline of the young surely will show up in future population counts.

Gender Composition

As a general rule, the female population is larger than its male counterpart. In 2010, the female population in South Carolina accounted for 51.4 percent of the total. The Town of Estill by comparison had an even higher ratio of females. The Town's female population stood at 52.6 percent in 2010.

Nationally, the sexes are about evenly distributed in the pre-teen and teenage years, but with age the ratio generally becomes imbalanced on the female side. While the process is gradual, females at age 65 and over are in a definite majority position. This pattern is prevalent in the Town of Estill where in 2010 females 65 and over comprised 58 percent of the elderly population.

This trend has few physical planning implications, except for housing. More people, particularly elderly, of any one sex generally produce more one-person households, favoring smaller units and/or aggregate housing and care facilities. There are obvious social and financial ramifications however with gender imbalance, particularly for females.

AARP conducted in 2008 a study entitled Poverty & Aging in America. The study concludes that:

1. "Six in 10 older persons in poverty are women.
2. Forty-three percent of persons age 50+ living in poverty live alone.
3. Older women are less likely to be in the work force than men of the same age.

4. Total median financial assets of women over 50 in all income groups is approximately half that of men."

These conditions generally are mirrored in housing conditions and living standards, but also show up in health conditions, as persons in poverty or subsisting on low incomes are more likely to have poor health because of inadequate doctor care due to cost.

SOCIAL CHARACTERISTICS

Suffice to say, there is a positive correlation between land use and the quality of housing, income and education. Higher educated people generally command higher incomes and subsequently reside in higher quality homes and neighborhoods. And these neighborhoods generally reflect positively on the community and use of land.

In South Carolina, as elsewhere, higher education equates to increased earnings with each level of attainment, as illustrated in Table 4. Persons with a high school diploma earn on average 33 percent more than those who do not finish high school. Going to college will increase average incomes by 22 percent over those who do not attend. And each step above some college also will result in higher incomes, on average.

TABLE 4 MEDIAN ANNUAL EARNINGS IN SOUTH CAROLINA BY EDUCATIONAL ATTAINMENT, 2005		
Education Attainment Level	Income	% Increase By Education Level
< High School Graduate	\$17,510	--
High School Graduate	23,315	33
Some College/Associates Degree	28,527	22
Bachelor's Degree	39,635	39
Graduate or professional degree	49,581	25
Source: U. S. Census, 2005 American Community Survey.		

Recent studies also establish a correlation between education, income and health. The government report, Health, United States, 1998, found that each increase in income and education has a perceptible impact on health.

The near poor are, on average, healthier than those living in poverty; middle-income people are healthier than the near poor; and people with high incomes tend to be the healthiest. People with less education and less money are more likely to have jobs that do not offer health insurance, and that means less access to health care.

Education lengthens life and enhances health. Less-educated adults have higher death rates for all major causes of death, including chronic diseases, infectious diseases and injuries. Education also governs smoking habits. The least educated are more than twice as likely to smoke as people with more education.

Educational Profile

Clearly educational attainment levels in Estill have improved over time. But are they where they should be in this global economy, dependant on an educated and skilled labor market?

TABLE 5 TOWN OF ESTILL EDUCATIONAL ATTAINMENT LEVELS (Persons 25 Years and Older)						
	1990		2010		Numerical Change	Percent Change
	No.	%	No.	%		
>Less than High School Diploma	570	43%	374	29%	-196	-34%
H.S. diploma	418	31%	578	40%	160	38%
Some college	141	11%	190	15%	49	35%
Associate/College Degree	205	15%	206	16%	1	Neg.
Source. American Fact Finder; S1501.						

Educational attainment levels (highest school level completed) of Town residents 25 years and older improved over the past 20 years, from 1990 to 2010. From 43 percent of those 25 and older with less than a high school education in 1990, the rate dropped (improved) to 29 percent by 2010. The rate of high school graduates also improved from 31 to 40 percent of the population

25 years and older. And there was an increase in the number and percent of persons with some college or higher education. However, the number and rate of persons actually completing an Associate or College Degree remained flat.

While gains have been made in educational attainment, the fact that nearly one-third of the adult population 25 years and older has not completed high school is disturbing, the ramifications of which will be discussed in the following section on Income.

Income Profile

As indicated previously, higher education generally produces higher incomes. And while education attainment has improved in Estill since 1990, the improvement has not been enough to close the wide gap between local and state-wide income averages. In fact, incomes in Estill have fallen further behind the State.

Median household and median family incomes are three fourths of the average across the State, and per capita income is only 70 percent of the State average.

TABLE 6 INCOME COMPARISONS, 2010			
	Estill	South Carolina	% State
Median Household	\$31,537	\$42,018	75%
Median Family	\$38,380	\$51,704	74%
Per Capita	\$14,811	\$22,128	70%
Source. <u>Ibid</u>			

A closer look at incomes in Estill reveals that 41 percent of all households and 35 percent of all families had in 2010 incomes less than \$25,000 a year. Another 28 to 30 percent of households and families percent had incomes less than \$50,000 a year. Only 23 percent or a little less than one-quarter of the families and 21 percent of all households had incomes above \$50,000 annually.

This has translated into poverty for 31 percent of all families. The poverty rate for individuals was even higher, at 33 percent; and for persons under 18 and African-Americans the poverty rate was even higher, at 28 and 35 percent respectively..

TABLE 7 TOWN OF ESTILL HOUSEHOLD AND FAMILY INCOME, 2010				
Annual Income	Number Households	Percent Households	Number Families	Percent Families
< \$25,000	322	41%	199	35%
\$25,000 – 49,999	224	28%	169	30%
\$50,000-99,999	164	21%	132	23%
\$100,000 plus	79	10%	68	12%
Source. American Fact Finder.				

These data tell us a lot about living conditions in Estill. While incomes have improved over time, due in part to slightly

increased higher education, they have not kept pace with the State. As a result, much of the population remains burdened by poverty.

CONCLUSIONS

From the preceding, we may conclude:

1. that the Town experienced an 18 percent

decline in population, following decades of slow growth, as a result principally of depressed economic conditions during the last half of the decade;

2. that the racial composition of the community is becoming more heavily imbalanced, with greater African-American, Asian, Hispanic and other minorities comprising an ever enlarging segment of the population;
3. that age composition is changing, with loses in the number of young people and people in the procreative and production age group, and an enlarging elderly population;
5. that the gender composition is imbalanced toward females to a greater degree in Estill than statewide, particularly elderly;

Table 8 Poverty Income Status, Town of Estill, 2010		
Incomes Below Poverty Level	Number	Percent
Families	175	31%
All Persons	765	33%
Persons Under Age 18	283	37%
Persons 65 and older	192	28%
African- Americans	620	35%
White	14	04%
Source. American Fact Finder		

6. that educational attainment levels have improved over time, but further improvements are needed, as four in ten adults 25 or older still have not finished high school;
7. that median family, household and per capita incomes in the community are well below State averages; and
8. that improved income and education attainment aside, one third of all families in Estill live below poverty status.

To address these conditions, the following goals, policies and actions are established.

POPULATION GOALS (PG) AND POLICIES

PG-1: Grow the Town's population.

The future demographic size of the Town will depend in large measure on economic development, the creation of jobs, and educating the local workforce. This will be discussed in greater detail in the Economic Element of this report, Part VII. Annexation is also an option – expanding the Town geographically to include more developable land and “outside” developed properties.

The composition of any City or Town seldom reflects the size of the entire community of which it is a part. Characteristics are tempered by economic development, but size is tempered more by politics, attitudes and the need for community services. In the case of the latter—the need for community services—annexation should be a prerequisite to such services, which is not the case at this time. Cities and towns without a policy requiring annexation as a condition to the extension of water and sewer service are much less successful in their efforts to annex.

Policy: Require annexation as a condition to receiving water and sewer service from the Town.

Action: While the Town has extended service in the past without a requirement to annex, the above policy would require annexation. The Town should enact a policy requiring an agreement to annex as a condition to extending municipal utilities and other municipal services. Such a policy will stimulate future growth through annexation.

Action: Develop and adopt an Ordinance requiring annexation as a condition to receiving municipal water and or sewer service, including properties not contiguous to the Town at the time of the request, as follows:

“Whereas, The Estill Town Council is dedicated to the growth of the Town of Estill through annexation and the expansion of its Town limits in an orderly and efficient manner; and

Whereas, The Council is dedicated to the creation of a corporate area inclusive of fringe areas perceived to be part of “greater Estill”, including all unincorporated areas planned for or served by the Town’s water and sewer lines:

NOW THEREFORE, THE ESTILL TOWN COUNCIL DOES HEREBY ADOPT BY ORDINANCE A REQUIREMENT THAT ALL REQUESTS FOR WATER AND/OR SEWER SERVICE OUTSIDE THE TOWN OF ESTILL BE ACCOMPANIED BY A REQUEST FOR ANNEXATION INTO THE TOWN OF ESTILL. PROPERTY OWNERS OR THEIR REPRESENTATIVES REQUESTING WATER AND/OR SEWER SERVICE BUT NOT CONTIGUOUS TO THE TOWN AT THE TIME OF THE REQUEST SHALL EXECUTE AN AGREEMENT (Provided By the Town) BINDING THE OWNERS AND ANY SUBSEQUENT OWNERS TO ANNEXATION INTO THE TOWN AT SUCH TIME AS THE PROPERTY IS CONTIGUOUS. FAILURE TO DO SO AT THE TIME OF CONTIGUITY WILL RESULT IN DISCONTINUANCE OF SERVICE.”

Action: Actively pursue annexation of currently facilitated unincorporated water and sewer service customers.

PG-2: Raise the Educational Attainment of All Adults to or above that of a high school education.

Dedication to improving education and subsequently improving earning power and the environment in which one resides is not the sole responsibility of the school district. It will take the combined efforts and support of the community, both financially and politically. Toward this end, the following action is recommended.

Action: Initiate a campaign to emphasize the importance of education and parental involvement in the process, and

Action: Work with the Technical College of the Lowcountry and Hampton School district #2 to increase participation in adult education

programs leading to GED diplomas. Provide incentives to encourage greater participation in adult education programs.

A quality environment starts with an educated populace. Realization of this goal should be measured annually for incremental results.

PG-3: Create a "Diversity Sensitive Community."

With changing demographics, the community should be ever mindful and respectful of racial and ethnic differences.

Action: Monitor all community activities, and official policies, and practices regarding racial and ethnic issues to ensure "fair play" and sensitivity to the needs and rights of a diverse population.

PART II. HOUSING ELEMENT

The housing element is one of the principal components of the Comprehensive Plan. It is a measure of lifestyle, and an indicator of land use and environmental conditions. The Town's housing stock is its habitat. It is therefore essential to study and plan for housing improvements, protection, and expansion to meet future needs and demands as part of the comprehensive planning process.

HOUSING CONSTRUCTION TRENDS

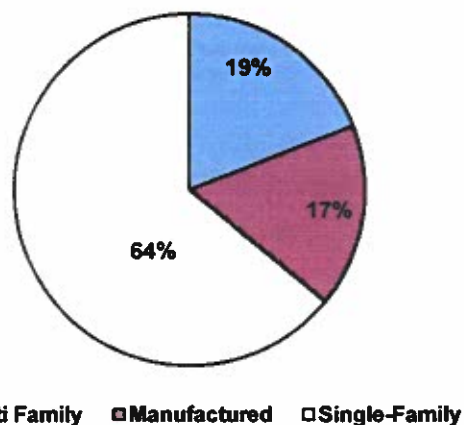
The U. S. Census reported 888 housing units in the Town of Estill in 1990. In 2000, the reported number of housing units was 991, an increase of 103 net units or an annual average increase of about 10 units per year. By 2010, the total number of housing units had declined to 909 – a loss of 82 units.

This turn of events is a product both of the economic downturn, housing foreclosure crisis starting in 2007, code enforcement, and loss of population since 2000 (Table 1).

HOUSING COMPOSITION

Single-family detached homes account for a majority of the housing in Estill, but not to the extent they once did. The ratio of single-family homes to other forms of housing dropped from 72 to 64 percent of all housing between 1990 and 2010. In fact, the number of single-family detached dwellings actually declined during this period, as did the population. The loss in standing as the primary source of housing is due primarily to inroads by manufactured and multi-family housing.

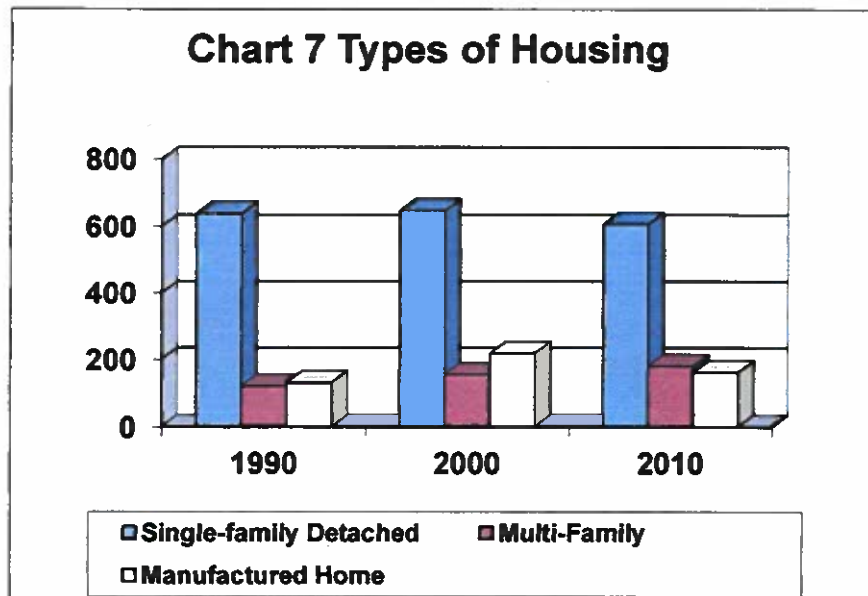
Chart 6 Housing Distribution, 2010



The housing market has been shifting toward alternative housing forms, i.e. multi-family and mobile or manufactured homes for the

past 40 years in response to housing preferences and the need for lower cost housing, among other things.

Significantly, housing shifts in Estill are not out of line with what is happening in the state and the nation. The rising cost of site-built, single-family housing has created a market for alternative forms of lower cost multi-family dwellings and manufactured homes. And the Town may expect an even larger share of the market to be absorbed by such housing in the future, zoning permitting.



Growth of the housing industry by housing type may be seen in Table 10. Multi-family housing increased from

14 to 19 percent of the total between 1990 and 2010, and manufactured housing increased from 14 to 17 percent of the total.

Alternative
s to single-
family
dwellings
generally
are driven
by
economics
and
changing
lifestyles.
Estill's

Table 10 TRENDS IN HOUSING UNITS				
Units in Structure	1990		2010	
	No.	%	No.	%
1, Detached	638	.72	607	.64
1, Attached	32	.04	0	0
Multi-Family				
2 - 4	28	.03	65	.07
5 - 9	6	.01	94	.10
10 +	54	.06	18	.02
Manufactured homes	130	.14	161	.17
Total	888	1.00	948	1.00
Source. US Census Bureau. DP-4 Profile of selected cities.				

future housing stock will in all likely hood continue to change in the future, and the Town will be challenged to accommodate

alternative housing in its predominately, but changing, single-family housing environment.

Change rarely occurs without problems, however, particularly from a land use perspective. Juxtaposition of alternative housing in a single-family housing environment has not always produced favorable results. Alternative housing often is considered incompatible with single-family environs because of density, design and attendant traffic, particularly lower income housing.

That these issues be addressed and resolved is essential to orderly development, land use compatibility, and quality of life. While housing composition and lifestyles are changing, change need not be disruptive to those who have invested in a single-family lifestyle. If properly planned, change in the housing market may be accommodated without compromising prevailing environmental conditions.

In addressing change, the Town must remain cognizant of its impact on the "built environment". It is critical to the future of the Town that the impact is lessened to the extent possible in order to provide growth and affordable housing opportunities, often associated with such housing, while preserving the history and ambience of the community and its neighborhoods.

Clearly, "compatibility" is the key. Careful land use planning is needed to ensure that these inherent differences between housing types do not have a negative impact, perceived or in reality, on the built environment, if higher density projects and lower cost housing are to play a more significant role in meeting future housing needs in Estill.

HOUSING AFFORDABILITY AND ASSISTANCE NEEDS

The goal of the National Affordable Housing Act of 1990 is that "every American family be able to afford a decent home in a suitable environment". But what constitutes affordability?

According to the 2010 Census, housing values or the costs of housing in Estill are generally lower than average for the State. Locally, however, within the county housing values are generally comparable, with some differences among the various value ranges. Nearly one-third of the Town's owner occupied housing

stock is valued below \$50,000, compared with one-quarter of such housing county-wide. Only 14 percent of the State's housing supply is valued under \$50,000. There is however a much higher percentage of housing valued above \$100,000 in Estill, compared with the County (Table 11).

The median value of Estill's housing stock in 2010 was \$98,500 compared with \$85,700 for the County and \$138,100 for the State.

On the surface, this would appear to put most housing in Estill in the

affordable category, but median household income is only 75 percent of the state average

, effectively negating any advantage in lower cost housing .

Table 11 Housing Costs and Values, Town of Estill, 2010 Owner-Occupied Units				
	Estill		South Carolina	Hampton County
Unit Value	# Units	Ratio	Ratio	Ratio
> \$50,000	142	32%	14%	24%
\$50,000 - 99,999	90	20%	20%	36%
100,000 - 149,999	160	36%	20%	20%
150,000 - 199,999	13	02%	16%	05%
200,000 plus	44	10%	30%	15%
Median value Town of Estill: \$98,500				
Median Value Hampton County: \$85,700				
Median Value State of South Carolina: \$138,100				
Source. U.S. Department of Commerce, Bureau of Census, 2010				

Rental housing rates in Estill, like owner-occupied housing values, generally are lower than those in the state, but are they affordable rates?

Calculating Affordability

Affordability is perhaps the most important factor driving the housing market. The market must be in tune with the marketplace if it is to meet the demand for housing in Estill. This means matching housing costs with household incomes of existing and perspective householders.

As a general rule, affordability is calculated by lending institutions on the basis of the "two and a half" rule. That is, affordability is based generally on housing costs not exceeding two and a half times gross household income. Using this measure, Table 12 establishes

housing cost and rental ranges for households based on income ranges, generally at two and a half to one.

The HUD formula or definition of affordability is similar to the above rule. "Affor

Table 12 Housing Affordability Matrix		
Household Income Range	Affordable Purchase Price Range	Affordable Rental Range (Monthly)
Less than \$10,000	Less than \$25,000	Less than \$167
\$10,000-19,000	\$25,000-49,999	\$167-349
20,000-29,999	50,000-74,999	350-499
30,000-39,999	75,000-99,999	500-649
40,000-49,999	100,000-124,999	650-834
50,000-59,999	125,000-149,999	835-1,164
60,000-74,999	150,000-199,999	1,165-1,499
75,000-99,999	200,000-249,999	1,500 or more
100,000-124,999	250,000-299,999	
125,000	300,000	

dable housing, defined in Section 6-29-1110 of the S. C. Code of Laws, as amended, means in the case of dwelling units for sale, housing in which mortgage amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size, for the statistical area as published from time to time by the U. S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD."

As with most rules, there are exceptions. Some householders pay more than the rule, while some pay less. But the vast majority generally fall in line with the affordability ranges shown on the Housing Affordability Matrix, Table 12.

Using the HUD formula for calculating housing affordability, nearly 40 percent of the householders of owner occupied dwellings in Estill pay in excess of 30 percent of household income for housing, and 15 percent of all renters pay in excess of 30 percent.

However, not all of these households pay in excess of what they can afford.

**TABLE 13
HOUSING AFFORDABILITY, 2010**

Gross Rent/ Owner Costs As % of Household Income	# Owner Households	% Owner Households	# Renter Households	% Renter Households
Less than 20%	51	35.9	123	42.9
20 to 24.9%	7	04.9	11	03.8
25 to 29.9%	30	21.1	0	0
30 to 34.9%	13	09.2	17	05.9
35% or more	41	28.9	26	09.1

Source. U. S. Bureau of Census, 2000; DP-4 Profile of Selected Characteristics.

Median household income in Hampton County was \$31,537 in 2010. Eighty percent of the 2010 median household income in Hampton County is calculated to be \$25,230. Thus, approximately one-half of all households in the County meet the 80 percent income threshold, discounting household size. This being the case, it is estimated that 24 to 28 percent of all households in Estill qualify for housing assistance, based on the HUD definition of what constitutes housing affordability.

The need for housing assistance is partially met by the South Carolina Regional Housing Authority #3, the principal provider of assisted housing in the community. It operates a 35 unit project (Estill Village), and has on file a six to 12 month waiting list of 25 applications for assisted housing.

HOUSEHOLD COMPOSITION

Nationally, over the last several decades the number of households has increased at a higher rate than the population. The reason for this has been a sustained reduction in the size of households. In 2010, the U.S. Census reported the lowest ever average number of persons per household in South Carolina at 2.49.

From 1980 to 2010, the average size of households in Estill declined by 12 percent, from 3.05 to 2.69 persons per household.

Households include all persons who occupy a housing unit, but not all households are composed of families. A family by definition consists of a householder and one or more other persons living in

TABLE 14 HOUSEHOLD CHARACTERISTICS, TOWN OF ESTILL 1980-02010				
	1980	1990	2000	2010
Persons Per Family	NA	5.54	3.30	3.28
Persons Per Household	3.05	2.93	2.74	2.69
	1980-1990	1990-2000	2000-2010	
Persons Per Household % Change	-04%	-06%	-02%	
Source: U S Census of Housing, Selected years.				

the same household who are related to the householder by birth, marriage or adoption. A household can also contain only one person.

In the Town of Estill, 507 of 723 total households or 70 percent are family households. The remaining 30 percent are non-family households, of which 199 or 28 percent are one-person households and 11 percent are comprised of householders 65 years and older, according to the 2010 Census.

Shrinking household size will likely equate in time to a preference for smaller housing units. But for the foreseeable future, smaller households in

Estill will have little impact on the size or preference of future housing, as the transition in household size has been relatively small and gradual.

Future households, as well as families, are projected to further decline in size, but at a slower rate, about .04 percent annually based on national trends and projections by the U.C. Census. This will produce in 2015, 2.64 persons per household; and in 2020, 2.59 persons per household.

Household downsizing is the result of a combination of things, including declining birth rates, an aging population and more one person households, increased divorces and separations, and delayed marriages.

Future household composition is projected nationally to increase among four basic groups, as follows:

	<u>Percent</u>
Elderly family households	
25%	
Non-family households	30
Husband-wife family households	25
Single-parent family households	20

If we assume that national household projections offer reasonable estimates of probable trends in the Town of Estill, changes in the number of households by type may be extrapolated in the form of "internally generated" households i.e. households formed from the existing population base via marriage, divorce, separation, children leaving home, etc. Also, household growth will result from net immigration i.e. households moving into the area. The composition of those moving into the Town should differ significantly from internally generated households, as indicated by the following distribution pattern.

Elderly family households	05%
Non-family households	23%
Husband-wife family households	69%
Single-parent family households	03%

In summary, the Plan should take into account the projected growth of households and projected household composition to more accurately predict the future housing needs of the community.

OCCUPANCY CHARACTERISTICS

The majority of housing in Estill is owner-occupied, but trending downward. Home ownership declined by 21 percent between 2000 and 2010. It is uncertain at this time the extent to which home mortgage issues in 2007 - 2010 impacted home-ownership, and how they will shape future occupancy characteristics. That home ownership declined in the last decade is an ominous sign however, as ownership represents an investment in the

community, and it generally is reflected in better maintained homes and more stable neighborhoods.

While ownership went down, rental occupancy went up as a percent of total housing, but also declined in number of occupied units, as the Town had a net loss of housing between 2000 and 2010. Vacant housing increased by 74 percent, adding 79 units to an already large inventory of vacant units— a clear reflection of the national housing market and the glut of vacant housing.

Table 15						
Occupancy Trends, Town of Estill						
Housing	2000		2010		Change	
	#	Percent	#	% Occupied	#	%
Owner-Occupied	578	58%	438	48%	-120	-21%
Renter-Occupied	306	31%	285	31%	21	07%
Vacant/ Seasonal	107	11%	186	21%	79	74%
Total	991	100%	909	100%		
Source. U.S. Department of Commerce, Bureau of Census, General Housing Characteristics, Selected Years.						

HOUSING CONDITIONS

Housing conditions fall generally into four categories: (1) standard (requiring no major modifications or improvements, (2) substandard (needing minor repair, (3) substandard (needing major repair), and (4) dilapidated.

A substandard house is one with structural deficiencies and/or one without complete plumbing and/or kitchen facilities. Something as basic as plumbing and complete kitchen facilities are viewed in this day and time as standard components in all homes. Unfortunately, there is not an adequate measure for determining the extent to which these conditions exist in Estill in 2010. The 2000 Census reported 8 homes without complete kitchen facilities and 11 dwellings without complete plumbing facilities. The U.S Census does not evaluate or statistically record the extent of substandard structures.

In the absence of Census data and individual housing inspections, it is not possible to assess with a high degree of accuracy structural conditions of the Town's housing stock. However, there are some indices, in addition to the absence of plumbing, complete kitchen facilities, housing values, and visual inspection which may

be used to evaluate and quantify housing conditions in the community.

The U. S. Department of Housing and Urban Development (HUD) conducted a study and produced a publication May 2001, entitled: Barriers to the Rehabilitation of Affordable Housing, Volume I. This publication investigates and estimates the extent of substandard housing conditions nationally. The publication profiles and estimates the need for rehabilitation intervention by tenure and age of housing.

By applying the findings of this study to the Town of Estill, using 2010 Census data, we are able to estimate the number of substandard housing units in the Town at that time, the severity of housing conditions and the need for rehabilitation, e.g.. Minor, Moderate, or Major. While definitions of what constitutes needed repairs may vary, minor repairs include such things as painting, repairing shutters, replacing screens, etc.; moderate repairs may include replacing roof shingles, repairing or installing complete kitchen and/or bathroom facilities, etc.; and major improvements extend to structural improvements.

One of the key indicators used for determining housing conditions was "age of housing". Older homes are more likely to pose fire hazards, have dangerous code violations, have lead paint, or be structurally deficient in some way.

Table 16 Estimated Rehabilitation Need, Occupied Housing, By Property Profile, 2010								
Property Profile	Minor Rehab.		Moderate Rehab.		Major Rehab.		Total Rehab.	
	%	No.	%	No.	%	No.	%	No.
Tenure								
Renter Occupied	30.4	87	12.3	35	5.6	16	48.3	138
Owner Occupied	30.6	134	8.7	38	4.3	19	43.6	191
Age of Unit								
1980-2000	29.0	85	5.4	15	2.6	9	36.9	109
1970-1979	30.6	109	7.6	27	3.9	15	42.0	151
1940-1969	30.4	78	10.8	27	5.0	14	46.2	119
Before 1940	32.0	13	14.8	6	7.3	3	54.0	22
All	30.0	285	9.0	75	4.4	41	43.6	401
Source: HUD, Barriers to The Rehabilitation Of Affordable Housing, Volume I, Exhibit 2.2, May, 2001. Hampton Census data, 2000. Calculations by Vismor and Assoc.								

Four percent of Estill's housing stock, or 41 units were built prior to 1940. While this is not a condemnation of all older homes, it is an indicator of possible substandard conditions based on age. Where such housing exists, the potential for becoming substandard and the cost of maintenance generally are greater. Table 16 shows a need to rehabilitate 54 percent of all housing built before that time.

Of the 948 housing units reported for Estill by the 2010 Census, we estimate 41 dwellings or 4.4 percent of all housing require major rehabilitation; 75 housing units or nine percent need moderate rehabilitation; and 285 or nearly 30 percent can make do with only minor rehabilitation, based on age of housing (Table 16).

Somewhat greater need for rehabilitation or degree of substandard conditions exist in rental housing, as opposed to owner occupied housing, 48.3 percent compared to 43.6 percent.

Additionally, most existing housing and buildings in the community were constructed without regard to "green building design" – incorporating efficiency and conservation of energy and water in the design, construction and operation of buildings. As such, they too, may be considered substandard by today's standards. Green

building design is intended to reduce environmental impact through energy-efficient materials, solar systems, and water conservation technique, including storm water management techniques. With emphasis on green building design, the Town is challenged to assist in retrofitting its housing stock and ensuring green building design in new homes and subdivisions.

In summary, housing conditions have improved over the last several Census surveys, based on the plumbing and kitchen facility indicators, but there is still work to be done. The community has yet to meet the goal of the "National Affordable Housing Act of 1990", that every American family be able to afford a decent home in a suitable environment. And the Town has yet to get on board with "greening" its housing supply.

HOUSING PROJECTIONS

What does the housing industry hold in store for the Town? Based on the population forecast (Table 1) and a marginal decline in the size of households, housing is expected to increase, but at a low rate of about two to four units a year, similar to the permitting rates of the last nine years.

CONCLUSIONS

From the preceding we may conclude that:

- (1) the housing market is changing and the Town is challenged to adjust to these changes while protecting both its built and natural environment;
- (2) the size of households is shrinking, giving rise to potential changes in the size of housing;
- (3) owner-occupancy is declining – a clear indication of a troubled housing market;
- (4) housing values and conditions in the Town generally are below those in the county and State;
- (5) growth of the housing market is projected to be slow, averaging only two to four new residential units a year;

- (7) housing affordability is a problem for one-quarter of all householders in Estill; and
- (8) over 40 percent of all housing in Estill requires some degree of repair, 4.4 percent of which requires major rehabilitation.

HOUSING GOALS (HG) AND POLICIES

HG-1: Increase the Supply of Affordable, Structurally Sound Low to Moderate Income Housing.

Household poverty and substandard conditions in certain parts of the community indicate that financial assistance will be needed to meet the goal of the National Affordable Housing Act of 1990, that "every American family be able to afford a decent home in a suitable environment".

Without getting into the need for and economic aspects of generating additional higher paying jobs and improving job skills and educational levels, the objectives of this goal are:

- (1) To increase the supply of new affordable housing, including public housing, and
- (2) To renovate and make affordable existing housing in need of repair.

Policy: There are several strategies for expanding the supply and quality of affordable housing that can be applied within the Town of Estill. Given the scope of affordable housing needs, it is recommended to apply a combination of strategies for maximum effectiveness. In addition to pursuing multiple tools to encourage affordable housing, it is also important to work with adjacent local governments and regional entities in order to address housing needs on a regional scale. This regional approach helps to avoid the phenomenon of concentration of low-income housing.

Action: Provide Developer Incentives

Developer Incentives provide a market-based mechanism for encouraging the construction of affordable housing. One with the most practical application in Estill is the provision of fee waivers, which reduce or waive the fees levied on new development projects where affordable housing is included. Regulations may be

set up to reimburse permit fees to a builder upon certification that the dwelling unit is affordable. Tap-on fees for public utilities such as water and sewer may also be reduced for affordable housing developments.

Action: Cooperate With and Assist Affordable Housing Providers

There are a number of agencies and programs operating within the community designed to assist low-to-moderate income families in obtaining decent housing, including rental assistance agencies and programs. Assistance by the Town in finding suitable sites and facilitating such sites for affordable housing could encourage and expedite the development of such housing.

Community Development Block Grant Program

The Federal Community Development Block Grant (CDBG) program was established in 1974 when a series of categorical assisted housing programs were effectively folded into a block grant directly to larger urban areas and to states for distribution to smaller places. The grants are restricted to benefiting lower income persons. Grants are not restricted to housing, but the fact that the source of initial funding superseded housing programs established a political claim in favor of housing uses.

HOME Investment Partnerships Program (HOME)

The HUD HOME program provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide 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. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use

HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

Public Housing Program

The South Carolina Regional Housing Authority #3 is the primary provider of public housing in the Town of Estill. Currently, the Authority owns and maintains the Estill Village complex – a 35 unit Section 8 housing project.

The Authority maintains a waiting list nearly as large as the number of units in the complex. This places a premium on affordable housing and presses the need for additional affordable units.

Assisted Ownership Programs

The State Housing Authority offers up to \$4,000 to assist eligible borrowers with down payments and closing cost. Habitat for Humanity builds new homes for low-to-moderate income persons with an investment of “sweat equity”. There are many other resources as well, all of which should be investigated and made available to low-to-moderate income families in Hampton.

Housing Trust Fund

Housing Trust Funds are distinct funds established by legislation, ordinance, or resolution that dedicate sources of public revenue to support affordable housing. Housing Trust Fund programs are designed locally to address specific housing needs within the community. The Trust Fund program is administered in South Carolina by the State Housing Finance, and Development Authority.

HUD Section 202 and 811 Programs

These programs are designed to assist low income seniors and persons with disabilities. They offer interest-free capital advances to nonprofit organizations that will produce accessible housing,

subsidize rents, and provide supportive services, which, in turn, will enable qualifying participants to live independently.

These funds, including 650 million available in 2009, are available for funding construction, acquisition, and rehabilitation of multifamily developments. The program subsidizes the rents of senior citizens in a way that limits residents' housing costs to 30 percent of their incomes. The funds will be invested primarily in smaller, newly constructed residences, typically group homes or condominium units.

USDA Rural Rental Assistance Housing program,
Section 515

The availability of financing from this program, administered by the US Department of Agriculture, Rural Development Act, is contingent on state resources and competition of submitted projects.

Action: Rehabilitate Existing Substandard Housing

Pursue the availability of available grants and loans for housing rehabilitation, including USDA, Section 16, and HUD grants.

Action: Initiate systematic code enforcement program, targeting substandard rental units.

HG-2: Protect and Maintain Existing Supply of Quality Housing.

Most of the Town's housing is structurally sound, secured in stable residential environs, and protected by zoning regulations. The goal here is to ensure the long-term maintenance of such conditions and environs.

Action: Identify through the planning process all structurally sound and stable neighborhoods and apply and maintain appropriate protective residential zoning. Condition any change to such zoning on compliance with or amendment to the Comprehensive Plan. This strategy establishes a definitive link between the plan and applicable zoning regulations.

HG-3: “Green” the community’s housing stock, by retrofitting existing housing and ensuring in the development of future housing, energy and conservation design techniques.

Action: Provide assistance for installation of “green” techniques, by making property owners and developers aware of the following incentive programs.

Corporate Tax Credit

Biomass Energy Tax Credit

Solar Energy Tax Credit (Corporate)

Personal Tax Credit

Energy Efficient Manufactured Homes Incentive Tax Credit

Solar Energy Tax Credit (Personal)

Production Incentive

Biomass Energy Production Incentive

Palmetto Clean Energy (PaCE) Program

Sales Tax Exemption

Sales Tax Cap on Energy Efficient Manufactured Homes

Sales Tax Exemption for Hydrogen Fuel Cells

State Loan Program

Conser Fund Loan Program

State Rebate Program

Residential Solar Initiative for Earth Craft Homes Rebate

Action: Amend the Zoning and Subdivision ordinance to include conservation and green building design provisions.

PART 3. NATURAL RESOURCES

This element of the Comprehensive Plan consists of an inventory and assessment of natural resources, and consideration of their role in the future development of Estill.

It is difficult to address natural resources in the Town without expanding the boundaries to include the larger area in which it is located. Natural resources do not recognize political boundaries.

To the extent that such resources have in the past influenced development of the Town and likely will continue to do so in the future, they are examined in this part of the Plan.

CLIMATE

Estill is hot and generally humid in summer because of moist maritime air. Winter is moderately cold but short. Precipitation is quite evenly distributed throughout the year.

In winter the average temperature is 46 degrees F, and the average daily minimum temperature is 34 degrees. In summer the average temperature is 79 degrees, and the average daily maximum temperature is 89 degrees.

The total annual precipitation is 47 inches. Of this, 28 inches, or 60 percent, usually falls in April through September. Snowfall is rare and when it does occur, it is usually of short duration, averaging less than one inch a year.

The average relative humidity in mid-afternoon is about 50 percent. Humidity is higher at night. The average at dawn is about 85 percent. The sun shines 65 percent of the time possible in summer and 60 percent in winter. The prevailing wind is from the southeast. Average wind speed is highest in spring. That these conditions are favorable to farming is partially responsible for the area's historical ties to agriculture.

Temperate climatic conditions also have contributed to the accelerated growth of the southeast region (Sunbelt) over the last several decades, particularly neighboring Beaufort County, in contrast to more frigid, less hospitable temperatures in the northeast (Frost belt) region.

GEOGRAPHY

The Town of Estill has a total area of 3.5 square miles (9.2 km²). It is located in the Atlantic Coast Flatwoods land resource area. The landscape is nearly level, with elevation about 150 feet.

SOILS

Most developed areas in the Town of Estill are situated on Goldsboro, Norfolk and Rains soils, comprising about 70 percent of all soils identified on the accompanying Soil Map. These soils are generally well suited to most aspects of urban development, including dwelling and building foundations, road and street beds, and lawn and landscaping. However, they are not suited to individual waste treatment systems (septic tanks), sanitary land fills, or sewage lagoons, or shallow excavations due principally to wetness. The same is true for most other soil types shown on the Soil Map.

Severe development limitations posed by these soils are not only costly to overcome, but effectively preclude the use of individual waste treatment systems.

In response to these constraints, the Town has an expansive community sewerage system, the extension of which will be required to accommodate any outward movement of new development due to prevailing soil conditions.

To this point in time, soil conditions and their constraints to development have played a major role in defining the Estill community. All things being equal, development generally will follow the path of least resistance, in the case of Estill, it is within the compact sewer service area. Where major constraints are posed by existing soil conditions, development will move voluntarily in most instances to better suited soils. And where voluntary avoidance has not worked, regulatory prohibitions have been enacted.

As in the past, soil conditions will continue to influence and shape the future urban environment. From a land-planning perspective, it is therefore essential to know the location and characteristics of soils. Soil data and maps contained in this section will help form the basis for future land planning within the community.

TABLE 17
SOIL LIMITATIONS TO URBAN DEVELOPMENT

Soil Name & (Symbol)	% Area	Shallow Excavations	Dwellings and Buildings	Lawns and Landscaping	Roads & Streets	Septic Tank Absorpt
Goldsboro (GoA)	21.8%	Severe: Wetness	Moderate: Wetness	Slight	Moderate; Wetness	Severe: wetness
Norfolk: (NrA, NrB)	25.7%	Severe; Wetness	Slight	Slight	Slight	Severe: Wetness
Rains (Ra)	22.1%	Severe: Wetness	Severe: Wetness	Severe; Wetness	Severe: Wetness	Severe: wetness
All other minor soils	30.4	Varying degrees of limitations, usually relating to wetness or flooding				

USDA, Soil Conservation Service, Soil Survey Report.

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 adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

The principal criteria for determining wetlands are (1) hydrology, (2) soils, and (3) vegetation.

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, and to a lesser extent by the Town's Zoning Ordinance, restricting development in designated Conservation-Preservation Zones. Prerequisite to the development of such lands is a "jurisdictional determination" by the U.S. Corps of Engineers, as well as a zoning and building permit by the Town.

Wetlands essentially surround the built environment of Estill (see map). There are also small, isolated wetland pockets scattered about the community.

Development of these areas will necessitate the need for municipal policy and procedures for dealing with wetlands.

In this regard, the Town should require that persons intending to engage in activities involving development within or adjacent to wetlands contact the Corps of Engineers for a precise determination of jurisdiction and the consequences of such development.

Not all proposed wetlands development will require a permit from the Corps. However, no local zoning or building permit should be issued where wetlands are present and have been determined by the Corps to perform functions important to the public interest. This includes:

- (1) Wetlands which serve significant natural biological functions, including food chain production, general habitat and nesting, spawning, rearing and nesting sites for aquatic or land species;
- (2) Wetlands set aside for study of the aquatic environment or as sanctuaries or refuges;
- (3) Wetlands the destruction or alteration of which would affect detrimentally natural drainage characteristics, sedimentation patterns, salinity distribution, flushing characteristics, current patterns, or other environmental characteristics.
- (4) Wetlands which are significant in shielding other areas from erosion or storm damage.
- (5) Wetlands which serve as valuable storage areas for storm and flood waters;
- (6) Wetlands which are ground water discharge areas that maintain minimum base flows important to aquatic resources and those which are prime natural recharge areas;
- (7) Wetlands which serve significant water purification functions; and
- (8) Wetlands which are unique in nature or scarce in quantity to the region or local area.

Where such conditions are found to exist, the Corps will evaluate each request for development on the basis of projected benefits to be derived

from the proposed development in relation to the damage to the wetlands resource.

Suffice it to say, wetlands restrictions, both federal and local, make development of wetlands tenuous at best. Where, in the past, development was constrained principally by the simple presence of wetlands. Now it is further constrained by the need to plan around or mitigate the use and circumstances of development proposed for such areas. Clearly, the presence of wetlands should alert the Town and the developer to the need for a "wetlands determination" before proceeding. Failure to secure a wetlands determination and permit, if required, could result in work stoppage, restoration of the project site to its original state, fines, or other compensatory action.

As a factor responsible for influencing development, wetlands, perceived as a natural resource, pose a greater deterrent to development than ever before.

FLOOD PLAINS

Flood plains and flood hazard areas generally are avoided by developers, but encroachment over time has led to the promulgation of federal and local legislation regulating development of such areas.

Areas subject to flooding in Estill are found in relatively small undeveloped areas in the northeastern and southeastern parts of the community, according to maps prepared by the Federal Emergency Management Agency (FEMA). As such they pose minimal hazard potential to life and property.

That these areas remain relatively undeveloped is essential not only to minimizing flood hazards, but providing for essential drainage of the community, wildlife habitat, and open space. To this end, the Town has enacted a Flood Hazard Ordinance and Subdivision Ordinance addressing development in "Areas Subject to Flooding".

CANOPY TREES

One of the most important natural resources in any community is its canopy trees. Canopy trees in the urban environment serve to protect and

enhance property values, control erosion, moderate climate extremes, provide screens and buffers, promote traffic safety and contribute to community ambiance and beautification. Estill's trees serve no less purpose. Unfortunately, the Town of Estill does very little to advance tree preservation and planting at this time.

In light of their importance, a comprehensive plan to promote the planting of street trees, and regulate and monitor the care and cutting of trees on public rights-of-way as well as private property is recommended as a means of protecting and enhancing the environment.

TOPOGRAPHY

The topographic setting of the Town is what would be expected in this South Atlantic coastal zone. Only one county removed from the beach-line, Hampton County has low relief and gentle slopes. The elevation ranges from 20 to 150 ft (feet) above sea level. Drainage is provided by the Savannah, Coosawhatchie, and Salkehatchie-Combahee Rivers. (Source. GROUND-WATER RESOURCES OF HAMPTON COUNTY, SC, Newcome and Gellici, 2006)

HYDROLOGY

The Town of Estill sits atop the Upper Floridan aquifer - generally the most productive aquifer in the Floridan system. The Town of Estill, with two wells, pumps from this aquifer about 132 million gallons of water per year (MGY). While the resource is abundant and more than sufficient to meet future demands, there is concern locally for over-pumping, especially considering the agricultural demand. Salt water intrusion is also threatening this aquifer closer to the coast.

CONCLUSIONS AND GOALS

A summary review of the Town's natural resources reveals that:

- (1) Climatic conditions contributed to the early development of the area as a farm community, and remain an asset to development in contrast to climatic conditions in the Frost Belt.

- (2) Wetlands within the community function as wildlife habitats, natural drainage areas, storage areas for storm and flood waters, ground water discharge areas, and water purification areas.
- (3) Trees constitute one of the Town's most important natural resources;
- (4) Flood hazard areas are located outside the existing urban footprint and pose little or no threat to existing development;
- (5) Soil conditions pose major constraints to development in a majority of the community because of wetness; and
- (6) The community has an abundant supply of ground water to accommodate growth and future development, due to its position atop the Floridan Aquifer, but needs to closely monitor the source to ensure that supply will meet future demands..

NATURAL RESOURCE GOALS (NR) AND POLICIES

NR - 1: Maintain and enhance natural wildlife areas within the Town.

Policy: Protect native plant and animal species.

Action: Pursue the designation of the Town as a "Bird Sanctuary" to include protection of small mammals.

NR-2: "Green" the Community.

Action: Participate in the "Tree Town" program.

The Tree Town USA program is sponsored by The National Arbor Day Foundation in cooperation with the USDA Forest Service and National Association of State Foresters. To achieve the national recognition of being named a Tree Town USA, the Town must meet four standards:

- (1) Establish a Tree Board or Department;
- (2) Amend the Tree Protection Provision of the Zoning Ordinance to more comprehensively protect trees;

- (3) Establish an Annual Community Forestry Program;
and
- (4) Schedule an Arbor Day Observance and
Proclamation.

Action: Add Tree Protection Requirements to the Town's Zoning Ordinance

The preparation and adoption of regulations to protect "significant canopy trees" and promoting tree plantings along major streets is recommended as a means to help green the community.

NR-3: Protect Water Quality

Inasmuch as the community depends on its water supply from ground sources, It behooves the Town to take all necessary measures to ensure that land development proceeds in a manner consistent with Best Management Practices (BMPs), and permitting requirements designed to control run-off.

Policy: Improve drainage and reduce storm water runoff.

Policy: Coordinate with Hampton county to ensure consistent water quality throughout the area.

Action: Encourage residents to use rain gardens on their property to help reduce runoff

Action: Add maximum impervious surface requirements to the zoning ordinance.

NR-4: Maintain Proper Functioning of Wetlands and Flood Plains

This may be accompanied by prudent enforcement of the Town's Flood hazard regulations, and careful review and mitigation of all projects impacting wetlands and floodways.

Action: Prevent the fill and development of wetlands and floodplain areas where possible.

Action: Disallow development and impervious surfaces within 50 feet of creeks and wetlands.

Action: Amend the Zoning Ordinance to require riparian buffer setbacks to protect creeks and wetlands.

Action: Additionally, the SC Department of Parks, Recreation and Tourism in a study of South Carolina Wetlands recommends the following action.

1. Public education efforts focusing on wetland values, potential losses due to various types of development, and how wetlands protection relates to overall water and land use goals.
2. Encouragement and support for private protection efforts by individual landowners or conservation groups.
3. Adoption of local wetland protection plans and policies which guide land use development and management including implementation of Best Management Practices.
4. Adoption of environmental impact statement (EIS) requirements for both public and private projects.
5. Close monitoring and enforcement of existing federal, state and local land and water regulations which directly or indirectly affect the use of wetlands.
6. Acquisition of specific wetlands.
7. Rehabilitation or restoration of damaged wetlands.

NR 5- Create an Atmosphere of Awareness and Importance of the Community's Natural Resources.

Action: Regulate and closely monitor the development process to ensure the sustainability of natural resources -- that they are respected and protected to the extent practical and feasible during and after development.

PART IV. CULTURAL RESOURCES

This element of the Comprehensive Plan focuses on cultural resources. But what constitutes cultural resources and why are they considered an integral part of the Comprehensive Plan and the planning process?

Webster's Dictionary defines culture as *"the act of developing the intellectual and moral facilities esp. education; acquaintance with and taste in fine arts, humanities and aspects of science; the customary beliefs, social forms, and material traits of a racial, religious or social group."* In sum, this element is all about the local social order, and why it is what it is. And it starts with the history of the community.

HISTORY

It may be said that culture is the product of history. Estill's history officially started September 8, 1905, with its incorporation.

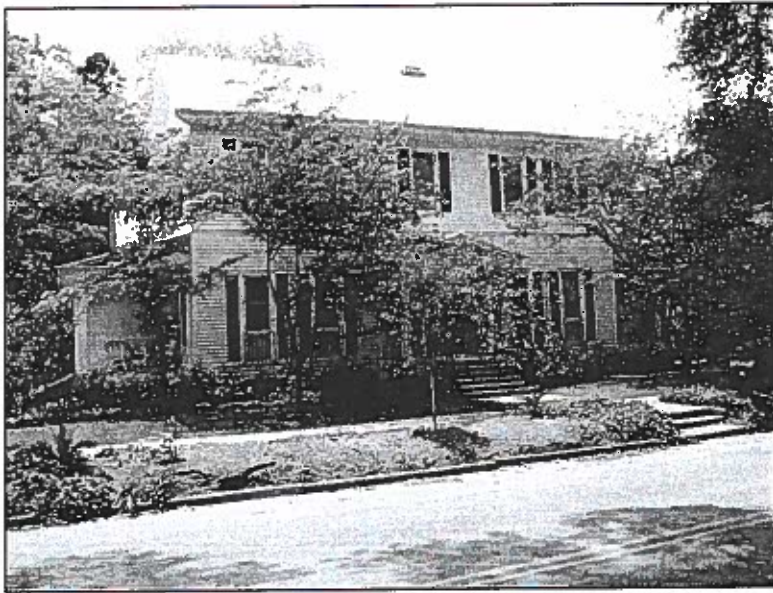
However, the Town actually traces its roots back to Lawtonville, SC, located 1-mile (1.6 km) to the West. Settled by Benjamin Lawton in 1775, Pipe Creek Church of Regular Baptists was established as part of the Charleston Association of Baptists and later, the Savannah River Association. These organizations were forerunners of today's Southern Baptist Convention. Pipe Creek Church eventually became Lawtonville Baptist Church and was an important part of Lawtonville, SC. Lacking a railroad, Lawtonville was never a large important center of commerce. Nonetheless, during the Civil War, 15,000 soldiers (part of the Unions 15th Corp traveled from Savannah to North Carolina and this included fighting through present day Hampton County with engagements in Lawtonville which was largely leveled. Lawtonville Baptist Church was reduced to its stone steps and its cemetery in January, 1865.

After 1900, a railroad was built approximately 1-mile (1.6 km) East of Lawtonville and the town largely moved to the site of the new railroad. Named for Colonel John Holbrook Estill (who brought the railroad to the new town site). Later the railroad through Estill became the Seaboard Air Line, then the Seaboard Coast Line which also marketed itself as the "Family Line System", and today is CSX (a merger between the Chessie System and Seaboard Coast Line in 1986). The rail line, with passenger and commerce service, greatly assisted in the development of Estill.

HISTORIC PLACES

Evidence of Estill's historical past is enshrined in several of its most significant historical homes and buildings.

The Lawton House

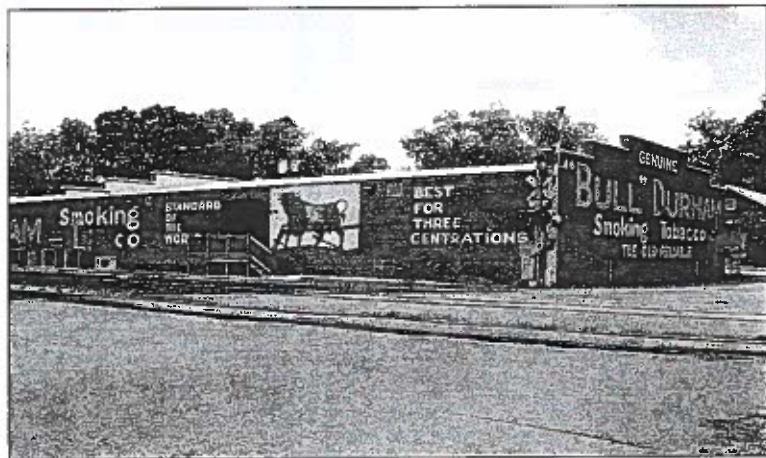


The Lawton House was one of the earliest homes built in the new town of Estill in 1908, three years after incorporation. The house was substantially renovated in 1947, changing the exterior style from its original Classical Revival appearance to Colonial Revival. It is located on 3rd Street, and one of only 11 places in Hampton County listed on

the National Register of Historic Places.

Bull Durham Building

Constructed in 1909, this building was originally constructed as a cotton warehouse, called the Estill Warehouse Company Cotton Brokerage. It remained in operation as a warehouse until about 1950, then lapsed into several miscellaneous uses or remained largely unoccupied until 1992, at which time the Town purchased the building for one dollar, in a philanthropic move by the owner. The building was converted for



use as a public or private venue for group gatherings. It was substantially renovated in 2010 and remains in use today. It was never used as a tobacco warehouse, only as an advertising agent.

Lawtonville Baptist Church

The Lawtonville Baptist Church, constructed in March 1775, was first



situated on Pipe Creek in Upper St. Peter's Parish near the Savannah River. Prior to 1836 it was moved to Lawtonville, where it was used by Union soldiers as a hospital in 1865. Pipe Creek Church became Lawtonville Church in 1884, then moved in 1911 to its present site in Estill.

Other Notable Sites

Other notable sites include the Estill Methodist Church, built in 1908, the Bailey Higdon Theus and Walter Theus Houses built in 1914, the Seaboard Railroad Station on West Railroad Avenue, and the Old Town Hall and Jail Site, previously located on Railroad Avenue.

This is not to conclude the above list includes all of the Town's many historical sites and properties. A casual drive through the community reveals the presence of many more. What it does conclude is that not enough is being done to identify and protect these resources.

LIBRARY

The Hampton County Library was organized in 1936 under the W.P.A. In, 1941, Allendale, Hampton, and Barnwell Counties formed the first multi-county regional library system in South Carolina. In 1942 Barnwell County withdrew from the regional compact. It was replaced in 1947 by Jasper County, forming the current three county regional system of Allendale – Hampton – Jasper Counties.

In 1961, the South Carolina State Library Board made an effort to lay the groundwork for a regional library system to serve five counties; Allendale, Beaufort, Colleton, Hampton, and Jasper. This would have been a region of some 112,000 people located in Coastal Carolina. Although the five-county region was never established, the project did have good effects in that the Allendale – Hampton – Jasper Regional Library received increases in local county appropriations and a new bookmobile. In 1974, A-H-J employed its first professional librarian, expanded its services and book collection, and added two branch libraries – Estill and Hardeeville. In 1977, the Library System became eligible for Library Services and Construction Act Funds (LSCA). The regional library system is governed by a board of members elected from the county individual library boards in each of the three counties.

The original Estill Public Library was built in 1934 on Third Street on land donated by Mayor W.W. Baker, Sr. It was instigated by the Estill Reading Club with assistance by the Works Progress Administration, gifts of materials from local lumber mills, and the generosity of local citizens. Mrs. Helen Tyler was the first paid librarian.



The Estill Reading Club was organized in the early twenties. From its inception until its affiliation with the Allendale - Hampton - Jasper Regional Library Board, the Estill Library was supported and maintained by the Estill Reading Club.

The Town of Estill maintains the grounds and upkeep of the Estill Branch Library. The library is supported by library board members.

MUSEUMS

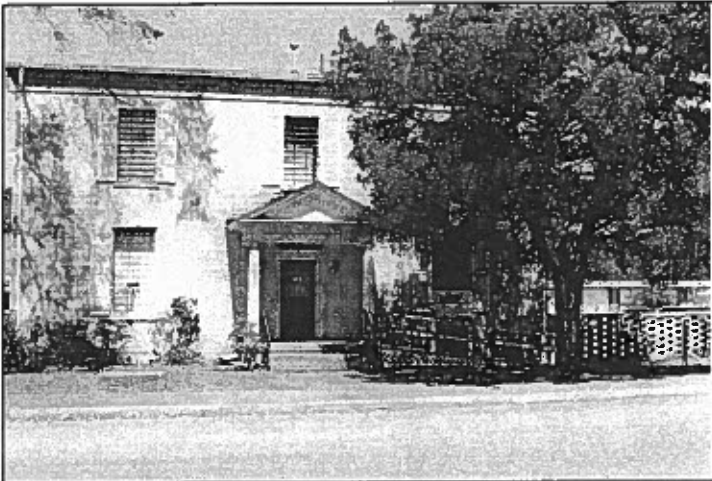
Hampton County has an Association of Museums. This organization includes the Brunson Museum, the Hampton Historical Society Museum, and the Hampton Museum & Visitors Center. Local artifacts, historic memorabilia and genealogy are to be found in all area museums.

Two museums are on the National Register of Historic Places – the Old Colored School House and Information Center and the Hampton Museum and Visitors Center.

The **Hampton Museum and Visitors' Center** is located in an old bank building. The museum contains military artifacts, a children's room, an exhibition of various antique medical equipment donated by local physicians and Watermelon Festival memorabilia. Also, on a regular basis local craftsmen and artisans display their wares on a rotating basis. The museum is on the National Register of Historic Places.



The **Hampton County Museum** is located in the old jailhouse in Hampton. The museum contains an extensive collection of Civil War memorabilia,



including various maps and uniforms. Also memorabilia from World War I, World War II, the Korean War, the Vietnam War and more are on display at the museum. Photographs of the county and its people and their ancestors also are on display. The Jail was built in 1878 and served as a jail until 1976. Second floor cells have been

preserved and are a distinctive museum attraction for the County Historical Society.

CULTURAL EVENTS

Since 1943, Hampton County residents have celebrated the Hampton County Watermelon Festival held in the third week of June. The weeklong festival features such events as a watermelon judging contest and a

watermelon eating contest. The main event of the festival is the parade held on Saturday that runs from Varnville to Hampton.

The Watermelon Festival is the oldest continuing festival in South Carolina. The week long event is planned and produced by volunteers from all parts of Hampton County.

Closer to home, the Estill Fall Festival has been held annually in October since 1998. It consist of events usually including gospel programs, talent shows, fashion shows, storytelling, senior fun day, a street dance, a parade and many other attractions.

Athletic basketball and football programs at Estill High School are an integral part of the local culture, and have produced great athletes in the past. Olympic Gold Medallist Lucile Ellerbe Godbolt grew up in Estill and brought home six medals from the 1922 Paris games.

Hunting is also a big part of the Estill culture and commerce, with several hunting plantations in the area. Since 1935, it has been the home of the Tuten Hunt Club, one of the oldest continuing hunting clubs in the south. Founded by Senator Tuten, a South Carolina state senator, its membership roster over the years has included, judges, senators, sheriffs and business leaders. The "Tuten Penthouse," home of the club is located on Railroad Avenue in downtown Estill. The club harvests some of the finest trophy deer in the State.

CONCLUSIONS

We may conclude from the preceding that cultural resources, while limited by Estill's size and relatively remote location, are indicative of what one might find in other small towns with one exception. They are unique to Estill.

CULTURAL RESOURCE GOALS (CR)

It is important for the Town to build on its historical and cultural resources for the betterment of the community and as attraction for new and expanded growth and development.

CR-1: Expand Cultural and Historic Resources.

Action: Continue to survey, list and record the community's historical places. With only one place listed on the National Register of Historic Places, one must assume that not enough has been done to research, identify and restore historical artifacts, buildings, places and structures in the Town of Estill. While other sites may not measure up to National Register standards at this time, there are other historical sites worthy of identification, recognition and preservation.

Action: Pursue grants and volunteers to continue research and identification of historic buildings and sites.

CR-2: Protect Historic Resources.

It is not enough to research, identify and restore historical artifacts, buildings, places and structures, or even protect them in place through acquisition, trust, ownership commitment or regulation (zoning) although these actions are needed and recommended. Surrounding areas also should be enhanced and regulated to the extent necessary to ensure compatibility and a proper setting for such uses.

Action: Monitor all rezoning and development proposals to ensure compatibility with identified historical sites and structures, utilizing plan review and the public hearing process.

CR-3: Promote Cultural and Historic Resources.

Action: Provide up-to-date cultural and historic data to the Hampton Chamber of Commerce and economic development agencies for inclusion in their community resource information packets.

Action: Create a community web site extolling community cultural and historical assets. In this age of high-tech communication, a "dynamite" community web site is essential to get the word out on your community - the more attractive and enticing, the better.

CR-4: Become a “Certified Local Government”.

Becoming a certified local government (CLG) or participating in the CLG program will qualify the community for additional funding for local preservation. This federally funded program is administered by the S.C. State Historic Preservation Office (SHPO). It is designed to integrate federal, state and local preservation efforts in partnership.

Participating local governments are eligible for federal grant funds amounting to 10 percent of the state’s federal allocation for preservation. Certified local governments also receive technical help and training for their design review committees, participate in statewide preservation planning programs, and can comment on National Register nominations from their community before the nominations are considered by the State.

Action: Apply to become a “certified local government”.

PART V . TRANSPORTATION ELEMENT

Community development in general and economic development in particular are influenced perhaps more by transportation facilities than any other single element.

The primary mode of transportation in Estill, like all other communities in South Carolina, is the automobile. Public transportation is available on a fixed-route transit (bus) line operated by Palmetto Breeze.

Travel service to places outside the community is available by air from Columbia, Charleston and Savannah Metropolitan Airports, and by Am Track trains in nearby Yemassee.

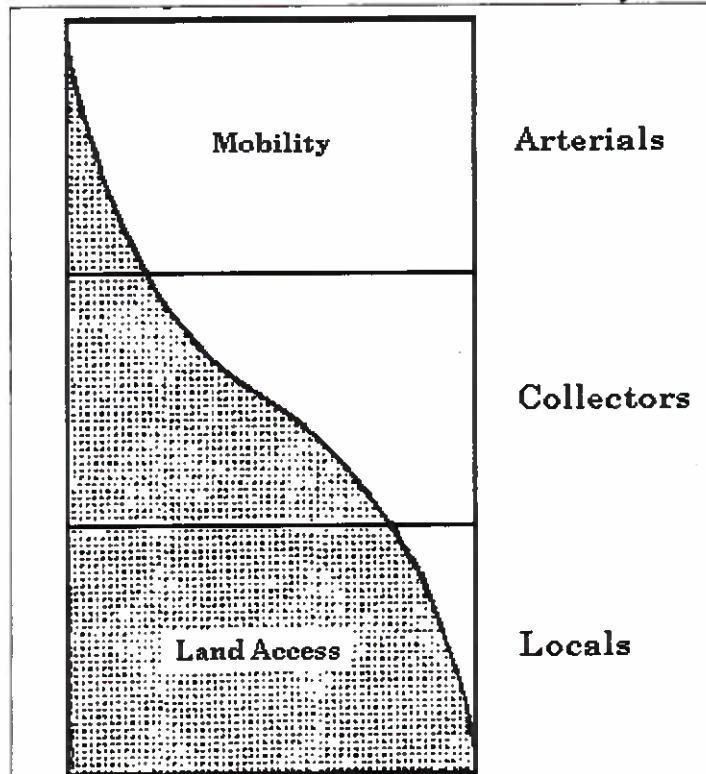
AUTOMOBILE TRANSIT

Transportation by automobile is sustained by the local street system. Responsibility for street maintenance is divided among the County and the State. Most major streets are on the state system and most subdivision and minor streets are the responsibility of the County. Throughout the State, 65 percent of all streets and roads are on the State system for

Table 18					
Class "C" Average Daily Traffic Volume Limits					
Street Classification	Number Lanes				
	Two	Three	Four	Five	Six
Principal Arterial					
Divided	16,800	19,300	33,600	38,600	50,400
Undivided	14,600	16,800	29,200	33,600	43,800
Minor Arterial					
Divided	12,400	14,300	24,800	28,600	37,200
Undivided	10,800	12,400	21,600	24,800	32,400
Collector					
Divided	9,800	11,300	19,600	22,600	29,400
Undivided	8,600	9,800	17,200	19,600	25,800
For Level "D" Service multiply "C" level limits by 1.15					
For Level "F" Service multiply "C" level limits by 1.35.					
Source. SCDOT, 2006.					

maintenance. The development and opening of new streets are regulated by the Town through its Subdivision Ordinance, the County and/or State.

Streets are categorized by SCDOT and the Federal Department of Transportation into a hierarchy of "functional classification." This system allows for evaluation and analysis of specific street segments within the overall functioning of the street network. Functional classification systems organize roadways based on accessibility and mobility. There is an inverse relationship between accessibility and mobility in transportation planning. At the top of the spectrum, Arterials provide the highest level of mobility due to their high travel speeds. However, these high travel speeds necessitate a restricted system of access points. At the other end of the spectrum, local streets provide the highest level of access to land, with numerous curb cuts and driveways. However, local streets must necessarily limit speed and mobility as a result of increased access.



The capacity of local streets to serve existing and projected development is critical to the planning process. In evaluating that capacity, the South Carolina Department of Transportation (SCDOT) categorizes all roadways on the basis of level of service (LOS). This defines streets and roads in terms of their service characteristics, ranging in levels from A to F. An "A" level of service roadway has free flow conditions with relatively low volumes and little or no delays. The other end of the spectrum is an "F" LOS with stop and go operation and average signal delays greater than one minute.

All streets and roads in the Estill community are designed to provide not less than a "C" level of service. Where traffic volumes exceed this designed service level, improvements are generally scheduled by the State. Typically, streets with an LOS of D, E or F are given top priority for improvements.

Table 19
Traffic Volume Counts, Selected Streets
Town of Estill, 2009

Street	Average Daily Traffic
U.S. 321 (Railroad Avenue), from:	
N City Limit line to Third St.	5,600
Third St. to S City Limit line	5,700
Third Street, from:	
E City limit line to Morison Ave.	3,800
Morrison Ave. to Railroad Ave.	3,900
Railroad Ave. to Keene Ave.	3,000
Keene Ave. to W City limit line	225
Nixville Rd.	1,200
Fifth Ave.	1,050
Fourth Ave.	850
Second Ave.	900
Source: SC Department of Transportation, 2009.	

Among the Town's major streets listed on Table 19, none meet the description of a "four-lane undivided major arterial." And none exceed the Class "C" average daily traffic volume limits established by SCDOT on Table 18. In fact, each street in Estill has considerable capacity to meet current and future traffic volume, based on community growth projections.

The Statewide Transportation Improvement Program (STIP), includes the Rural System Upgrade Program, which consists of all major widening and new multilane facilities outside Metropolitan Planning Organization (MPO) areas. It is based on a priority list of project needs identified through an ongoing process and prioritized according to various factors. Among the factors considered are: amount of traffic congestion, the accident history and the traffic volume per lane miles. Also, subjective factors are scored by the Councils of Governments (COG) for projects within their regions. These include, but are not limited to such factors as proximity to infrastructure, tourism benefit or impact, employment growth benefit, Interstate access, market area access and corridor enhancement.

The most current STIP identifies no new projects for the Town of Estill.

MASS TRANSIT

The Lowcountry region has one public transit provider - the Lowcountry Regional Transportation Authority (LRTA). The agency provides a variety of fixed route and demand response trips throughout the region, as well as in Allendale and Bamberg Counties in the Lower Savannah region. Much of LRTA's focus is on connecting inland residents to employment

opportunities in resort areas on Hilton Head Island. LRTA also holds transportation contracts with several human service agencies in the region.

The LRTA (as the only public transit provider in the region) has had significant growth in recent years. In FY 2005, the system had 20 active vehicles, providing just over 200,000 passenger trips. Increased rider ship in both "fixed route" and "demand response" categories has prompted an increase in the number of vehicles operating in maximum service.

Palmetto Breeze operates fixed routes to, from and through the Town of Estill, with early stops on US 321 at Laundry Mat, Nickel Pumpers and new Town in route to Hilton Head and late afternoon and early evening return stops.

All of Palmetto Breeze's fixed route buses are equipped with bicycle racks, allowing passengers to incorporate the use of bikes into the mass transit system. All buses are also equipped with wheelchair lifts making all routes ADA accessible.

Even with increased rider ship and an enlarged fleet of buses, tentative local financial support and enthusiasm for expansion of mass transit clouds future expansion of the system, according to the LRTA Master Plan. Multi-jurisdictional transit providers such as LRTA face an uphill battle every year as they propose funding levels through the various county and municipal budgeting processes. The pressure on closing the gap between available services and potential demand will depend on the ability of LRTA to obtain a sustainable funding stream whether through a tax or more financial support from local governments.

PEDESTERIAN AND BICYCLE TRANSIT

The emphasis on transportation in many communities is gradually shifting from sole reliance on the automobile to a more balanced combination of travel modes, including greater use in the future of mass transit (discussed above), bicycles, and pedestrian walkways (sidewalks).

Biking and walking, as complements to the local vehicular transit system, provide numerous personal and social benefits, both in terms of a necessary means of travel, and for recreational opportunities. The personal benefits include healthy exercise and savings in transportation costs.

Increased walking and biking also reduces vehicle miles traveled for personal automobiles, which reduces traffic congestion and the need for widening roads; this additionally creates less pollution.

For some residents, biking or walking is a primary means of transportation, whether out of desire or necessity. And for others, having facilities present for walking, biking, or both adds a quality of life factor that may determine where a person chooses to live and work. The presence of a network of accessible and well-maintained sidewalks and biking facilities has shown to help communities attract new residents.

Safety for pedestrians and cyclists represents a key challenge, given the high volume of traffic passing through the Town on US 321 (railroad Avenue). If facilities in the form of sidewalks, trails or bike lanes are not provided, then pedestrians and cyclists are forced to try and share busy roads with automobile traffic, which can often be dangerous. It is particularly important to ensure that safe routes to schools and parks are provided with sidewalks, crosswalks, and bicycle lanes.

Renewed interest in pedestrian and bicycle transit stresses the need for transportation enhancements as a means to improve, expand and enhance such facilities in the Town. Transportation Enhancements (TEs) are innovative, community-based projects that provide opportunities to expand transportation choices beyond traditional street and highway programs. Such projects enhance one's travel experience by walking, bicycling, taking transit, or simply riding in a car. TE funds are available from SCDOT for retrofitting local streets and roads to accommodate bicycles and pedestrians, and to protect scenic vistas and the environment. Use of these funds could assist the Town in expanding and improving its sidewalk network.

Currently, sidewalks are available along all major streets, and link most community traffic generators, i.e. commercial areas, educational and recreational facilities, with residential neighborhoods. However, there are some gaps in the existing sidewalk network, and some residential areas are located beyond the existing system and therefore denied direct access and linkage to the network.

To address these inadequacies and provide for a more complete and extensive network, the following criteria for improving the Town's network of sidewalks is recommended.

1. **Identification of quantifiable need as determined by:** obvious dirt foot paths, existing sidewalk not compliant with Americans with Disabilities Act, or evidence of pedestrian fatalities or injuries.

2. **Near Schools.** Not every school-aged child rides a bus to school. For kids that live near their school and walk to school, they must have a safe place to travel. Areas within $\frac{1}{4}$ mile of schools should be the highest priority for sidewalk improvements – $\frac{1}{4}$ mile is generally estimate as a 5-minute walk, a distance that people will usually choose to walk.

3. **Bus Stops.** For those who do not own cars or choose to use public transportation, sidewalks leading to bus stops are necessary for safe pedestrian travel.

4. **Near Parks.** People are likely to walk to parks if they are located within a short walking distance (5-minute walk from a park).

5. **Commercial Corridors.** Those who do not own cars will walk to commercial areas for their service needs, as well as some who enjoy walking from their home to retail or restaurants, if sidewalks are available. Areas with a lot of foot traffic and inadequate pedestrian walkways should be a high priority for sidewalks.

Using the above criteria, a plan for extending existing sidewalks to create a more comprehensive sidewalk network linking most educational, social, recreational and commercial generators with residential areas, and subsequently enhancing pedestrian safety and movement within the Town is recommended and shown on the Sidewalk Plan Map.

RAIL TRANSIT

CSX Transportation Corporation operates a freight line through Estill and Hampton County, paralleling US 321. Am Track passenger service also is available a short distance away in the Town of Yemassee. It stops daily between New York and Florida.

AIR TRANSIT

The Town of Estill is strategically located to access four different Metropolitan Airports, all about one-hour drive: Columbia, Charleston, Savannah, and Augusta. Hampton County also has an airport, the Hampton-Varnville Airport, located outside Varnville on Airport Road. It is capable of handling single-engine aircraft. The Town also has an inactive air strip.

CONCLUSIONS

From the preceding we may conclude:

1. That the Town's street network is functioning properly, with no major trouble spots or recorded traffic volumes in excess of what the network is designed to handle;
2. That the sidewalk network, while relatively extensive, is not inclusive of all neighborhoods;
3. That mass (bus) transit, with limited service and fixed routes, is inconvenient for many if not most riders;

TRANSPORTATION GOALS (TG) AND POLICIES

New Development

TG-1: Ensure that all new streets are designed and constructed to meet community standards of development.

Policy: Encourage the continued use of "neo-traditional" design standards, featuring grid-like street patterns and sidewalks. Discourage use of one-way-in and one-way-out cul-de-sac development, except where dictated by geographic conditions or safety concerns.

Existing Streets

TG-2: Improve condition and safety of existing street system.

Policy: Continually monitor street system to ensure that it is functioning properly.

Action: Advise county or State DOT, as appropriate, of need for street maintenance and/or improvements.

Walking and Bicycling

TG-3: Provide a safe, efficient, and accessible transportation system to all residents and visitors, which allows them to walk and bicycle alongside other modes with independence and comfort.

TG-4: Foster bicycle and pedestrian access and mobility in all transportation and development projects, and encourage the integration of transportation and land use decisions that result in the promotion of development patterns that allow bicycling and walking to be viable, everyday modes of travel.

TG-5: Support and enhance healthy lifestyles and good stewardship of the environment by providing safe and convenient opportunities for bicycle and pedestrian travel, thereby increasing active living, while reducing auto emissions and fuel usage.

Policy. Expand the Town's system of sidewalks and bike lanes.

Action: Identify opportunities, funding sources, and responsible public and private agencies/entities at the local, regional, and state levels so that bicycle and pedestrian projects and programs can be implemented.

Action. Implement sidewalk plan along the following streets using the following construction priority list:

Priority	Description
#1	5 th Street Extension East
#2	2 nd Street Extension
#3	Morrison Avenue Extension
#4	Lawton Street
#5	5 th Avenue Extension West
#6	4 th Street Extension

Action: Provide annual budgeting to go towards sidewalk development and local matches for regional, state and federal grants.

Action. Reconstruct and/or improve existing sidewalks in disrepair and/or not compliant with the Americans Disabilities Act.

PART VI. COMMUNITY FACILITIES ELEMENT

The purpose of this element of the Comprehensive Plan is to inventory and evaluate the presence of community facilities and the level of public services rendered in relation to current and projected needs of the Town.

COMMUNITY FACILITIES DEFINED

Community facilities relate generally to infrastructure, which is defined as facilities that are necessary to support development and redevelopment, are publicly owned and/or serve the public health, safety and welfare. Infrastructure systems include transportation, energy, telecommunications, water supply, wastewater disposal, storm water management, open space and recreation, solid waste management, public health care, public education, higher education, arts, historic resources, public safety, justice, public administration, and public housing.

For purposes of this study, community facilities are divided into the following categories.

- Utilities
- Public Safety
- Recreation
- Sanitation
- Medical
- Education

From the above list it is obvious that not all community facilities are provided by or under direct control of the Town. As a result, inter-agency cooperation and coordination are essential to the orderly extension and development of such facilities. The status and plans of each follows.

UTILITIES – WATER AND WASTEWATER SYSTEMS

Community water and sewer facilities and systems are owned and operated by the Town of Estill, both within and beyond the Town limits. These systems and services are operated under the direct supervision of the Town's Water and Wastewater Superintendent, direction of the Town Administrator, and control of the Town Council.

Water System

The Town's water system extends throughout the Town and into parts of the unincorporated urban fringe area, including Estill High School and the Estill Industrial Park to the North, the New Town community to the East, and the Federal Corrections prison to the south. It serves 872 customers. The system includes three wells and three elevated storage tanks – one 100,000 gallon tank and two 250,000 gallon tanks. In combination, the wells are capable of pumping 1,600 gallons per minute (GPM).

Average daily consumption (GPD) is about 600,000 gallons. The capacity of the system is about 1.5 million GPD, giving the Town amply capacity to serve the community through the 10 year span of this plan and beyond.

Water rates are based on service location, business or residence, meter size and volume consumed. Rates outside the Town are higher than in-town rates, but not as high as in most other cities and towns where outside water rates are generally twice the rate of in-town service. Still, the imbalance helps off-set the loss of property taxes from outside customers receiving municipal water, and the added cost to operate and maintain service beyond the corporate limits. But the entire rate structure is in need of more detailed study to better relate customer charges to the cost of service.

Table 20
Water and Sewer Rates

	Minimum 2,000 gals	Per 1,000 gallons over minimum
In-Town Water	\$12.00	\$3.20
Out-of-Town Water	\$15.00	\$6.00
In-Town Sewer	\$16.80	\$2.80
Out-of-Town Sewer	\$21.00	\$4.30

While capacity is not a problem, maintaining and improving the system is a concern. Several old, substandard trunk lines need to be replaced, and there are still some two inch lines that need replacing with six inch lines capable of supporting fire hydrants and maintaining fire flow. To improve water flow for consumption and fire fighting, the entire system needs to be looped. Finally, a rate study needs to be conducted.

Sewer System

The Town also owns and operates a sewerage system that extends throughout most of the community and beyond. Rates in and out of Town

are the same, based on water consumption flow, currently at \$5.75 per 1,000 gallons.

The system has the capacity to process 900,000 gallons of waste water per day, but is operating well below that at about 600,000 GPD, or two-thirds capacity. This excess capacity positions the Town to accommodate future growth and development without further expanding its waste treatment plant, which was upgraded in 2006. The 2006 upgrade also included replacing four lift stations. Systematic replacement of brick and mortar manholes with pre-cast bottoms also has been an on going effort to upgrade the system.

This is not to conclude however that the system is no longer in need of improvements. In fact the Town has pending a \$741,000 grant application to replace sub-standard collection pipes, the Ruth Street lift station, and a man hole on Park Street. These improvements, if and when funded, will resolve most of the remaining problems with the system, including storm water infiltration. But like the water rate system for in-town and out-of-town customers, the sewer rate system needs to be revised to impose higher outside rates to off-set the added cost of extended service and encourage annexation as a means of lowering service rates.

PUBLIC SAFETY

Police Protection

The Estill Police Department is located in the Town Hall building, central to the community. The Department has 8 full-time commissioned officers, and two civilians working in the office. It is responsible for patrolling 3.5 square miles and protecting about 2,500 people. This equates to 3.2 police officers for each 1,000 population, compared to an average of 2.3 per 1,000 for municipalities of comparable size (Table 21).

From Table 21 it appears the police department is adequately staffed to cover and protect the community. However, any substantial increase in area and/or population due to annexations or internal growth likely will create a need for additional personnel and capital expenditures to maintain the current ratio.

Administrative office space at the current location is sufficient to meet the 10-year time frame of this plan, as the space in Town Hall was designed for the current staff complement. The Department does not operate a jail. Instead, it transfers all detainees to the county jail.

Table 21
Law Enforcement Profile, Town of Estill

Law Enforcement Officers	8
Population residing within area of jurisdiction	2,500
Area of jurisdiction (square miles)	3.5
Number law enforcement officers per 1,000 pop.	3.2
Average number law enforcement officers for cities of comparable size	2.3
Law enforcement officers per sq. mile	2.3

Sources: Town of Estill, 2010; U.S. Department of Commerce, Bureau of Census, 2005 and S.C. Land Resources Commission, County and Municipal Public Land Ownership; S. C. M. A., UpTown.

Fire Protection

The availability and level of fire protection has a direct bearing on the security of life and property. As such, it is a matter of considerable importance to existing as well as future residents and property owners.

In addition to saving lives and property, fire protection, or the level (class) of protection has a direct bearing on insurance premiums. Both fire and homeowners insurance premiums are predicated on the fire defenses and subsequent classification of a community by the South Carolina Insurance Service Office (ISO). To understand what this means in dollars and cents, we need first to explain the somewhat complicated and ever changing relationship between fire defenses and insurance premiums.

The Insurance Service Office (ISO) inspects, grades, and ranks fire departments and defense areas from 1 to 10 on the basis of protection offered. One represents the best possible, with 10 signaling the absence of any protection. Insurance rates are then established to reflect the prevailing classification: the lower the classification, the lower the rates, theoretically. But there is a vast difference between theory and practice in today's insurance market. Premium differences once observed between

classes no longer exist. The differences now generally are between groups of classes, grouped along the following lines:

<u>Major Class</u>	<u>Groupings Characteristics</u>
Class 10	No recognized fire department or defense
Class 9	Recognized fire department, but no recognized community water system
Classes 4-8	Recognized fire department and community water system
Classes 1-3	More complete and sophisticated systems, based entirely on individual grading of suppression

The Town's Fire Department, located on 2nd Street, was last inspected and rated by the ISO in 2003. It received a Class 5/6 rating. The Class 5 rate applies to properties within the Town and Class 6 applies to properties outside the Town limits. The fire station, built in 1997, is owned by the Town, but is equipped jointly by the County and the Town. The Town owns two Class A pumpers, and the County owns one Class A Engine, one Rescue Truck, one 5,000 gallon tanker, and one 95' ladder truck. The equipment is available for all calls, in or out of Town. In fact, the Fire Station is jointly operated by the Town and County. And the Fire chief is the same for the Town and County.

When last inspected, the Department was cited for fire flow and hydrant problems in those areas of town with two inch lines. Adequate training of all volunteers also was cited as a concern. With replacement of two inch water lines in some parts of Town with six inch lines and fire hydrants, and increased fire flow with a looped water system, discussed earlier, the Town would probably improve its ISO rating. But the prospects of lower insurance premiums for homeowners as a result seems unlikely in view of the above ISO rate structure.

The chief directs a crew off 11 volunteer firefighters. The problem with a volunteer fire department in a small town is two-fold: (1) adequate training and (2) availability of volunteers during work hours, as most volunteers work outside of Town and are not readily available for emergencies. And a crew of three is mandatory for firefighters to enter a building or home in distress. An additional problem that may negatively impact the Town's ISO rating is the absence of a Fire Inspector, and application of Fire Code standards in all buildings.

Distress calls to the Fire Department are received through the county's 911 system by a full-time dispatcher.

RECREATION

Participation and Performance Trends

There have been significant changes in recreation patterns and trends over the last several years due principally to societal changes, i.e. increased average income, more women in the work force, increased commuting time, increased average age, early retirement, greater health consciousness, more indoor recreation opportunities, higher education levels, delayed marriages and child bearing, change from industrial to high technology service and communications society, etc.

Active recreation is more popular than passive recreation. Among the national trends of local interest are preferences for walking, visiting historic sites, and jogging. By 2040 the most popular activities nationally are expected to be sightseeing, walking, pleasure driving, picnicking, hiking, family gatherings, bicycling, photography, wildlife observation, visiting historic sites, and camping.

A survey conducted in 1990 and updated through 2005 by the South Carolina Department of Parks, Recreation and Tourism establishes the following trends in preferred outdoor activities.

South Carolinians' participation in recreational activities has been relatively stable over the past 15 years. During this period, there have been only minor variations in the percentage of population 12 and older who participate in various recreational activities.

Walking for pleasure or exercise remains the activity in which the largest percentage of people participate. Following walking, the recreational activities participated in by the largest number include attending outdoor sporting events, swimming or sunbathing, driving for pleasure, working out with weights, picnicking and visiting historical sites.

Table 22
Top 20 Preferred Outdoor Activities
Age 12 and older, South Carolina, 2005

	<u>% Participating</u>
1. Walking for pleasure or exercise	83.2
2. Attending outdoor sporting events	63.4
3. Beach swimming/sunbathing	62.5
4. Driving for pleasure	58.2
5. Weights or exercise machines	57.1
6. Picnicking	53.4
7. Pool swimming	53.2
8. Visiting historical sites	52.1
9. Bicycling	42.8
10. Visiting a museum	38.4
11. Fresh water fishing	37.2
12. Visiting unusual natural feature	34.7
13. Playing basketball	34.5
14. Visiting a Zoo	34.1
15. Motor boating	34.1
16. Jogging/running	33.9
17. Watching wildlife	33.4
18. Lake/river swimming	28.0
19. Playing football/soccer	26.1
20. Playing baseball or softball	23.4

Source: S.C. Department of Parks, Recreation and Tourism, State Comprehensive Recreation Plan, 2005.

While the general pattern of recreational participation has been relatively stable, several activities have either increased or decreased in popularity. Respondents working out with weights increased from 43.2 percent in 1990 to 57.1 percent in 2005. Historical visitors climbed from 46.8 percent in 1990 to 52.1 in 2005. The largest decline was in volleyball, followed by baseball and softball, tennis, waterskiing, and picnicking.

Programs and Participants

Most organized recreation programs are provided by the Hampton County Recreation Department, located in Varnville, and organized leagues. The Recreation Department offers a wide variety of instructional and recreational programs for all ages, including gymnastics, basketball, martial arts, bingo, dancing and social activities. The Town of Estill is primarily responsible for providing and maintaining local park grounds and facilities.

Existing Facilities

The Town owns and maintains four parks, listed below.

Table 23		
Park and Recreation Facility Inventory, 2010		
Town of Estill		
Parks	Acreage	Facilities
Carl Bowers	0.68	Basketball Court and Playground
Magnolia	1.09	Basketball Court and Playground
Dogwood	7.51	Baseball field and Basketball Court
Estill Walking & Nature Trail	7.66	Walking and Nature Trail
Total	16.94	
Source. City Administrator's Office, 2010		

In addition to the inventory listed on Table 23, the state has a 440-acre multi-purpose park a few miles north of Town, just off U.S. Highway 601. Lake Warren State Park has picnic facilities, a 200 acre lake for fishing and boating, and a community building. The park also features a floodplain forest that supports four species of pines and other large tracts of wetlands and woodlands that are home to a wide variety of plants and animals including whitetail deer, raccoons, wild turkeys, migratory songbirds, armadillos and American alligators. There is also a small pond, two nature trails, and playground equipment.

The inventory of public recreational facilities and opportunities is complemented by private and commercial recreation resources, including Penny Branch Golf Club, public and private schools, and churches. Unfortunately, school facilities are not available after school, severely limiting their recreational use within the community.

Assessment

The adequacy of parks and recreation facilities generally is determined by how abundant and accessible they are, and how much they are used.

As part of this Plan update, the adequacy of the current inventory of parks and recreation facilities will be revisited using one of the most effective and accepted methods of assessment: that of relating park space to population, and comparing the results to "universal standards of adequacy". Unfortunately however, universal standards do not always reflect local situations alike, and must be modified accordingly. They may however be used as a general gauge for evaluating a system.

The South Carolina Comprehensive Outdoor Recreation Plan (SCORP) includes "universal" space requirements for all types of parks. Of the four basic types generally provided at the local level, the aggregate area per 1,000 population is 13 acres (13:1).

Application of this standard ratio to the Town of Estill will produce a need for 32.5 park acres, or nearly twice the amount of existing park acreage in Town. Based on the current inventory of parks and facilities (Table 23), the Town has a total of 16.94 acres, or 15.6 acres less than the amount recommended by the National Recreation and Park Association. Even with nearby Lake Warren State Park, private, and church facilities, the Town appears to have an acute need for additional parks, more geographically distributed around Town.

TABLE 24
Application of National Park Standards To
Estill Park Inventory

NATIONAL PARK STANDARDS: 13 acres* per 1,000 population

Application of National Standards to Estill:		2.5 (pop. 000)
		X 13.0 (acres)
Acreage Recommended for Estill	=	32.5
Existing Park Acreage Estill		<u>16.9</u>
Park Deficit		15.6

* Note: Includes acreage for all community parks, i.e. Neighborhood 3 to 1, Playfields 3 to 1, Community 2 to 1, and Major Community 5 to 1.

To this end, the South Carolina Comprehensive Outdoor Recreation Plan recommends that local governments do the following:

1. Continue to be sensitive to urban (community) needs to include both nature-based and active recreation facilities, and
2. Pursue funding to construct additional multi-use community parks for youth sports to keep up with the growing demand for such facilities.

A county-wide recreation program is in the planning stages and if implemented could help relieve the need for additional park and recreation opportunities in the Estill community. Still, the Town faces a major deficit in park and recreation facilities.

EDUCATIONAL FACILITIES

Hampton County School district #2 operates three schools – a high school, a Middle School, and an Elementary School. There are also two private schools serving the area: Community Christian Academy and Patrick Henry Academy, located outside of Estill.

Public school enrollment has been in free fall since 2002, and is projected by the SC Department of Education to continue losing students. Records show a projected 50 percent decline in Middle and High School enrollment and a 31 percent decline in elementary enrollment. The combined loss of student population is projected to be 43 percent or a loss of 669 students by 2014. Private school enrollment between 2002 and 2008 increased slightly.

TABLE 25
Hampton Public School District 2, 135 Day Enrollment
Trends and Projections

School	Grades	2002 Enrollment	2008 Enrollment	2014 Projected Enrollment	Change 2002-2014	
					#	%
Estill High	9-12	546	419	260	-286	-52%
Estill Middle	6-8	362	263	180	-182	-50%
Estill Elementary	PK-5	641	560	440	-201	-31%
Total		1,549	1,242	880	-669	-43%

Source. SC Department of Education, selected years..

It is difficult to understand fully the reason for such a precipitous decline in student enrollment. The under 18 age group has held steady over the last two decades, declining only slightly, and the procreative age group above 19 has actually increased. What the data does suggest however is a high drop-out rate impacting middle and high school enrollment.

The school system itself also could be a deterrent to enrollment retention. There is some question as to the ability of the local school system to meet the SC Performance Vision for public schools, which is *"to graduate all students by 2020 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."*

To this end, the State Department of Education inspects, evaluates and ranks the performance of public schools. Ratings range from Excellent to At-Risk. An excellent rating is assigned to those schools whose performance substantially exceeds the standards for progress toward the 2020 Performance Vision. Excellent is followed by Good, which exceeds the standards for progress. This rating is followed by Average, which meets the standards for progress toward the 2020 Vision. Below Average rating is given to those schools in jeopardy of not meeting the standards for progress. And, finally those schools failing to meet the standards for progress toward the Performance Vision are given an At-Risk rating.

All three of the District's schools were inspected in 2009 by the State Department of Education and issued "At-Risk" ratings.

With declining enrollment, and only modest population increases projected for the Estill community over the next 10 years, expansion of the

Table 26 Estill Public School Report Cards, 2009		
School	Absolute Rating	Growth Rating
Estill High	At-Risk	At-Risk
Estill Middle	Below Average	At-Risk
Estill Elementary	At-Risk	At-Risk
Source. SC Department of Education.		

school system with additional facilities does not appear to be an issue. What is an issue is the quality of education delivered by the existing system, and the ability of the School District to move students through the system – to graduate.

Based on past and projected enrollment declines, survival of the School District appears questionable. It is already one of the smallest in the State. Consolidation with neighboring District #1 appears inevitable. Certainly, a consolidation study is in order.

MEDICAL FACILITIES

The Estill community has ready access to the new Hampton Regional Medical Center in Varnville, a 15 minute drive from Estill. The new hospital facility has 82,000 square feet of space and is designed for comfort, confidentiality and to accommodate state of the art medical technology. Patient rooms are private, large, and tastefully decorated.

Hampton Regional is a not-for-profit community hospital governed by a local board of directors. The hospital adheres to a guiding principle that people living in rural areas deserve local access to the finest medical care available, Hampton Regional is equipped with world-class medical technology, well trained, credentialed and certified clinical staff, and a medical staff that continues to grow each day.



It offers comprehensive inpatient service, intensive care service, full service imaging and radiology, Laboratory, Surgical, Physical and Cardiopulmonary service.

For those requiring more specialized treatment, larger regional medical facilities are located within 45 minute to one and a half hour drive in Savannah, Charleston or Columbia.

SANITATION

Sanitation or solid waste collection and disposal is provided by contract with S&S Disposal to all households and businesses in Estill. The collection system was turned over to the contractor in 2003. The Town still supplies roll carts. Residents are issued a roll cart and charged a monthly fee for

once-a-week curb side pick up. Businesses using larger containers are charged according to container size and volume.

Recycling is done on a volunteer basis. The Town does not have a curb side recycling program, but residents are encouraged to recycle using the County's Convenience Center. The convenience center also accepts solid household waste and bulky items.

Limb and leaf pick-up is provided by the Town by appointment.

STORM WATER DRAINAGE

Storm water drainage is the responsibility of SCDOT or Hampton County, depending on who owns the street. The role of the Town to date has been minimal, as it is neither responsible for nor equipped to maintain streets and drainage channels.

CONCLUSIONS

From the preceding, it is obvious that the Town is not the only community facility provider. It is just as obvious that the Town has little if any control over the level or quality of many services or facilities provided. It is also obvious that the Town is not in a position to plan comprehensively for community facilities and services. Cooperation and coordination of and among the various facility providers are essential to an effective planning and orderly development process.

COMMUNITY FACILITIES GOALS (CF) AND POLICIES

Utility Goals

CF-1: Maintain Quality Utility Services at Lowest Possible Rates.

Action: Conduct a Rate Study to more equitably allocate the cost of service.

Action: Monitor serviceability of utility lines, and replace as needed.

CF-2: Meet the Future Utility Needs of the Community.

Action: Continually monitor water and sewer systems in response to future demands. Consider establishing a line-item capital improvement budget for systematically replacing or rehabilitating old water and sewer lines.

CF-3: Grow the Town through Annexation.

Policy: Extend water and sewer service to municipal customers only.

Action: Develop and adopt an Ordinance requiring annexation as a condition to receiving municipal water and or sewer service, including properties not contiguous to the Town at the time of the request, as follows:

“Whereas, The Estill Town Council is dedicated to the growth of the Town of Estill through annexation and the expansion of its Town limits in an orderly and efficient manner; and

Whereas, The Council is dedicated to the creation of a corporate area inclusive of fringe areas perceived to be part of “greater Estill”, including all unincorporated areas planned for or served by the Town’s water and sewer lines:

NOW THEREFORE, THE ESTILL TOWN COUNCIL DOES HEREBY ADOPT BY ORDINANCE A REQUIREMENT THAT ALL REQUESTS FOR WATER AND/OR SEWER SERVICE OUTSIDE THE TOWN OF ESTILL BE ACCOMPANIED BY A REQUEST FOR ANNEXATION INTO THE TOWN OF ESTILL. PROPERTY OWNERS OR THEIR REPRESENTATIVES REQUESTING WATER AND/OR SEWER SERVICE BUT NOT CONTIGUOUS TO THE TOWN AT THE TIME OF THE REQUEST SHALL EXECUTE AN AGREEMENT (Provided By the Town) BINDING THE OWNERS AND ANY SUBSEQUENT OWNERS TO ANNEXATION INTO THE TOWN AT SUCH TIME AS THE PROPERTY IS CONTIGUOUS. FAILURE TO DO SO AT THE TIME OF CONTIGUITY WILL RESULT IN DISCONTINUANCE OF SERVICE.”

Action: Actively pursue annexation of currently facilitated unincorporated water and sewer service customers.

Public Safety Goals

CF-4: Maintain Optimum Response to Public Safety Calls.

Action: Maintain full complement of trained and qualified staff, and vehicle and equipment readiness to continue practice of optimum response.

CF-5: Ensure citizen readiness to respond to emergency situations.

Action: Educate public on proper response to distress situations and assist in securing individual homes and apartments with fire extinguishers and ready access to emergency assistance.

CF-6: Make Estill a Safer Community---in the Minds of the People, in the Streets, in the Neighborhoods, During the Day and During the Night.

Action: Reduce the crime rate and fear of crime with increased presence of police in high crime areas.

Action: Maintain a highly visible law enforcement presence on school grounds. This will help secure a safe learning environment.

CF-7: Improve the Town's ISO rating to Class 4.

Action: Continue to provide equipment, vehicles, and training essential to the operation and maintenance of the department, so that it may satisfy Class 4 ISO requirements.

Action: Continue to upgrade the Town's water system to satisfy ISO fire flow standards.

Parks and Recreation Goals

CF-8 Maintain and Further Develop Quality Recreational Facilities and Programs.

Action: Continue to pursue governmental grants for recreational programs and facilities.

Action: Retain and nurture partnerships with non-profit organizations and other governmental entities.

Action: Continually monitor and improve existing facilities as needed.

Action: Locate and acquire land for two additional neighborhood parks west of Railroad Avenue and one additional park in the northeast quadrant of Town.

Storm Water Drainage

CF-9 Eliminate pockets of storm water flooding.

Action: Work with State (DOT) and County to identify and schedule improvements where needed.

Health Services and Educational Goals

CF-10: Provide Comprehensive Quality Healthcare Services which meet Community and Individual Needs and Expectations.

Action: Work with local health care providers to assist and accommodate their operations within the Community.

CF-11: Provide affordable, quality development child care to ensure that every child is ready to enter the first grade.

Action: work with local school officials to assist and accommodate their operations within the Community.

CF-12: Provide a state-of-the-art safe and well maintained public school system, and ensure quality and equity in instructional programs.

Action: Encourage consolidation of School District #2 with School District #1 as means of reducing operating cost, optimizing existing school facilities, and improving the quality of education in the community.

Action: work with local school officials to assist and accommodate their operations within the Community.

CF-13: Provide alternative training programs and opportunities for under-skilled persons outside the school system---to provide them with skills to participate in the work force.

CF-14: Assist the school district by providing volunteer municipal programs to aid in the education process.

Action: work with local school officials to assist and accommodate their operations within the Community.

PART VII. ECONOMIC ELEMENT

This element of the Plan focuses on internal as well as external forces and conditions that shape the Town's economy, and are responsible for the standard of living of its inhabitants.

The local economy is not confined to the Town limits. It is shaped to a large extent by what is happening in the county, the region, the state, and internationally. Therefore, this element looks beyond the Town when assessing economic conditions, constraints and capabilities.

EMPLOYMENT AND LABOR FORCE

Hampton County's civilian labor force, including the Town of Estill, declined from 8,780 in 2000 to 8,032 in June, 2009. To compound this eight percent

loss of the labor force, unemployment nearly tripled, increasing from 5.8 to 16.8 percent.

Table 26			
Annual Labor Force Trends			
Hampton County			
Year	Labor Force	Unemployed	Unemployment Rate
2009	8,094	1,248	15.4
2007	8,071	556	7.0
2000	8,780	510	5.8
Source. SC Employment Security Commission. Not seasonally adjusted.			

What is happening to the Hampton county labor market is due largely to the National economic downturn of

the last three years, and the inability of the local economy to effectively respond or insulate itself from outside (National and State) market forces. The situation in Hampton County, as elsewhere in the country, led to the enactment of the American Recovery and Reinvestment Act of 2009 (Stimulus Plan), which is designed primarily to create more jobs and lower the unemployment rate.

Major employment sectors in the Hampton labor market include Manufacturing; Retail Trade; Education, Health and Social Services; and Construction. Public Administration, Professional and Waste Management also provide significant employment opportunities in the County. The contribution of each of these sectors, as well as others, to the local job market and economy is illustrated on Table 27. The table highlights the impact of the service industry on the local economy, which has been

dubbed the major growth industry in the State and appears to be no less significant in Hampton county and Estill.

The service industry is broad in scope and by far the largest employer in the county, providing 52 percent of all jobs. It includes education, health and social services, which make up the largest sub-segment at 16 percent.

Table 27
Industry Employment By Sex and Median Income
Hampton County, 2007

NAICS Code	Industry Description	Number Employed	Percent		Median Income
			Male	Female	
11	Agriculture	194	87.6	12.4	\$21,200
23	Construction	1,016	90.8	9.2	25,838
31-33	Manufacturing	1,198	77.6	22.4	30,845
42	Wholesale Trade	100	25.0	74.0	14,693
44-45	Retail Trade	1,239	37.0	63.0	15,729
48-49	Transportation/warehousing	279	71.3	28.7	31,887
51	Information	14	100.0	0	-
52	Finance/Insurance	166	18.1	81.9	14,755
54	Professional/Scientific etc.	820	64.3	35.7	26,522
56	Admin support, Waste Management	620	67.4	32.6	23,924
61	Education/Health/Social Service	1,393	16.3	83.7	18,695
71-72	Art/Entertainment/Accommodation/Food Service/Recreation	451	36.8	63.2	20,162
81	Other Services	233	39.9	60.1	30,328
92	Public Administration	749	65.0	35.0	32,040
	Total	8,472			

Source. U.S. Census Bureau, American Fact Finder, 2000.

Manufacturing continues to be a major economic force in Hampton County, ranked third among the 14 major sectors and accounting for 14 percent of all jobs. Retail and Wholesale trade jobs also contribute substantially to the local economy as well, accounting for 16 percent of all jobs, followed by construction jobs at 12 percent. The largest employer is Education, Health and Social Services, at 17 percent.

By definition, Hampton County is a rural county, but agriculture accounts for only 194 jobs, or two percent of all jobs in the county.

Females comprise 48 percent of persons 16 and over in the county's labor force. They account for a majority of the work force in wholesale and retail

trade, finance and insurance, education, health and social services, art, entertainment, accommodation, food service and recreation, and miscellaneous services. Median income in most of these trades is among the lowest of the job sectors, especially retail and wholesale trade, followed by education, health and social services.

Males, on the other hand, are more commonly employed in agriculture, construction, manufacturing, transportation and warehousing, information, professional, waste management, public administration, and construction occupations.

EMPLOYMENT CHARACTERISTICS

Statistically, and for analytical purposes, economic data are divided into two sectors: manufacturing and non-manufacturing. A discussion of each follows.

Manufacturing Sector

Since the industrialization of the South, manufacturing has driven the local economy. This is no longer the case. However, manufacturing remains important to the economic well being of the community. To illustrate the importance, studies have shown that the creation of 100 new manufacturing jobs can have the following impact on the local economy.

- Create 68 new non-manufacturing jobs,
- add one (1) retail establishment,
- add to bank deposits,
- add to retail sales, and
- add to personal income.

Additionally, 100 new manufacturing jobs will produce about 67 new families and add approximately 350 people and 80 school children.

Manufacturing jobs have declined statewide despite intensive recruitment efforts by the state. From 27 percent of all non-farm jobs in 1986, manufacturing jobs dropped to just 12 percent across the State in 2008 – two percent less than Hampton County.

There have been no new industrial plants to locate in Hampton County since 1994, according to information published in the South Carolina Manufacturers Directory. While new industrial development has been relatively dormant over the previous two decades, the county has been relatively successful in retaining most of its more entrenched industries, some dating to establishment as early as 1890.

Unfortunately, retention of its industrial plants has not translated into job retention. The county lost 429 manufacturing jobs between 1997 and 2007, reducing the number of jobs by 33 percent, down to 878 , according to the 2007 Census of Business.

Table 28
Profile Estill Industry

Name	NAICS	Established	Employees	Location
Benton & Rhodes, Inc.	11331	1978	18	PO Box 505
Carolina Soya LLC	311222	2001	38	Third St.
Elliott Sawmilling Co.	321912	1946	170	Sleep Bottom Rd.
Gary Mole	31332	1999	3	Railroad St.
Gordon Logging Co.	11331	1957	15	Hay Babe Rd.
McCary's Inc.	81131	1956	15	O'Neal St.
Renewable Energy	334512	NA	5	Third St.
Southern Millwright	332312	1986	13	Keene Ave.
Wiggins Concrete	32732	1984	4	Keene Ave.

Source. 2007 Harris South Carolina Manufacturers Directory, SC Chamber of Commerce.

Non-manufacturing Sector

Evolution of the national, state and local economies has been dominated in recent years by growth of the non-manufacturing sector. This sector has accounted for most new jobs at the State and National levels. Economic trend data for Hampton county, between 1997 and 2007, show employment losses in the retail trade industry and a complete loss of jobs in the wholesale trade industry, but sizeable gains in most service sectors of the economy.

Table 29
Economic Sector Trends
Town of Hampton, 1997-2007

NAICS Code	Industry Description	1997				2007			
		Number Establishments	Sales, Receipts (\$1,000)	Number Paid Employees	Number Establishments	Sales, Receipts (\$1,000)	Number Paid Employees		
31-33	Manufacturing	20	196,652	1,307	26	280,700	878		
42	Wholesale Trade	11	D	100-249	0	0	0		
44-45	Retail Trade	131	114,139	952	230	156,735	756		
51	Information	0	0	0	9	64	D		
53	Real Estate/leasing	9	1,671	22	90	12,092	123		
54	Professional/Technical	18	15,480	88	91	24,025	117		
56	Admin./Remediation	7	5,119	79	147	8,441	82		
62	Health Care & Social Services	22	14,358	210	82	35,748	486		
71	Arts/Entertainment/ Recreation	5	937	14	31	1,675	24		
72	Accommodation/ Food Service	30	10,421	393	69	18,472	459		
81	Other Services	25	7,003	154	241	14,064	134		
	Total								

Source: U.S. Census Bureau. American Fact Finder. Selected years. D – Not disclosed.

Source. U.S. Census Bureau, American Fact Finder, Selected years. D – Not disclosed.

That the County's job market is becoming increasingly service oriented is not surprising. The service industry has become the driving force of South Carolina's economy. In fact, the service industry is projected by the S.C. Employment Security Commission to provide one of every two new jobs in the state. This projection likely will apply to Hampton County and the Town of Estill as well, based on local development trends. The service sector is involved in one way or another in all aspects of business, including legal services, lodging, childcare services, education, health care and most business services in support of other industries in one way or another.

Some of the data are difficult to read however. The retail sector, for example, shows an increase in the number of establishments and receipts, but a loss in the number of employees. All other service sectors show significant increases. This data may not hold true today, in 2010, as the economy has taken a tumble since the 2007 Economic Census was taken, but long range trend line data is up.

Health care and social services, as expected, has shown the strongest growth, followed by real estate and leasing, accommodation and food service and other services. Much of the growth has been in non-employer establishments and sales, emphasizing growth of small businesses, as opposed to larger employer establishments.

WORKER COMMUTING PATTERNS

Worker commuting patterns reveal a great deal about the relative strength and size of the local economic base. Is Hampton County a worker importer or exporter?

Generally speaking, the larger the job market, the more likely an area, town, city, county, or region is to be a worker importer. And given the size of Hampton's economic base, it follows that the Town and the county are exporters.

Hampton County provided jobs for 1,485 out-of-county workers in 2000, but exported 2,877 workers to places outside the county. This represents one-third of the resident labor force commuting out-of-county for employment.

**TABLE 30
WORKER COMMUTING PATTERNS, HAMPTON COUNTY**

County of Residence	In-commuting From	Out-commuting To	Net Exchange
Colleton	360	132	228
Allendale	294	515	-221
Beaufort	219	1,213	-994
Jasper	193	416	-223
Barnwell	63	39	24
Bamberg	53	9	44
All other counties and places, including Savannah Georgia	303	553	-250
Total	1,485	2,877	-1,392

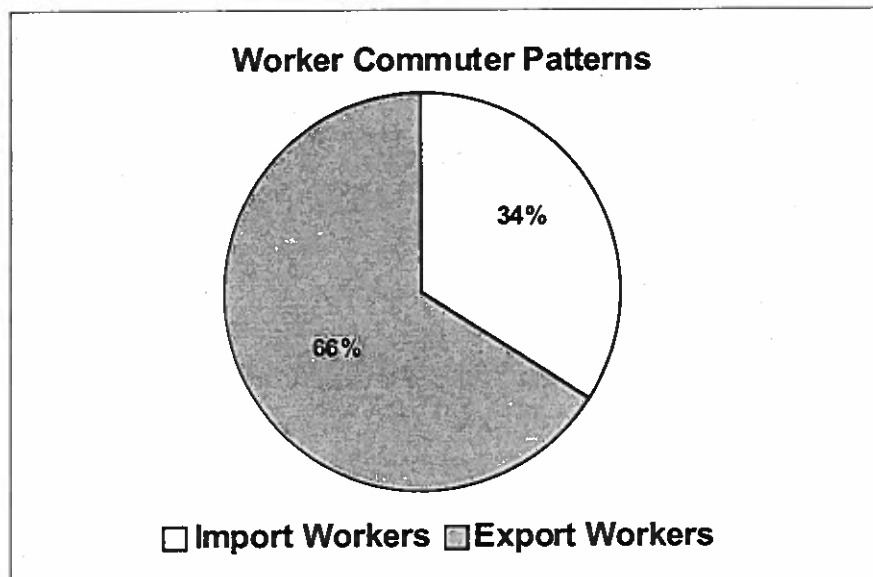
Source: Worker Commuting Patterns, US Census, 2000.

As expected, the largest out-of-county job magnet is Beaufort County, which provided jobs for 1,213 Hampton County workers, or 42 percent of all out-commuter jobs. The second largest job magnet for Hampton County workers is Allendale County, followed by Jasper County, and Savannah Georgia. This is indicative of a relatively strong regional job market.

Statewide in 2000, 72.4 percent of workers age 16 and over were employed in their county of residence. The rate was 67 percent in Hampton County.

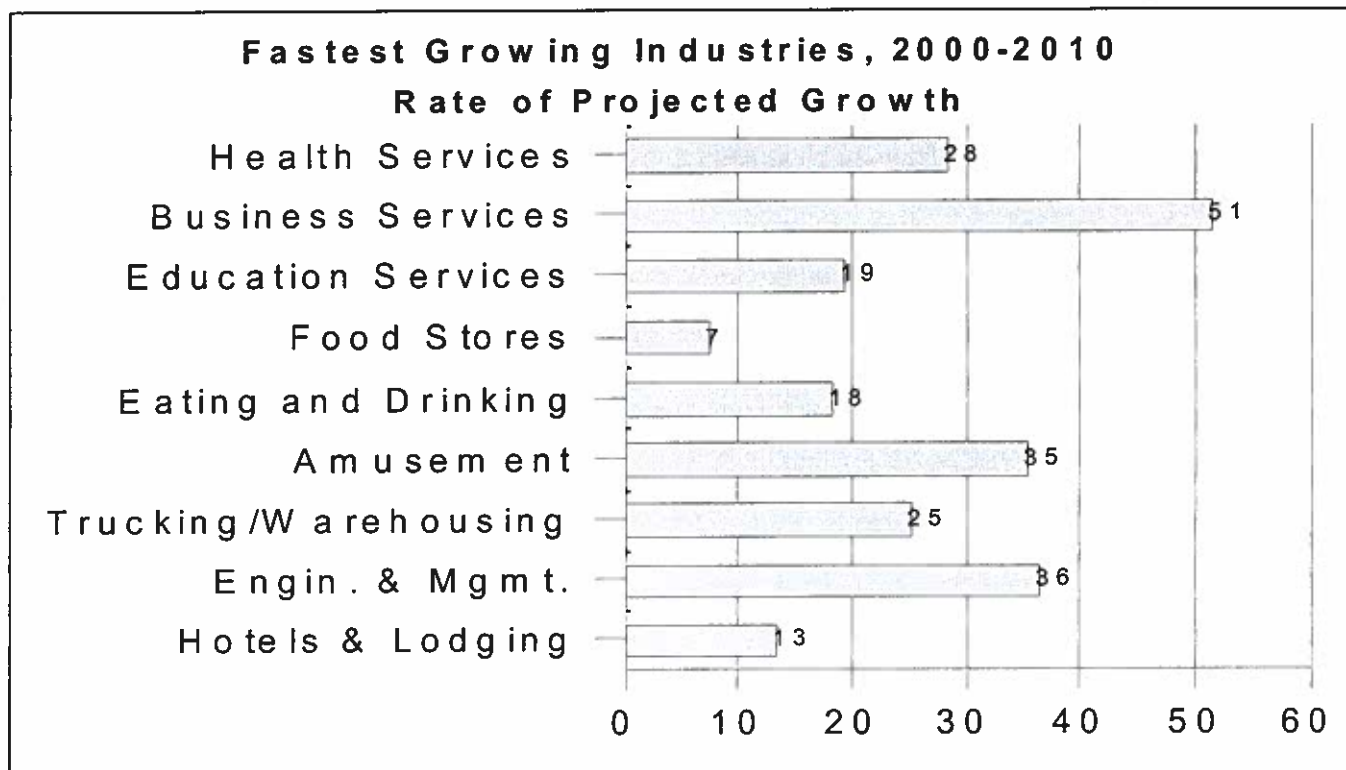
The large imbalance in worker commuting patterns, coupled with a shrinking labor market (Table 26) and rising unemployment (16.7 percent in June,

2009) does not bode well for altering the out flow or imbalance of the local labor force in the future.



EMPLOYMENT OPPORTUNITIES/PROJECTIONS

According to the Employment Security Commission, future job creation will come principally from the service sector, followed by the wholesale and retail sectors. Additionally, Hampton County may expect to benefit from job development at the planned Ports Authority in neighboring Jasper county.



Government jobs, construction, transportation and public utilities also are projected to add to the job market.

The County also may benefit from job creation in the agricultural services sector, which is projected to add nearly 5,000 jobs statewide by 2010. No additional jobs are projected for the manufacturing sector. Instead, projections show further reductions in this sector.

CONCLUSIONS

From the preceding, we know that:

- (1) The local economic base is changing, with manufacturing jobs declining, and service jobs generally on the increase;
- (2) Job creation in the county has been unable to sustain and grow the local labor force, resulting in a shrinking labor force and higher unemployment, accelerated by the economic downturn of 2008-10;
- (3) The number of retail, professional, health care and social service establishments increased between 1997 and 2007, as did the total number of new business establishments; and
- (4) The future job market is heavily oriented toward service and retail occupations, the current economic downturn notwithstanding.

ECONOMIC GOALS (EG)AND POLICIES

EG-1: Develop and maintain a balanced economy of sufficient size and strength to ensure a sustainable quality of life.

Realization of this goal starts with retaining and growing existing industries and businesses.

Policy: Provide technical and financial assistance to existing industries and businesses, where needed, to help survive present economic conditions and adapt to a changing world economy.

Policy: Encourage the provision of quality child care service for low-to-moderate income workers. Promote provision of on-site child care by employers to aid employers.

EG-2: Attract new business and industry to Hampton, with emphasis on manufacturing jobs.

The significance of manufacturing jobs is in the multiplier effect on non-manufacturing jobs, retail sales and establishments, bank deposits, and higher wages.

It is undeniable that like uses (manufacturing) attract like uses (manufacturing). The Town's existing manufacturing base should aid in attracting additional manufacturing companies, provided the proper emphasis is placed on recruiting and accommodating such development.

Policy: Foster an entrepreneurial environment that encourages economic development.

Action: 1. Provide business incentives to attract desired industries.

2. Craft and maintain zoning regulations designed to sustain and enhance existing business and industrial uses and identify and protect areas suitable for new and expanded business and industry from encroachment by interim land uses which would detract from, would be incompatible with, or would preclude their future industrial or business utility.

Policy: Continue to support and cooperate with the Hampton County Economic Development Commission, a member of the Southern Carolina Regional Development Alliance, to help market the county to industrial prospects. The Commission is supported by the South Carolina Department of Commerce and utility companies.

EG-3: Create New Economic Markets to Cash in on South Carolina's Emerging Recreation-Retirement Image.

As the coastal area of South Carolina and the tourism industry continue to grow, the Town needs to better position itself to participate in this growth. It has in its built environment, natural resources and geographic location all the ingredients to more fully capitalize on the region's growth potential.

To this end, economic development efforts should be expanded to include tourist and retiree markets. The state has placed great emphasis on promoting South Carolina as a tourist destination and retirement place. With so much free advertising by the state, it should be relatively economical for the Town to cash in on these initiatives and enjoy the benefits of an even broader based economy.

Action: To capitalize on state initiatives, the development of a more aggressive tourism and retirement promotion program is recommended,

together with educational programs for individuals involved in tourism, and the integration of infrastructure development in support of tourism including historic lodging facilities, restaurants, etc.

PART VIII. LAND USE ELEMENT

In many respects, the Land Use Element of the Comprehensive Plan is the cumulative product of the preceding seven elements, as it is based in part on information developed in each. For organizational purposes this Element is divided into four components:

**An Existing Land Use Component,
An Issues Component
A Goals, Policies and Action Component,
A Plan Map Component, and
A Compliance Index Component.**

The **Existing Land Use Component** provides the background and physical base upon which the Plan is predicated. After all, we are not starting from scratch. We are starting with a "built environment". It is critical to the planning process to survey, inventory and evaluate the existing use of land as a starting point. From the inventory and assessment of existing land use, an **Issues Component** is produced focusing on key land use issues confronting the community. The **Goals, Policies and Action Component** provides direction and articulates a guide to future development, with recommended action to be taken in implementing stated land use goals and policies. The **Plan Map Component** establishes and illustrates geographic goals and objectives designed to accomplish a planned physical order of the community. And the **Compliance Index Component** provides instructions on the use of the Plan as it relates to zoning, proposed zoning amendments and development proposals. It is designed to ensure plan compliance as a condition to proposed zoning and development changes.

EXISTING LAND USE COMPONENT

In order to plan for the future, we need to understand the past and the existing use of land produced by it. This will help determine future expectations and the degree of departure, if any, from established patterns of growth and intensity which may be applied in planning future development.

1999 Assessment of Existing Land Use

The 2000 Comprehensive Plan described the status of Existing Land Use in 1999 as follows.

"When Estill was established, the focus of activity was near the railroad depot, with commercial activity and residences surrounding it. Today commercial activity still stretches along the railroad, however, the commerce comes from automotive traffic on us 321 rather than from rail traffic.

The majority of land developed in Estill is residential with industrial land a close second. Commerce is focused on us 321 with residential areas primarily to the east of U.S. 321 beyond the Town core district and to the north and south of the western industrial lands.

Land devoted to public facilities or institutional uses include schools, churches, Town Hall, the water/wastewater treatment plants, fire stations, and parks.

There are many areas of town that contain lots or parcels littered with deserted structures, abandoned vehicles, multiple parked vehicles and recreational vehicles or just plain junk. This results in areas of visual blight which detract from the community's ambiance and leave visitors with a negative impression of the Town. Some of the abandoned vehicles have been sitting in one place so long that they are covered with weeds."

2010 Survey and Reassessment of Existing Land Use

What has changed, if anything, since the 1999 land use survey and assessment? To answer this question, the community was resurveyed and existing land use and land use patterns and conditions reassessed as part of the 2010 Comprehensive Plan Update.

Overall, land use patterns have remained essentially unchanged since 1999. However, there have been subtle changes in the composition and characteristics of land use.

Existing Commercial Land Use

While maintaining the same general pattern, relatively compact between 2nd and 4th Streets, and paralleling U.S. 321 north of 4th, shuttered businesses foretell a declining commercial presence and vitality. Still, commercial development over time has bled into previously established residential areas between Scythia and Clarke east of the railroad tracks and Johnston and Keene west of the tracks. This has created mixed use areas not adequately addressed by the Town's zoning ordinance.

Currently, the Town's commercial areas are predominately service oriented with only limited retail presence – a situation which is not likely to change, due to relative proximity of Bluffton and Hilton Head retail markets. But this should not dissuade efforts to enhance the appearance and draw of the community's commercial areas. Commerce is an essential ingredient in the life of a community.

Existing Residential Land Use

Residential development is contained in pockets throughout the City – some large, some small, some nice, some not so nice. The largest concentration of homes is found east of U.S. 321, north and south of 3rd Street. Some of the Town's nicer homes also are located in this area, particularly north of 3rd. It is a neighborhood with well-maintained homes and yards, few vacant lots, adequate infrastructure, and the Town's only elementary school.

Many of the homes on Morrison Avenue, the Liberty Street area and the subdivision behind Carolina Soya, on the other hand, are in need of home and environmental improvements. There are also scattered and vacant mobile homes in a few areas south of 2nd Street and west of U.S. 321.

Housing conditions vary throughout the area south of 2nd Street, east and west of U.S. 321, but the vast majority of all housing (56%, Table 16) is structurally sound and without need of rehabilitation. However, 13.4 percent of the Town's housing stock is in need of moderate to major rehabilitation.

Multi-family projects generally are clustered at the corner of Lawton and Grayson, in a developed area of mixed and transitioning uses. They are zoned appropriately (GR), as is the surrounding area. There are also a few

other small areas within the community where higher density, multi-family development may occur. The problem with most of these areas is in property assemblage, making these locations, with few exceptions, unattainable for multi-family development. Most large undeveloped areas within the community are zoned for more single-family use.

Mobile or manufactured homes are more widely permitted. They are allowed in the Mobile Home District, General Residential/Mobile Home district, and the (R6/MH) High Density Mobile Home District. Older mobile homes also may be found outside these districts.

Existing Industrial Land Use

The community's industrial and support uses are located west of U.S. 321. There is also an Industrial Park north of Town. The Town's industry may generally be classified as heavy, with little or no landscaping to buffer it from neighboring residential or public uses, which is a problem. The largest and most notable industry is Carolina Soya, located on SC 3 (Third Street), west of U.S. 321. It backs onto a small residential subdivision, with no intervening buffer. Also, a few homes in the area are situated in the middle of industrial uses and operations, producing less than compatible conditions.

Existing Parks

An additional park and nature walking trail has been added to the Town's inventory of parks since 1999. It is located off 2nd Street, behind the Fire Department. It appears to be little used however, probably due to its somewhat removed location from the built environment and the existence of a fairly comprehensive network of sidewalks within the community, making walking both safe and more convenient.

There appears to be a need for more smaller neighborhood parks and playgrounds distributed throughout the community, as discussed earlier in this report. Recreation parks and facilities need to be better integrated into the community.

Summary Statement Existing Land Use

In summary, Existing land use patterns and densities have changed relatively little since the last land use survey was conducted in 1999, with no newly annexed areas or major new development. It may be assumed however, through code enforcement and removal of some dilapidated mobile homes and buildings, that structural conditions and residential environments generally have improved.

LAND USE ISSUES COMPONENT

From the land use survey, the following issues have been identified:

- Incompatible land use situations
- Visual (physical) image
- Signage
- Building and housing conditions
- The downtown
- Cluttered yards and vacant cars

Issue: Land Use Compatibility

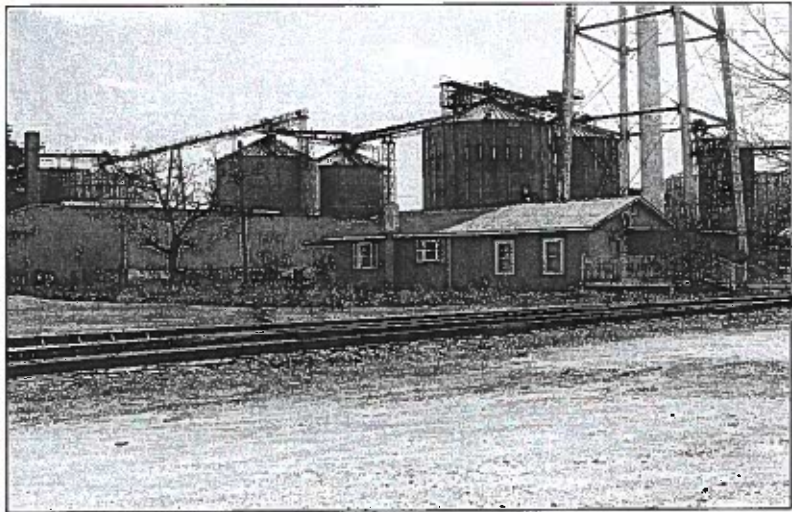
The strength and support for planning and zoning is based generally on the concept of land use compatibility.

Home owners and land owners, environmentalists and the general public alike are concerned when new development creates an incompatible situation, i.e. lowers property values, heightens traffic congestion, emits pollutants, alters accepted environmental conditions, scars the landscape, or is just plain ugly.

How this Plan responds to the juxtaposition of potentially incompatible land uses will determine in large measure the future "liveability" of the Community.

Not all land use is complementary to or compatible with its surroundings, existing or proposed. Unfortunately Estill has far too many incompatible land use situations, particularly west of U.S. 321.

The Town's Zoning Ordinance is designed to protect residential areas from infringement of incompatible development. But much of the incompatibility in Estill occurred prior to the enactment of the zoning ordinance, and still exist today.



Issue: Visual (Physical) Image

Economic development is linked to community image. How the City is perceived to prospective residents, industries, businesses, and visitors is critical to its future well being. Existing land use projects a visual image of the Community and plays a major role in future development by attracting "like uses". Quality development generally attracts quality development and blight begets blight. This is not always true of course, but rarely does quality development take place in a blighted environment, unless major resources have been committed to renewal.

The visual image of the Community is composed of a number of elements, some negative and some positive. Based on survey observations they include the following:

Negative Features

Signage
Shuttered and deteriorating
Commercial Buildings
Vacant and dilapidated mobile homes
Pockets of Substandard Housing
Cluttered yards and vacant cars

Positive Features

Cultural & Historical Resources
Nice neighborhoods

These and other features combine to form a mosaic of the Community. The key to improving the image is to eliminate or reduce negative features and expand and accentuate positive features.

Issue: Signage

The issue of signage in Estill has more to do with scale than type. Some signs on U.S. 321 belong on the open highway, not in a community. Also there is the matter of condition and type. Better design and maintenance would greatly improve the appearance of the community.



Issue: Building and Housing Conditions

Housing conditions have improved appreciably over time, but there is still ample evidence of poor and substandard housing, particularly mobile homes, in certain parts of Town.



The impact of these conditions is two-fold. They provide less than adequate living accommodations, and they project negatively on the Community.

Continued participation in low income housing rehab programs and demolition and removal of dilapidated houses, mobile homes and buildings are necessary to address this issue and

continue to improve housing and living conditions in the Community.

Issue: The Downtown

Vacant stores and an economically weakened downtown can have a devastating affect on land use and community image, to say nothing of property values and property tax revenues. At issue is how to maintain or in the case of Estill, revitalize a downtown that has been in decline in the

face of growing competition from outside, and an historical shift in the role of downtown's across the country.

The core commercial district, between 2nd and 4th Streets is in the enviable position of having sufficient upfront parking, but lacks the proper mix of commercial uses to generate cumulative pull and economic vibrance. Also, there is the matter of shuttered commercial buildings, creating dead spots, and overall appearance of the district.



Issue: Cluttered yards and vacant cars

There are too many incidences of cluttered yards and vacant cars in Town. They greatly detract from the appearance and livability of the Community. Much stronger code enforcement is required to remedy the situation.

GOALS (LU) POLICIES, AND ACTION COMPONENT

This plan component establishes general goals, policies and recommended actions. Specific goals for various areas of the community are established in the Plan Map Component. General goals consist of the following:

- Promote the development, rehabilitation and maintenance of residential areas to meet the needs of an increasingly diversified population.
- Sustain "livable" environment.
- Foster Quality Development/Enhance the community's Physical Image.
- Optimize development opportunities and use of the Town's natural, cultural, and historical resources.

- Strengthen the economic vitality and enhance the appearance and appeal of the Town's commercial areas.
- Provide a framework for land utilization and development, to ensure an orderly, efficient, equitable and compatible arrangement and distribution of the Town's physical resources.

Recommended policies and actions in support of the above goals are listed under each, restated as follows:

LU-1: Promote the Development, Rehabilitation and Maintenance of Residential Areas to Meet the Needs of an Increasingly Diversified Population.

Policy: Protect quality residential neighborhoods from incompatible development, and restrict rezoning activity that could disrupt the stability of such areas.

Action: Require all rezoning proposals to be consistent with the Comprehensive Plan.

Action: Amend the Zoning Ordinance to include Byfferyard provisions to ensure proper and adequate insulation between potentially incompatible uses.

Policy: Encourage flexibility in the design and density of housing to better meet evolving market demands.

Action: Plan and zone for housing diversification, cognizant of the need to promote land use compatibility.

Policy: Purge neighborhoods of deteriorating and substandard housing.

Action: Require through stronger code enforcement all housing in the Town to meet minimum health, safety and sanitary standards.

Action: Participate in housing assistance programs and support efforts by low income housing providers to build more affordable housing in the community.

Action: Continue to raze and remove dilapidated housing, including mobile homes, declared unfit for habitation and posing a blight on surrounding development.

LU-2: Sustain “Livable” Environment

In planning for the future, an eye on the past and what is unique about Estill should weigh heavily. Policies and actions designed to meet this goal include the following.

Policy: Protect for future generations properties of special value, including historical, natural resource, and existing residential areas.

Action: Require buffer strips around such uses so as to avoid or lessen the impact of development that may negatively impact the longevity of such uses.

Action: Disallow projects and uses which would negatively impact properties of special value.

Policy: Build green.

Action: Encourage retrofitting existing buildings to use alternative energy sources, and to make them more energy efficient.

Action: Encourage or require developers to incorporate energy efficient building techniques into the design and construction of new buildings.

LU-3: Foster Quality Development/ Enhance the Physical Image of the Town

In this context, quality development is defined as having a positive impact on the community by way of design, adding amenities, siting and/or geographic positioning. Development should not (1) infringe upon the property rights of others, (2) devalue neighboring property, (3) damage or compromise natural environmental assets, (4) create traffic or health hazards, and/or (5) impair the visual ambience of the community.

The Town has acted to reduce the negative aspects of growth, foster quality development, and enhance the physical image of the community in the past through zoning and development regulations.

Policy: Enhance Commercial Areas.

Action: Amend the Zoning Ordinance to include more prescriptive landscaping requirements for all permitted uses in commercial and industrial zones.

Action: Initiate street tree planting program and investigate possibility of relocating overhead utility lines underground.

Policy: Continually monitor and amend, as necessary, zoning and other development regulations to ensure that development will have a positive impact and enhance the physical image of the community.

LU-4: Optimize development opportunities and use of the Town's natural, cultural, and historical resources.

Action: Further identify and protect the Community's historical homes, buildings, sites and cultural resources and promote tourism opportunities for these resources.

Action: Encourage land development practices that reserve open space and natural resources within or close to developed sites. Such open space should preserve the land's natural features and provide opportunities for the development of recreational facilities.

Action: Protect wetlands and flood hazard areas through maintenance and monitoring of flood hazard regulations, and maintenance of flood insurance eligibility for Town residents and homeowners.

Action: Monitor development regulations requiring the use of Best Management Practices (BMP's) in dealing with the development of resource areas.

Policy: Encourage the incorporation of natural and historic resources into development projects to uniquely signature such projects and conserve resources in the process.

LU-5: Strengthen the economic vitality and enhance the appearance of the Town's commercial areas.

Action: Develop a marketing strategy for the Town's commercial areas.

Action: Amend the Zoning Ordinance to address mixed-use housing opportunities in the Town's commercial areas.

LU-6: Provide a Framework for Land Utilization and Development to Ensure an Orderly, Efficient, Equitable and Compatible Arrangement and Distribution of the Town's Physical Resources.

This goal is directed at the heart of planning -- deciding what land will be developed and the use and intensity of that development. It is a matter of directing growth and development in such a manner as to sustain the built environment and community resources.

Policy: Reference all rezoning and land development proposals to the Land Use Plan Map to ensure compatibility. Such a move will remove much of the unknown regarding future development options, based on the Plan.

Action: Enact and/or amend zoning and development regulations and policies as necessary to accomplish Plan Map compliance, including elimination of superfluous districts.

Policy: Work with the County to coordinate land use planning and development decisions in areas surrounding and impacting the Town.

Action: Establish a courtesy referral procedure with the County Planning Commission involving all rezoning and development proposals surrounding the Town, giving the Town Council an opportunity to comment on such proposals.

PLAN MAP COMPONENT

The Plan Map Component is an expression of geographic objectives. It illustrates the development objectives for various areas within the community.

**Land Use
Map Symbol****Generalized Land
Use Classification**

RR	Restricted Residential Areas
RD	General Residential Areas
MU	Mixed-Use Areas
CBR	Commercial – Business/Retail Areas
CBI	Commercial – Business/Industrial Areas
RA	Resource Areas

Inherent in Plan Map objectives are policies dealing more specifically with the treatment of development. These policies represent legislative intent on the part of Town officials to meet development objectives for the various geographic areas comprising the Town.

Land use and development objectives for the various areas are color-coded and identified on the accompanying Plan Map. They are based in part on factors influencing development, i.e. growth projections, existing land use, and land use goals.

RR, Restricted Residential Areas**Description**

This map classification is applied principally to stable, structurally sound single-family residential areas, comprising the bulk of the Town's housing stock.

Objective

The objective of this designation is to conserve and protect the character and present use of existing single-family neighborhoods and subdivisions and to prohibit any use or development which would compromise or infringe on the prevailing character of such areas. Also, residential in-fill and redevelopment activity of like-kind are encouraged within these areas.

Policy

Where the symbol RR and corresponding color code are applied on the Plan Map, it shall be the policy of the Town Council to deny zoning

changes or ordinance amendments which would in any way compromise or alter the present use of property. In neighborhoods so designated, an ordinance change which would permit dissimilar uses would be denied as a matter of policy, pending further study and subsequent amendment to the Plan Map.

This policy effectively "locks out" development and zoning changes in conflict with established single-family uses and neighborhoods. It is a policy of "no change" until such time as the plan objectives are reevaluated and restated by plan amendment. This designation is applied principally to existing stable, single-family residential areas.

GR, General Residential Areas

Description

This designation is applied to developed areas containing a general mix of residential uses ie. high and low density with multiple housing types and varying conditions, and predominately undeveloped areas suitable to a variety of housing types and densities.

Objective

Housing has and will continue to take on a variety of forms. Single-family site built homes, while still the major housing form in Estill, comprise a smaller share of the total housing stock than ever before. In response to a changing housing market, developers need flexibility to meet future housing demands and preferences.

The objective of the GR designation therefore, is to identify areas suitable to and with short and long-range market potential for a wide range of residential options: to permit density flexibility in the form of multi-family, townhouse, patio, cluster, duplex and other higher density housing types. The objective is also aimed at improving housing conditions and compatibility.

Policy

The policy regarding areas designated GR on the Plan Map is to accommodate where appropriate, adjustments and amendments to the

zoning map so long as such amendments are for residential, institutional and other uses generally compatible with residential development. Specific rezoning proposals are to be considered on their merits.

Mixed-Use Areas

Description

This classification is applied to existing areas of the Town where mixed use is in evidence, and transition from residential to commercial, institutional or industrial use has occurred over time.

Objective

This designation is applied to (1) areas in transition and/or suitable to a variety of uses, (2) existing mixed-use areas, and (3) border residential areas.

The objective of this designation is to provide for mixed-use areas with reasonably compatible and complementary uses, and transition such development with minimal impact into border residential properties and neighborhoods.

Policy

The Plan Map policies for these areas are:

- (1) To monitor and regulate mixed-use development and the transitional process so as to enhance environmental conditions and improve property values.
- (2) To limit change of border residential streets and uses within this designation to small scale office and other low-intensity business uses, excluding retail, wholesale, and industrial uses. As a further means of fostering compatibility between border area uses and interior residential uses, recycling or continued use of existing dwellings (structures) for non-residential use is favored over new commercial building designs.
- (3) To foster and sustain a professional business environment separate from the retail and industrial environments within the community.

CBR, Commercial – Business/Retail Areas

Description

This designation is assigned to existing businesses and commercial areas within the Community, and shows the projected movement and boundaries of such future development.

Areas so designated contain principally business, commercial, and service uses and are projected to accommodate the bulk of such development in the future. They are located principally along U.S. 321, and in the core commercial area fronting on Railroad Avenue.

Objective

This is an inclusive business-retail designation. The objective is to accommodate general and area-wide economic activity in areas best suited for such purposes, and to minimize the impact on neighboring properties, the local transportation network, and environmental resources. Further, the objective is to encourage and promote the economic vitality of the Town by concentrating business-retail activity in easily accessible, strategically located areas and strengthening its pull through "cumulative attraction".

Policy

The policy is to promote and accommodate a market driven economy. Most areas so designated on the Plan Map contain business and commercial establishments at this time and are zoned accordingly. Outside of these areas such development is discouraged because it would dilute the cumulative effect of concentrated commerce, and possibly intrude into residential or resource areas.

CBR, Commercial – Business/Industrial Areas

Description

This designation is applied to existing industry and vacant areas in proximity to industry and with industrial potential.

Objective

The objectives of this classification are to safeguard existing industry from encroachment by incompatible development and to identify and protect for future use sites with industrial potential.

One of the Community's greatest assets is its industry. Too often, however, existing industry is "boxed in" and prevented from expansion, and potential undeveloped sites are preempted by other uses.

Policy

To carry out the objective of this designation, it shall be the policy of the Town to accommodate and protect existing industry and potential industrial sites to the extent practical and feasible.

NR, Natural Resource Areas

Description

This designation is applied generally to areas subject to flooding and wetlands.

Objective

The objective of this designation is to make the community aware of the presence of these areas and to ensure to the extent practical and feasible that they remain relatively undeveloped. The retention of these areas in their natural state is essential not only to minimizing flood hazards, but providing for essential drainage of the community, wildlife habitat, and open space.

Policy

Where these resources are shown on the Plan Map, it shall be the policy of the Town to ensure the life of such resources by enacting appropriate safeguards and taking appropriate action to prevent their misuse, as well as the misuse of adjacent areas, which may adversely impact the function, use and enjoyment of such resources.

COMPLIANCE INDEX COMPONENT

Nowhere is a Plan more essential than in decisions involving zoning or rezoning. In fact, Section 6-29-720 of the South Carolina Code of Laws, 1976 (Comprehensive Planning Enabling Act of 1994) states that "regulations (zoning) must be made in accordance with the comprehensive plan..." But unless the Plan is clear regarding what constitutes conformance, it may not succeed as a guide to the development and regulatory process.

To clarify the intent of this Plan and what constitutes "accordance" therewith, the use of a Compliance Index is recommended. The Index, presented on Table 31 establishes criteria and parameters for determining compliance. It lists the symbols shown by the Plan Map, summarizes goals and objectives, and identifies principal uses intended for each mapped area. It also shows compatible zoning districts as well as acceptable alternatives to Plan Map goals, as all are critical to the compliance issue. The map symbols and accompanying description on the Index establish the intent of an area and the type of development which fulfills the intent. The compatible use and compatible zoning columns establish criteria for determining plan compliance. The alternative district column provides for plan flexibility.

The compatible zoning district column provides a range of acceptable districts, from few to many, depending on the land use and development objectives of an area. Areas designated RR, for example, show no acceptable district alternatives. This means that any rezoning request not listed by the Index should be denied on the basis of non-compliance with the Plan Map. This limited rezoning response makes a strong statement for stability and conservation of existing residential neighborhoods classified RR on the Plan Map. It must be understood, however, that compliance with the Plan does not entitle an applicant to a rezoning request. It merely states compliance with the Plan. A host of other factors such as the potential impact on traffic, natural resources, historical places, equine facilities, etc., could come into play and should be considered by the Town Council in their deliberations on the matter.

The list of "zoning district alternatives" is designed to give the Council needed flexibility to meet changing market conditions within the general framework of the Plan. However, the changes permitted by alternative

districting or rezoning are inherently limited by the Plan goals and objectives for the various areas.

Where the Plan's goals are brought into question, the matter shall be reassessed by the Council to determine if they are still representative of the area in question. If they are, any rezoning change at variance should be denied on the grounds of "non-compliance". If, however, there is a deficiency in the Plan or conditions or objectives have changed, the Plan itself should be amended. In this way, the Council will continually evaluate the Plan for applicability.

The entire process---evaluating development and rezoning proposals on the basis of the Compliance Index---is designed to better infuse the Plan and the planning process into the development and zoning decision-making process.

TABLE 31
Plan Compliance Index
Town of Estill

Land Use Symbol	Land Use Classification	Summary Objectives	Principal Permitted Uses	Compatible Zoning Districts	Alternative Zoning Districts
RR	Restricted Residential	To protect existing residential areas for single-family use, and promote "infill" of single-family housing.	Single-family, detached site-built dwellings	R-12, R-9, and R-6	None
GR	General residential	To meet the varied housing needs of changing residential market.	Single-family, townhouses, patio homes, multi-family and manufactured homes	R-12, R-9, R-6, GR and MH	LIMU
MU	Multi-Use	To provide for mixed-use areas with reasonably compatible and complementary uses, and transition such development into border residential properties and neighborhoods.	Residential, Office and institutional	R-12, R-9, R-6, GR, and LIMU	CBR
CBR	Commercial-Business/Retail	To concentrate business and retail establishments for cumulative draw in areas central and accessible to the community at large.	Office, Retail and Service establishments	LIMU, HC and CC	GR and I
CBI	Commercial-Business/Industrial	To promote the development of Business and Industrial Parks and protect existing industry and areas with industrial potential for future industrial development.	Office, Wholesale, Service, Manufacturing, and Warehousing uses.	I	GR and HC
RA	Resource Areas	To protect and properly utilize such designated areas.	Open area recreational uses and natural resources	Existing zoning	To be reviewed for compatibility

PART IX. PRIORITY INVESTMENT ELEMENT

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in other elements to forecasted revenues for the next five years. It is, in essence, a five-year Capital Improvements Plan that is meant to guide the annual budgeting processes.

In June 2007, the governor signed into law the South Carolina Priority Investment Act (PIA). The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

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

Additionally, the Town's priority investment element includes recommended projects and tasks identified in the previous eight elements of the Comprehensive Plan.

PRIORITIZING CAPITAL IMPROVEMENTS

Community needs almost always outweigh the resources to meet such needs. As a result, there is continuing pressure on local officials to fund more projects than they have resources to support. In response to this situation the Town needs to establish an objective, defensible criteria or priority schedule for weighing one proposed project against another. The elements of such a schedule are outlined in the following recommended priority listing.

Priority 1 – New public facilities and improvements to existing facilities that eliminate public hazards.

Priority 2 – The repair, renovation or replacement of obsolete or worn out facilities that are necessary to achieve or maintain existing levels of service.

Priority 3 – New and expanded facilities that reduce or eliminate deficiencies in levels of service.

Priority 4 – New and expanded facilities necessary to serve new development and redevelopment projected during the next five years.

Also, the priority schedule should take into account both capital costs and the cost to operate and maintain proposed improvements in order to achieve the best use of funds and cost efficiency.

CAPITAL IMPROVEMENTS PROGRAM AND BUDGET

The Town has a five-year capital improvements program, but no firm budget. Most planned or projected capital improvements are contingent on grant assistance, or loans (bonds) if necessary, making such improvements tenuous at best. The current budget (FY 2010-11) allocates \$6,850 for capital expenditures out of the general fund budget and \$37,360 from the Water and Sewer budget, or just over one percent of the total budget. Such a small amount earmarked for capital improvements vividly illustrates the Town's almost total reliance on grants to undertake major capital improvement projects. In fact, the Town's current 5-year capital improvements program and budget for water and sewer is completely reliant on grant funds.

No other major capital improvements projects have been identified at this time. However, the absence of needed capital improvements today does not mean the absence of needed capital improvements and expenditures in the future. As a result it is recommended that Town Council annually review, with input from the Town Administrator, the Town's capital facility needs, and schedule their implementation in accord with the above priority schedule, and Priority Investment policy contained in this report Element.

Table 32
PRIORITY INVESTMENT SCHEDULE (CIP)

Project Description	Revenue Sources	Estimated Cost & Implementation Schedule					Long Range
		2011	2012	2013	2014	2015	
HOUSING ELEMENT							
Code Enforcement, expand to include assistance to property owners to retrofit homes for energy efficiency	General fund	\$40,000	\$40,000	\$40,000	\$45,000	\$45,000	On-going
NATURAL RESOURCES ELEMENT							
Secure designation of Town as Bird Sanctuary	General fund & volunteer assistance	0	0	Initiate \$5,000	0	0	0
Participate in "Tree Town" program	General fund & volunteers	0	\$5,000	0	0	0	0
CULTURAL RESOURCES ELEMENT							
Continue to survey historical properties	Volunteers	0	0	0	0	0	0
Become Certified Local Government	Volunteers	0	0	0	0	0	0
COMMUNITY FACILITIES							
UTILITIES (WATER AND SEWER) DEPARTMENT							
System improvements:	Grants –						To be adjusted
Slip lines between 4 th and 5 th	Revenue bonds	\$30,000					
Replace Manhole		\$10,000					
Replace broken manhole covers		\$12,000					
Update system maps/capacity study		\$60,000					
Wayman Blvd sewer improvements		\$150,000					
Sprayfield Repairs		\$30,000					
Iron removal from water system		\$500,000					
Ruth Street Pump Station Upgrade		\$200,000					
Park Street Pump Station upgrade		\$200,000					
Monrison Ave Pump Station		\$200,000					

FUNDING SOURCES

The primary source of revenue for capital projects are General Obligation Bonds (G.O. Bonds). G.O. Bonds are secured by the Town's projected future property tax revenue stream. The State of South Carolina limits the amount that local governments can borrow through G.O Bonds to 8% of the assessed value of taxable property. To issue bonds in excess of the 8 percent limitation would require the Town to hold a referendum.

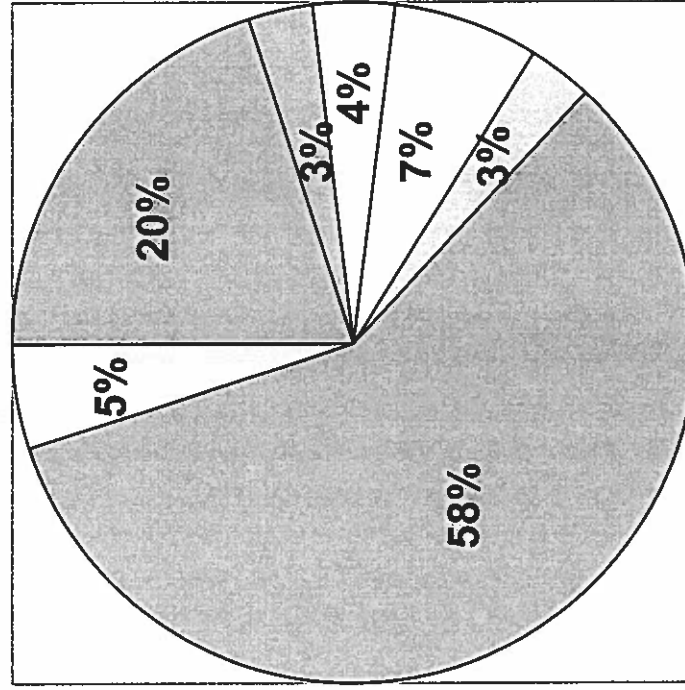
Grants also are a major source of capital improvement project funding. In fact, most local improvement projects have been aided by matching grant assistance. While grant income is sporadic, and often unreliable, it has helped the Town accomplish several significant projects, including the Nature and Walking Trail. Also a grant application is pending for improvements to the Town's sewer system.

Currently, the Town's primary funding sources come from water and sewer fees, taxes – real estate and personal, License and Permit fees, service fees - primarily for garbage and trash, and Intergovernmental payments or shared revenues from the State, which include the Accommodations Tax, Aid to subdivisions tax, and State Merchants Inventory tax. Lesser amounts are received from fines and forfeitures, miscellaneous sources and grants, which amount annually to about eight percent of total revenues, but are "iffy" unreliable sources. Pie charts in this section show the average contribution of Town revenues by source.

Possible future revenue sources may include, but are not limited to:

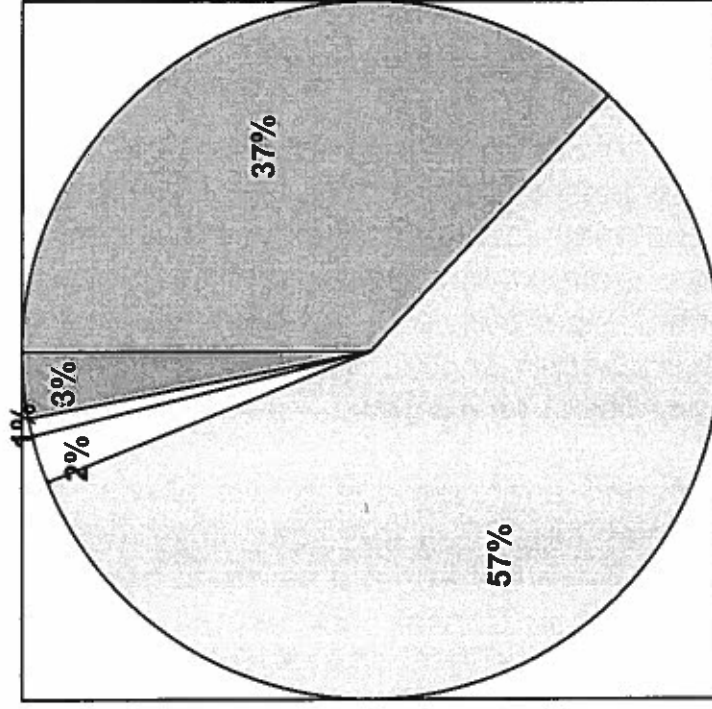
1. G.O. Bonds: Seek Additional funding from G.O. bonds by holding a referendum to exceed the State cap of 8% bonding capacity;
2. Impact Fees: Impact fees have been used by a number of cities in South Carolina to off-set the cost of infrastructure and public facility improvements necessitated by new development;
3. Capital Projects Sales Tax: Pending a positive referendum a 1% capital projects sales tax could be initiated;
4. User Fees: Consider user fees for municipal services where appropriate or feasible.

REVENUES



- ☒ Taxes
- ☐ Licenses/Permits
- ☐ Fines
- ☐ Intergovernmental
- ☐ Garbage Service
- ☐ Water/Sewer
- ☐ Miscellaneous

EXPENDITURES



- ☒ General Fund Administration
- ☐ Water/Sewer Fund
- ☐ Economic Development
- ☐ Capital Equipment
- ☐ Garbage Service

PRIORITY INVESTMENT POLICY

Coordination of Capital Improvements

The Town's policy will be to coordinate major capital improvements with nearby governmental jurisdictions, principally Hampton County, where possible. Coordination may include techniques such as joint funding of capital improvements, shared use agreements, or shared maintenance or operation agreements. Opportunities for co-location of facilities and/or land swaps between governmental entities also will be explored, for example, the co-location of a school, library or park.

All relevant governmental agencies and public service providers will be consulted in the planning stages as the Town implements specific capital improvements, and the Town will assist other local governmental agencies in the implementation of their Capital Improvements Programs so long as they are consistent with the Town's Comprehensive Plan.

Seek Service Efficiencies and Coordination

The Town will seek to coordinate the provision of public services with other local government jurisdictions where such coordination will provide cost savings and/or quality improvements. The Town will also seek to coordinate the provision of public services and operations amongst its various departments.

Economic development is one area where the Town can benefit from increased coordination with the County and regional agencies. Businesses look primarily at the regional and County level in selecting desired business locations, and so the Town stands to benefit from the success of regional and county marketing and business development efforts. While the Town should continue to develop its own identity and competitive advantages, the Town should also coordinate its economic development efforts with regional and county efforts on target industries.

In other cases, such as emergency response, coordination of local government with state agencies is essential to effective action. The Town will continue to work with state, county, and local partners to enhance emergency preparedness and maximize resiliency in response to all types of disasters, natural, and manmade.

Operation/Maintenance of Capital Expenditures

Before the Town develops a major capital improvement, the Town will estimate the impacts of the continued operation and maintenance of the proposed facility to its annual budget. Expansion of capital improvements is often associated with increased operation and maintenance costs. In addition, some public facilities need to be staffed on a part-time or full-time basis. The Town intends to engage in forward-looking planning efforts to understand the long-term budgetary impacts of all planned capital improvements.

ANNUAL AUDIT

To ensure implementation of and adherence to the Plan, an annual audit and review are recommended. The annual audit should consist of an assessment by the Town council of all recommended goals, policies and actions. The status of each should be measured in terms of continued or modified applicability or inactivity. Inactive policies and recommended actions should be either reconfirmed or dropped from the Plan, if interest and community objectives have shifted elsewhere. An annual audit will result in keeping the Plan and recommended policies and actions on the Council's agenda.

In addition to an annual audit and confirmation, the plan should be updated to include any new data that may influence the direction of the plan, such as 2010 Census data, available in 2012. The South Carolina Comprehensive Planning Enabling Act of 1994, requires that Comprehensive Plans be reviewed for accountability at not less than 5-year intervals, and updated at not less than 10-year intervals, from the date of adoption. In reality, this is not enough to maintain a relevant plan.

An annual review and audit from the date of adoption will better infuse comprehensive planning and the Plan into the day-to-day decisions affecting development and redevelopment of the Town. It will remain an effective and current blueprint for the future. It is not meant to be a static or rigid document, but an elastic guide to development, accommodating change within its broader confines.

If audited and reviewed annually, as recommended, the Plan should produce for the Town an orderly development process, and an enhanced,

planned environment. It will happen when local residents and officials get behind the Plan and push for implementing legislation, policies and budgets to move the Plan to the forefront of the decision-making and development process.