

**AN ORDINANCE
ADOPTING A COMPREHENSIVE PLAN FOR THE
CITY OF LAKE CITY, SOUTH CAROLINA**

Ordinance No.

First Reading _____

Second Reading _____

WHEREAS, the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994", and repealing all previously enacted planning Acts and Codes; and

WHEREAS, the 1994 Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and

WHEREAS, the planning process shall include the development of a Comprehensive Plan which shall consist of nine (9) elements, including population, economic development, natural resources, cultural resources, transportation, community facilities, housing, land use, and priority investments; and

WHEREAS, the Lake City Planning Commission has developed such a Plan and recommended its adoption by resolution to the City Council; and

WHEREAS, the City Council has duly advertised and conducted a public hearing on April 10, 2018 on the recommended Comprehensive Plan;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE CITY, SOUTH CAROLINA IN MEETING DULY ASSEMBLED THAT SAID COMPREHENSIVE PLAN FOR THE CITY OF LAKE CITY IS ADOPTED THIS DATE FOR USE AS A GUIDE TO THE ORDERLY DEVELOPMENT OF THE CITY OF LAKE CITY AS NOW OR HEREAFTER ESTABLISHED, AND TO THE APPLICATION OF ZONING AND LAND DEVELOPMENT REGULATIONS.

Done and ratified in Council assembled this 10th day of April, 2018.

Lovith Anderson, Jr., Mayor

Council Members:

ATTEST:

Teresa Benjamin
City Clerk

RESOLUTION

A RESOLUTION OF THE LAKE CITY PLANNING COMMISSION RECOMMENDING THE ADOPTION OF THE 2017 COMPREHENSIVE PLAN FOR THE CITY OF LAKE CITY BY THE CITY COUNCIL OF LAKE CITY, CONSISTENT WITH THE REQUIREMENTS OF THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1994, AS AMENDED.

WHEREAS, the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994", and repealing all previously enacted planning Acts and Codes; and,

WHEREAS, the 1994 Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and,

WHEREAS, this Comprehensive Plan is the result of a planning process spanning several months involving the Planning Commission and citizens of Lake City; and,

WHEREAS, this Comprehensive Plan contains goals, objectives, strategies, and maps relating to population, the economy, natural resources, cultural resources, community facilities, transportation, housing, land use, and priority investments; and,

WHEREAS, this Comprehensive Plan can serve as a guide for making City decisions relating to land development proposals and ordinances, transportation issues, and public facilities programming.

BE IT RESOLVED that the Lake City Planning Commission, in regular session, approved the Comprehensive Plan for the City of Lake City and hereby recommends the Plan, including all referenced plan maps, for adoption by the City Council of Lake City.

BE IT FURTHER RESOLVED that the Lake City Planning Commission recommends that the Plan be reviewed in the future at least every five years and amended from time to time as needed, and updated at least every ten years.

ADOPTED IN MEETING DULY ASSEMBLED THIS 18th DAY OF JANUARY, 2018.


C. B. Askins, Jr., Chairman
Lake City Planning Commission

CITY OF LAKE CITY, SOUTH CAROLINA

COMPREHENSIVE PLAN

2017

CITY OF LAKE CITY, SOUTH CAROLINA

COMPREHENSIVE

PLAN

Developed by the
Lake City Planning Commission
with assistance from the
Pee Dee Regional Council of Governments

2017

THE CITY OF LAKE CITY, SOUTH CAROLINA

MAYOR AND COUNCIL

**Lovith Anderson, Jr., Mayor
Billy H. Brown, Jr., Mayor Pro Tem
Richard C. Cook
Sondra Fleming-Crosby
Wilhelmena W. Scott
Peggy Sebnick
Nicole Singletary**

PLANNING COMMISSION

**C. B. Askins, Jr., Chairman
Warren Carter, Vice Chairman
Curtis Adams
Frank Burgess
Kevin Graham
A. Russ Martin
Rick Melton**

2017

CITY OF LAKE CITY, SC COMPREHENSIVE PLAN

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INTRODUCTION

The purpose of the Lake City Comprehensive Plan is to provide a framework for the future growth and development of the City. When communities do not plan ahead or think in terms of meeting future needs, mounting urban growth problems can create crises and rob urban living of its many qualities. Planning for the optimal use of land has become a vital instrument for guiding urban growth and providing a healthy and aesthetically pleasing environment. To provide for proper development, Town officials and citizens should insure that the pattern of land uses will promote the highest degree of health, safety, efficiency, and well-being.

This Plan Update has been prepared in accordance with the Comprehensive Planning Act of 1994, as amended, which requires that the Plan consist of, at a minimum, the following nine elements: Population; Economic Development; Natural Resources; Cultural Resources; Community Facilities; Transportation; Housing; Land Use; and, Investment Priorities. The 1994 Act also mandates that planning be more than a document or a blueprint for future development of the Town, but rather that it be a process and that the process be continuous.

One of the key elements of the Comprehensive Plan is the Land Use Element which sets forth the existing land uses within the Town, analyzing the existing patterns of development, relationships between these uses, and existing development problems. This element also includes discussion and projections of future spatial requirements for each land use classification.

An important aspect of the Comprehensive Plan is an examination of the socio-economic and physical characteristics of the Town which have directed or controlled growth in the past and will continue to influence development in the future. This information is presented in the following sections.

LOCATION

The City of Lake City is located in southern Florence County, approximately three miles from the Williamsburg County line. The City is traversed by US Highways 52 and 378 and SC Primary Highway 341. Population centers in close proximity include Florence (23 miles), Johnsonville (17 miles), Kingstree (20 miles), and Timmonsville (30 miles). The City is also approximately 60 miles from the Grand Strand (Myrtle Beach, SC), 65 miles from Columbia, SC, 95 miles from Charleston, SC, 130 miles from Wilmington, NC, and 129 miles from Charlotte, NC. A vicinity map accompanies this text.

CHAPTER 1

POPULATION ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

Population Trends - Lake City has had steady population growth since 1940, registering its most dramatic increase of 102.7 percent between 1940 and 1950, with one period of population loss during the 1990s. The 2010 Census places the City's population at 6,675, a three percent increase from the 2000 Census figure of 6,478. Population data indicate that for the 70-year period between 1940 and 2010, the population of Lake City experienced a net increase, resulting in a rate of growth of over 165 percent.

In forecasting population growth, past trends are usually a valuable guide to the amount of growth which can be anticipated. The population history of Lake City reveals that the population is likely to continue to fluctuate between growth and decline over the next twenty years, resulting in a positive growth rate. The extent and timing of population growth in the future have implications for economic activity, public service needs and land development. Considering the positive factors influencing growth within the County and in adjacent communities, the City's population is likely to reach 7,509 by the year 2040.

Population Density - Population density, or the number of residents per unit of land area, is discussed in this section. Florence County, with 800 square miles of land area, has a density of 171.1 persons per square mile based on the 2010 Census. The County's highest densities are located in or near its incorporated areas.

Age and Race Characteristics - From 1,780 in 1990 (24.9 percent), the school age population (5-17) declined to 1,202 in 2000, or 18.6 percent of the population. The numbers improved for 2010, but did not reach the 1990 level, and then declined again in 2014. The youngest age group (under 5 years) has also seen a net decline from 1990 to 2014. The largest proportion of the Town's population in 2010 was in the productive sector (18 to 64), with the next largest proportion being in the sector with those between 5 and 17.

Population figures for 2010 show the following racial distribution: white – 19.4 percent; and, black – 77.5 percent. From 1990 to 2010, the white population in the City decreased by approximately 45.5 percent while the black population increased by about 8.8 percent. In the "Other" category, there was a substantial increase of 984 percent during the decades between 1990 and 2010, most likely due to the way the Census allowed the identification of a person being of more than one race.

Income Levels and Poverty Status - The City's poverty ratios are generally significantly higher than County and State ratios. The high incidence of poverty in the City is evidenced by the fact that, in 1989, over one-fifth of Lake City's residents lived on incomes that were below the poverty level. By 1999, this proportion had increased to one-quarter before dropping in the 2010 estimates. The accompanying data indicate that the elderly, minorities, and female-headed households have poverty rates significantly higher than the population as a whole...indicating considerably greater distress for these segments of the population.

Education - Data relating to educational attainment reveal that almost 82 percent of the persons twenty-five years old and over in Lake City had a high school diploma or higher degree in 2010. Only 11 percent had a bachelor's degree or higher. This compares favorably with Florence County's figures of 73.4 and 11.1 percent, respectively.

Data also show that 478 adults in the City had less than a ninth grade education in 2014, representing 10.5 percent of all adults aged 25 and older. Although this was an improvement over the 1990 figure of 929 (22.1 percent), persons in this segment of the population continue to be severely restricted in claiming a portion of the economic success that comes to the City or County due to their inability to function adequately in an increasingly complex workplace.

Household Composition - There was a slight decrease in the average household size in Lake City between 1990 and 2000, but as evidenced by data, household size returned to the 1990 level in 2010. For the most part, these changes mirror County and statewide trends.

Population and Social Objectives -

Expand the City's borders to include the larger urban community it serves. This can be accomplished through annexation, which should be based on an approved plan and strategy. Annexation should proceed in an orderly manner so that the City can meet the needs of an enlarged area and population, while maintaining existing municipal services.

Improve income and education levels of the City's residents to equal or exceed the State's levels. The City's physical appearance is largely dependent upon the social conditions of its residents, education, and income. Therefore, it is necessary to continually improve educational and income levels if the City is to improve physically.

INTRODUCTION

A study of the general characteristics of a population provides a basis for identifying future land use needs and the resources needed to satisfy these needs. Such an analysis is useful in determining the future demand for support services such as roads and utilities.

The analysis contained in this section represents only a general overview of the population characteristics of the City of Lake City. It is not intended to be a complete study of the population, but instead serves only as background information for the other elements of the Plan, particularly the land use analyses contained in the land use element.

Census reports prior to 2010 included population and housing data gleaned from everyone responding to the Census questionnaire as well as data derived from a sample of one in six households regarding such social and economic topics as income, education, etc. The 2010 Census, however, was an enumeration of only population and housing data; therefore, a study of trends in the data derived from the decennial Census could only be conducted for those categories of information collected in 2010. Sample data are no longer collected every ten years. Rather, small samples are taken every year and averaged for multi-year periods. Because larger samples have lesser margins of error, multi-year periods are most accurate. Thus, when such data is presented, the latest five-year averages will be used.

POPULATION TRENDS

Characteristics of the population are studied over time to determine trends and composition changes. An awareness of the population and what it is doing is critical to the development of a Comprehensive Plan. Table 1.1 provides a snapshot of the population trends for the City, County, and State from 1940 to 2014.

Lake City has had steady population growth since 1940, registering its most dramatic increase of 102.7 percent between 1940 and 1950, with one period of population loss during the 1990s. The 2010 Census places the City's population at 6,675, a three percent increase from the 2000 Census figure of 6,478. Table 1.1 indicates that for the 70-year period between 1940 and 2010, the population of Lake City experienced a net increase, resulting in a rate of growth of over 165 percent.

The City is located in Census Tracts 20, 22.01, and 22.02 in the southern section of Florence County. A Florence County Census Tract Map, in which this area is depicted, accompanies this narrative. In the ten years prior to 2010, these Census Tracts declined in population (total of 13,122 in 2000 and 12,921 in 2010) by 1.5 percent, an indication that development, for the most part, is taking place in the City at a higher rate than in the area surrounding the City.

**Table 1.1
POPULATION TRENDS
1940 - 2014**

	LAKE CITY	FLORENCE COUNTY	SOUTH CAROLINA
1940	2,522	70,582	1,899,804
1950	5,112	79,710	2,117,027
% Change 1940-1950	102.7%	12.9%	11.4%
1960	6,059	84,438	2,382,594
% Change 1950-1960	18.5%	5.9%	12.5%
1970	6,247	89,636	2,590,713
% Change 1960-1970	3.1%	6.2%	8.7%
1980	6,731	110,163	3,122,820
% Change 1970-1980	7.8%	22.9%	20.5%
1990	7,153	114,344	3,486,703
% Change 1980-1990	-6.3%	3.8%	11.7%
2000	6,478	125,761	4,012,012
% Change 1990 - 2000	5.5%	10.9%	15.1%
2010	6,675	136,885	4,625,364
% Change 2000-2010	3.0%	9.3%	15.3%
2014*	6,720	138,058	4,727,273
% Change 2010-2014*	0.7%	0.9%	2.2%

Sources: US Census, 1940-2010; ACS 5-Year Estimates (*), 2010-2014; and, Pee Dee Regional Council of Governments, 2016.

Projections - Population projections for small geographic areas are difficult to determine. They are, however, an important part of the long-range planning analysis, and an attempt at projecting the future population of the City is necessary. Table 1.2 offers population estimates for Lake City from 2011 to 2014 and projections in five-year increments from 2020 to 2040.

In forecasting population growth, past trends are usually a valuable guide to the amount of growth which can be anticipated. The population history of Lake City reveals that the population is likely to continue to fluctuate between growth and decline over the next twenty years, resulting in a positive growth rate. The extent and timing of population growth in the future have implications for economic activity, public service needs and land development. Considering the positive factors influencing growth within the County and in adjacent communities, the City's population is likely to reach 7,509 by the year 2040.

Table 1.2
POPULATION ESTIMATES AND PROJECTIONS
CITY OF LAKE CITY

ESTIMATES		PROJECTIONS	
2011	6,707	2015	6,814
2012	6,717	2020	6,953
2013	6,714	2025	7,092
2014	6,732	2030	7,231
% Change		2035	7,370
2010-2014	0.9	2040	7,509

Sources: US Census Bureau, Annual Estimates for Incorporated Places in South Carolina; and, Pee Dee Regional Council of Governments, 2016.

By taking an average of the population changes over the decades since 1940 and factoring in Lake City's share of Florence County's population during that period, it was determined that the City's population is projected to grow by about 12.5 percent over the thirty-year period from 2010 to 2040. Obviously, some of this growth will have to be the result of the implementation of an annexation policy by City leaders, as well as development activity taking place in the fringe area of the City.

POPULATION DENSITY

Population density, or the number of residents per unit of land area, is discussed in this section. Florence County, with 800 square miles of land area, has a density of 171.1 persons per square mile based on the 2010 Census. The County's highest densities are located in or near its incorporated areas. Their densities are depicted in Table 1.3 below. Lake City recorded 5.2 square miles of land area during the same period, representing a density of 1,278.7 persons per square mile.

Table 1.3
POPULATION DENSITIES OF FLORENCE COUNTY MUNICIPALITIES
2010

Jurisdiction	Population	Land Area in Square Miles	2010 Persons Per Square Mile	2000 Persons Per Square Mile
Town of Coward	752	3.53	213.0	180.6
City of Florence	37,056	20.9	1,773.9	1,708.9
Town of Johnsonville	1,480	2.1	718.4	932.9
City of Lake City	6,675	5.2	1,278.7	1,363.8
Town of Olanta	563	1.0	568.7	606.9
Town of Pamplico	1,226	1.6	761.5	599.5
Town of Quinby	932	1.4	690.4	765.5
Town of Scranton	932	0.8	1,109.5	1,177.5
Town of Timmonsville	2,230	2.6	895.8	897.3
Florence County	136,885	800.0	171.1	157.4
Unincorporated Areas	85,039	760.9	111.8	106.1

Source: US Census, 2010.

AGE CHARACTERISTICS

Table 1.4 illustrates 1990, 2000, and 2010 (as well as five-year estimates from 2010 to 2014) age characteristics for four broad age groups, representing preschool age, school age, working age, and elderly/retirement age. The median age is also provided.

Table 1.4
POPULATION BY AGE
CITY OF LAKE CITY

Years of Age	1990		2000		2010		2014*	
	Persons	%	Persons	%	Persons	%	Persons	%
Under 5	585	8.2	472	7.3	543	8.1	437	6.5
5 – 17	1,780	24.9	1,202	18.6	1,408	21.1	1,250	18.6
18 – 64	3,828	53.5	3,677	62.3	3,805	57.0	3,816	56.8
60 and Over	1,318	18.4	1,116	17.2	1,286	19.3	1,586	23.6
65 and Over	960	13.4	874	11.8	919	13.8	1,217	8.1
18 and Over	4,788	66.9	4,551	74.1	4,724	70.8	5,033	74.9
Median Age	30.9		34.2		34.0		41.3	

Sources: US Census Bureau, 1990, 2000, and 2010; ACS 5-Year Estimates (*), 2010-2014; and, Pee Dee Regional COG, 2016.

An analysis of the age structure of the population provides important information relative to the population burden that the economy must carry. The population which constitutes the most productive sector, or primary work force, is the age group between 18 and 64. The size of this group, when compared with the age groups at both ends of the population spectrum, is an indirect measure of the health of the economy.

The size of the age groups in the dependent sectors of the population provides additional important information. The age group up to 18 years provides data concerning future education needs, future work force potentials, and new household potentials. The data derived from the 65 and older age group can provide information which points to increasing demands for elderly nutrition, housing, transportation, and other services.

From 1,780 in 1990 (24.9 percent), the school age population (5-17) declined to 1,202 in 2000, or 18.6 percent of the population. The numbers improved for 2010, but did not reach the 1990 level, and then declined again in 2014. The youngest age group (under 5 years) has also seen a net decline from 1990 to 2014. The largest proportion of the Town's population in 2010 was in the productive sector (18 to 64), with the next largest proportion being in the sector with those between 5 and 17.

RACIAL COMPOSITION

The accompanying table shows the racial distribution of Lake City in 1990, 2000, and 2010, as well as the five-year period from 2010-2014. Total population figures and percentages are presented for three racial groups: white, black, and other. "Other" includes all non-white and non-black racial groups, such as American Indians, Eskimos, Aleuts, Asians, or Pacific Islanders, as well as those persons of two or more races.

Table 1.5
POPULATION BY RACE
CITY OF LAKE CITY

Race	1990		2000		2010		2014*	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
White	2,378	33.2	1,761	27.2	1,296	19.4	1,496	22.2
Black	4,756	66.5	4,627	71.4	5,173	77.5	4,964	73.9
Other	19	0.3	90	1.4	206	3.1	260	3.9
Total	7,153	100.0	6,478	100.0	6,675	100.0	6,720	100.0
Hispanic (of any race)	26	0.4	71	1.1	203	3.0	228	3.4

Sources: US Census, 1990, 2000, and 2010; *ACS 5-Year Estimates, 2010-2014; and, Pee Dee Regional COG, 2016.

Population figures for 2010 show the following racial distribution: white – 19.4 percent; and, black – 77.5 percent. From 1990 to 2010, the white population in the City decreased by approximately 45.5 percent while the black population increased by about 8.8 percent. In the "Other" category, there was a substantial increase of 984 percent during the decades between 1990 and 2010, most likely due to the way the Census allowed the identification of a person being of more than one race.

After the 1990 Census which recorded 26 Hispanics in Lake City, there was evidence of the growth of this population group. The data in Table 1.5 confirms this growth with the figures recorded for 2000, 2010, and 2014. The number in this population group grew by 177 persons, or 681 percent, over the twenty-year period between 1990 and 2010.

INCOME LEVELS AND POVERTY STATUS

Table 1.6 reviews 1990 and 2000 income and poverty characteristics, as well as 2010 and 2014 estimates, for the City of Lake City, Florence County, and South Carolina. In practically all categories, the City's income levels fell below the County and State levels.

Correspondingly, the City's poverty ratios are generally significantly higher than County and State ratios. The high incidence of poverty in the City is evidenced by the fact that, in 1989, about two-fifths of Lake City's residents lived on incomes that were below the poverty level. By 1999, this proportion had decreased to just under one-third before remaining at a third in the 2010 and 2014 estimates. The accompanying table indicates that the elderly, minorities, and female-headed households have poverty rates significantly higher than the population as a whole...indicating considerably greater distress for these segments of the population.

EDUCATIONAL ATTAINMENT

The educational attainment of the population is an increasingly important factor in the continued socio-economic development of the City. The growing complexity of our society requires that persons be adequately educated to meet the increasing needs of the economy. If not, economic and social development can be stymied.

A review of the Census data in Table 1.7 relating to educational attainment reveals that about 70 percent of the persons twenty-five years old and over in Lake City had a high school diploma or higher degree in 2010. Over 12 percent had a bachelor's degree or higher. This compares somewhat favorably with Florence County's figures of 80.8 and 20.8 percent, respectively.

Table 1.6
INCOME CHARACTERISTICS

	LAKE CITY			FLORENCE COUNTY			SOUTH CAROLINA			
	1989	1999	2010*	1989	1999	2010*	1989	1999	2010*	2014*
Median Household Income	\$14,741	\$22,534	\$26,567	\$29,431	\$24,264	\$35,144	\$40,487	\$42,321	\$26,256	\$43,939
Median Family Income	\$18,237	\$32,111	\$33,646	\$33,795	\$28,718	\$41,274	\$48,896	\$52,457	\$30,797	\$44,227
Per Capita Income	\$7,733	\$14,452	\$14,039	\$17,110	\$11,007	\$17,876	\$21,932	\$22,522	\$11,897	\$18,795
Persons Below Poverty	2,846	2,012	2,251	2,214	22,500	20,063	23,609	27,594	517,793	547,869
Percent	40.0	31.6	33.8	33.0	20.1	16.4	18.0	20.5	15.4	14.1
Persons 65+ Below Poverty	378	233	230	162	3,377	2,262	2,271	2,356	78,092	64,688
Percent	39.4	25.3	27.6	13.3	28.0	16.5	14.0	12.7	20.5	13.9
Female-Headed Households	464	368	333	404	6,657	2,879	3,441	3,803	61,878	67,249
Percent	59.5	45.3	48.8	48.4	41.8	33.4	33.2	36.3	36.0	30.6
Minorities Below Poverty	2,633	1,906	2,169	2,059	16,186	14,261	16,389	18,806	319,607	323,530
Percent	56.3	41.4		39.5	36.1	28.2			30.8	25.7
									27.4	28.9

Sources: US Census, 1990 and 2000; and, ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Table 1.7

PERCENTAGE OF PERSONS TWENTY-FIVE YEARS OLD
AND OVER WITH A HIGH SCHOOL DIPLOMA OR COLLEGE DEGREE

	HIGH SCHOOL GRADUATE	HIGH SCHOOL GRADUATE OR HIGHER	BACHELOR'S DEGREE OR HIGHER
Lake City			
1990	27.6	55.5	14.4
2000	28.2	58.2	15.1
2010*	33.9	70.0	12.2
2014*	35.0	70.8	14.2
Census Tract 20			
1990	--	--	--
2000	37.3	61.6	7.3
2010*	36.8	75.0	12.5
2014*	40.3	76.1	7.8
Census Tract 22.01			
1990	--	--	--
2000	34.6	59.0	8.0
2010*	37.4	68.1	7.9
2014*	42.3	69.0	7.3
Census Tract 22.02			
1990	--	--	--
2000	21.1	62.9	23.8
2010*	28.0	74.9	23.3
2014*	25.5	77.6	24.3
Florence County			
1990	30.1	64.3	14.8
2000	30.9	73.1	18.7
2010*	34.2	80.8	20.8
2014*	33.5	83.2	21.5
South Carolina			
1990	29.5	68.3	16.6
2000	30.0	76.3	20.4
2010*	31.2	83.0	24.0
2014*	30.0	85.0	25.3

Sources: US Census, 1990 and 2000; and ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Note: -- denotes data not available.

Table 1.8 shows that 478 adults in the City had less than a ninth grade education in 2014, representing 10.5 percent of all adults aged 25 and older. Although this was an improvement over the 1990 figure of 929, persons in this segment of the population continue to be severely restricted in claiming a portion of the economic success that comes to the City or County due to their inability to function adequately in an increasingly complex workplace.

Table 1.8
**PERSONS TWENTY-FIVE YEARS OLD AND OLDER
 WITH EIGHT YEARS OR LESS OF ELEMENTARY SCHOOL**

	1990		2000		2010*		2014*	
	# of Persons	Percent						
Lake City	929	22.1	666	17.0	594	14.1	478	10.5
CT 20.0	--	--	355	14.1	233	9.5	290	10.7
CT 22.01	--	--	615	17.5	475	13.2	277	9.1
CT 22.02	--	--	304	14.5	185	8.9	237	9.0
Florence County	11,001	15.7	7,738	9.6	6,113	6.9	5,372	5.9
South Carolina	295,167	13.6	215,776	8.3	175,902	5.9	164,481	5.2

SOURCES: U.S. Census, 1990 and 2000; and ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Note: -- denotes data not available.

HOUSEHOLD COMPOSITION

Households include all persons who occupy a housing unit; however, not all households are composed of families. A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. A household may contain only one person.

There was a slight decrease in the average household size in Lake City between 1990 and 2000, but as evidenced by data in Table 1.8, household size returned to the 1990 level in 2010. For the most part, these changes mirror County and statewide trends.

Table 1.9
AVERAGE HOUSEHOLD SIZE

	2000	2010	2014
LAKE CITY	2.7	2.8	2.7
FLORENCE COUNTY	2.6	2.5	2.6
SOUTH CAROLINA	2.5	2.5	2.6

Sources: US Census Bureau, 2000; and, ACS 5-Year Estimates (*), 2006-2010 and, 2010-2014.

Only 73.1 percent of the households in Lake City include families. The remaining 26.9 percent are non-family households, including householders living alone and not more than eight unrelated persons living together in a housing unit.

Significance of household size is seen in the demand for housing and services in recent years. As the formation of new households has grown faster than the population as a whole, this has created demand for housing that exceeds what normal population growth would require. At 2.7 persons per household, a dramatic decrease in household size is not expected. It is expected that as household sizes level off, the demand for housing will level off, resulting in rates of growth which are more corresponding.

POPULATION AND SOCIAL OBJECTIVES

Expand the City's borders to include the larger urban community it serves. This can be accomplished through annexation, which should be based on an approved plan and strategy. Annexation should proceed in an orderly manner so that the City can meet the needs of an enlarged area and population, while maintaining existing municipal services.

Improve income and education levels of the City's residents to equal or exceed the State's levels. The City's physical appearance is largely dependent upon the social conditions of its residents, education, and income. Therefore, it is necessary to continually improve educational and income levels if the City is to improve physically.

CHAPTER 2

ECONOMIC ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

Labor Force - Approximately 1,947 persons were estimated to be employed in Lake City during the five-year period between 2010 and 2014, but a review of the 2014 Census estimates indicates that approximately 2,573 persons were in the labor force (employed and unemployed). This labor force represents about 50.1 percent of the City's population that was 16 years old or older (5,139). The 2014 statewide labor force participation rate was over eleven points higher than that of the City, at 61.2 percent.

Employment - Census data indicates that employment in the services sector dominates the City's labor force. In 2014, an estimated 1,102 City residents worked in services, about 56.6 percent of the work force. The other major employment sectors - manufacturing, retail trade, and finance-insurance-real estate - constituted 9.4, 9.3, and 6.2 percent of the work force, respectively. The 2014 ACS survey also reported the following classes of workers: private wage and salary - 1,467; government (local, state, and federal) - 380 and, self-employed - 100.

Commuting Patterns - Census figures also show that about 85.3 percent of workers 16 years old and older who were residents of Lake City actually worked in Florence County, while over fourteen percent worked outside the County. No residents of the City worked outside the State during this time. Only 813, or 36.4 percent, of the residents of Lake City worked in Lake City in the five year period preceding 2014.

Large Employers and Economic Activity Generators - A list of the top twenty manufacturing and non-manufacturing employers in the County is provided.

Economic Objectives - The following objectives were developed to foster the economic growth and vitality needed for the City of Lake City.

Promote development of new businesses and job opportunities.

Promote job development and expansion of existing businesses.

INTRODUCTION

This element of the Comprehensive Plan examines the economic base of the City of Lake City. In addition to labor force and employment data, this element presents discussion and data regarding commuting patterns, large employers, and economic activity generators in this area of Florence County and in some cases, the entire County.

LABOR FORCE

The pool of workers which is available for new and expanding industry is important to the economy of Lake City, as well as Florence County, and is often gauged by the labor force participation rate, or the share of the population aged 16 years old or older that is in the labor force. The gap between this population and the existing labor force represents that pool of existing or potential workers.

Approximately 1,947 persons were estimated to be employed in Lake City during the five-year period between 2010 and 2014, but a review of the 2014 Census estimates indicates that approximately 2,573 persons were in the labor force (employed and unemployed). This labor force represents about 50.1 percent of the City's population that was 16 years old or older (5,139). The 2014 statewide labor force participation rate was over eleven points higher than that of the City, at 61.2 percent.

Table 2.1
LABOR FORCE PARTICIPATION RATES

	1990		2000		2010*		2014*	
	LABOR FORCE	%						
Lake City	2,764	55.0	2,610	55.2	2,617	52.1	2,573	50.1
Florence County	55,066	64.3	60,496	62.4	65,821	62.6	66,157	61.2
South Carolina	1,762,523	66.0	3,114,016	63.4	2,275,141	61.9	2,306,384	61.2

SOURCE: US Census, 1990 and 2000; and, ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Table 2.2
EMPLOYMENT BY INDUSTRY
1990, 2000, 2010*, and 2014*

INDUSTRY OF EMPLOYED PERSONS	CITY OF LAKE CITY							NUMBER OF PERSONS EMPLOYED						
	1990	2000	2010*	2014*	1990	2000	2010*	2014*	1990	2000	2010*	2014*	1990	2000
Agriculture, forestry, fishing & hunting, and mining	75	9	0	0	1,633	700	480	701	37,493	20,785	21,139	21,414		
Construction	204	217	37	75	3,702	3,874	3,432	2,509	127,294	150,608	134,301	132,328		
Manufacturing	601	475	205	183	11,961	9,804	7,962	6,635	411,561	354,386	256,325	278,072		
Transportation, warehousing, and utilities	67	67	110	115	1,723	2,594	2,845	2,610	51,336	91698	90,874	93,748		
Information	76	34	79	63	1,106	800	990	964	46,063	38,554	33,392	36,506		
Wholesale Trade	175	37	85	59	2,267	2,124	1,807	1,807	58,455	60,503	54,216	54,912		
Retail Trade	330	183	285	182	9,118	6,820	7,478	6,448	265,919	217,604	242,013	247,507		
Finance, insurance, real estate, and rental & leasing	109	154	73	120	3,229	3,965	4,031	4,111	81,912	102,764	114,777	117,234		
Services	755	958	1,000	1,102	15,659	22,563	28,016	28,869	451,958	702,115	904,737	948,036		
Public Administration	87	120	149	48	1,586	2,375	2,359	2,666	71,434	85,683	103,261	102,240		

Source: US Census, 1990 and 2000; ACS 5-Year Estimates (*); 2006-2010 and 2010-2014; and, Pee Dee Regional Council of Governments, 2016.

EMPLOYMENT

A review of the Census data in Table 2.2 indicates that employment in the services sector dominates the City's labor force. In 2014, an estimated 1,102 City residents worked in services, about 56.6 percent of the work force. The other major employment sectors - manufacturing, retail trade, and finance-insurance-real estate - constituted 9.4, 9.3, and 6.2 percent of the work force, respectively. The 2014 ACS survey also reported the following classes of workers: private wage and salary – 1,467; government (local, state, and federal) - 380 and, self-employed - 100.

Due to changes in the classifications between the 1990 and 2000 Census, comparisons in all sectors may not be accurate; however, it can be shown that manufacturing employment is declining in Lake City, Florence County, and South Carolina – although statewide manufacturing increased slightly in the latest estimates. Employment in retail trade showed fluctuations in all levels. Nonetheless, employment opportunities in the City and County appear to be diversified.

Agricultural production in Florence County has experienced a major decline in the last several decades. Several factors such as the complexities of farm product marketing, the price of land, changes in the structure of government support payments, and competing uses for prime farmland, have contributed to this decline. This has resulted in the small proportion of persons employed in agriculture, forestry, fishing and hunting, and mining in all levels from the City to the State.

Table 2.3 shows the employment status of the population 16 years of age and older, based on 2000 Census data and the 2010 and 2014 estimates. The ACS recorded unemployment rates of 12.2 and 8.0 for Lake City and Florence County, respectively, for the period ending in 2014 upon which these figures are based. South Carolina's unemployment rate at the time was recorded at 6.4 percent.

COMMUTING PATTERNS

Census figures for Florence County in Table 2.4 indicate that in the five-year period between 2010 and 2014, about 47,857, or 84.6 percent of workers 16 years old and older who were residents of the County actually worked in Florence County. Approximately 14.4 percent worked outside their County of residence (most in Darlington and Richland Counties), while about one percent worked outside the State.

Table 2.3
EMPLOYMENT STATUS

	LAKE CITY						FLORENCE COUNTY											
	2000			2010			2014			2000			2010			2014		
	#	%	#	#	%	#	#	%	#	%	#	%	#	%	#	%	#	%
Population 16 years & over	4,729	100.0	5,022	100.0	5,139	100.0	97,016	100.0	105,136	100.0	108,023	100.0						
In Labor Force	2,610	55.2	2,617	52.1	2,573	50.1	60,496	62.4	65,821	62.6	66,157	61.2						
Civilian Labor Force	2,610	55.2	2,617	52.1	2,573	50.1	60,384	62.2	65,688	62.5	65,999	61.1						
Employed	2,254	47.7	2,023	40.3	1,947	37.9	55,619	57.3	59,400	56.5	57,320	53.1						
Unemployed	356	7.5	594	11.8	626	12.2	4,765	4.9	6,288	6.0	8,679	8.0						
% of Civilian LF	13.6	xxx	22.7	xxx	24.2	xxx	7.9	xxx	9.6	xxx	13.2	xxx						
Armed Forces	0	0.0	0	0.0	0	0.0	0	0.0	0.1	0.1	0.1	0.1						
Not in Labor Force	2,119	44.8	2,405	47.9	2,566	49.9	36,520	37.6	39,315	37.4	41,866	38.8						

SOURCE: US Census, 2000; and, ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Table 2.4
PLACE OF WORK

	Lake City			Florence County		
	2000	2010*	2014*	2000	2010*	2014*
Total	2,235	1,968	1,937	54,482	58,395	56,568
Worked in State of Residence	2,226	1,960	1,937	53,902	57,694	56,002
Worked in County of Residence	1,739	1,545	1,652	45,491	48,877	47,857
Worked Outside County of Residence	487	415	285	8,411	8,876	8,146
Worked Outside State of Residence	9	8	0	580	701	566

Sources: US Bureau of the Census, 2000; and, ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Census figures also show that about 85.3 percent of workers 16 years old and older who were residents of Lake City actually worked in Florence County, while over fourteen percent worked outside the County. No residents of the City worked outside the State during this time. Only 813, or 36.4 percent, of the residents of Lake City worked in Lake City in the five year period preceding 2014.

Significant worker commuting is evident in the corridors between Florence and Darlington Counties, as well as between Florence and Williamsburg Counties. These are likely due to the significant industrial base of Florence County. Specific worker flow between counties can be seen in Table 2.5.

Table 2.5
FLORENCE COUNTY COMMUTING PATTERNS
2000 and 2010

WHERE RESIDENTS WORK:		WHERE WORKERS LIVE:			
Counties	2000	2010	Counties	2000	2010
Darlington County	3,214	3,212	Darlington County	7,853	8,050
Williamsburg County	1,349	1,705	Williamsburg County	1,653	1,629
Marion County	474	583	Marion County	1,611	2,175
Sumter County	396	354	Dillon County	1,108	1,331
Dillon County	380	—	Sumter County	731	818
Clarendon County	273	348	Clarendon County	684	586
Lee County	240	—	Lee County	500	490
Marlboro County	156	—	Marlboro County	259	—

Source: US Bureau of the Census, 2000; and ACS 5-Year Estimate (*), 2006-2010.

LARGE EMPLOYERS AND ECONOMIC ACTIVITY GENERATORS

Table 2.6 lists the top twenty manufacturing and non-manufacturing employers in the County as of July of 2016.

Table 2.8 FLORENCE COUNTY TOP 20 EMPLOYERS		
Assurant Group	Florence Public School District #1	Nightingales Nursing & Attendant Care
Carolinas Hospital System	Francis Marion University	Otis Elevator Company
City of Florence	Honda of SC Mfg., Inc.	QVC, Inc.
Employer Solutions Staffing Group 1	McCall Farms	Ruiz Food Products, Inc.
Florence County Council	McLeod Health	Wal-Mart Associates, Inc.
Florence County School District #3	McLeod Physician Associates II	Westbrook Services, Inc.
Florence Darlington Technical College	McLeod Regional Medical Center	

Source: SC Department of Employment & Workforce, Labor Market Information, 2016.

ECONOMIC BASE AND POTENTIAL

The economic base of Florence County appears to be manufacturing, retail, and services, as indicated in the data from employment by industry. Although manufacturing is declining, services and retail trade appear to be on the rise.

ECONOMIC OBJECTIVES

The following objectives were developed to foster the economic growth and vitality needed for the City of Lake City.

Promote development of new businesses and job opportunities.

Promote job development and expansion of existing businesses.

CHAPTER 3

NATURAL RESOURCES ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

Topography - The Lake City area is predominantly flat with only occasional slopes of any variation adjacent to the swamplands of the larger streams. A major problem in the area is the drainage of surface water during periods of substantial rainfall. Topographic conditions are not such that they would pose major restrictions for development in the immediate area.

Climate - Lake City, located in the southern portion of the Pee Dee region, has a temperate climate with warm, humid summers and mild winters. The average annual temperature is about 63.7 degrees Fahrenheit, ranging from an average annual low of 50.8 to an average annual high of 76.6 degrees.

Soils - There are fifteen general soil associations in Florence County. Two of these associations are present in the City of Lake City. Each of the soil associations has been mapped for location and evaluated by the Natural Resources Conservation Service of the United States Department of Agriculture with respect to type and degree of limitation on urban development.

Floodplains - According to the South Carolina Department of Natural Resources, which monitors communities' participation in the Federal Flood Insurance Program, a portion of the City is subject to periodic flooding and, therefore, is not suitable for most types of development. One such area is located near the City's northern border along Lynches Lake. Another area is located in northwestern Lake City along Camp Branch. These areas are poorly drained, frequently flooded, or subject to standing water over extended periods.

Water Resources - Lake City is located in the Lynches River Sub-basin, which encompasses about 55 percent of Florence County. Major drainage in this sub-basin is provided by the Lynches River, which originates in Union County, North Carolina and flows 144 miles in a southeasterly direction from the North Carolina/South Carolina state line to its confluence with the Great Pee Dee River near Johnsonville, South Carolina.

Wetlands - Wetlands exist in and around Lake City, principally along major tributaries including Lynches Lake, running southeast to west through the City, as well as along more minor creeks and streams.

Scenic Resources - There are a number of areas and sites in or near Lake City that generally inspire appreciation for the natural environment and resources of Florence County and contribute to the quality of life of area residents. A number of natural scenic sites, including streams, developed recreational areas, and boating facilities are located near Lake City.

Vegetation and Wildlife - Florence County has an abundance of evergreen forests and swamp and bottomland hardwood forests. Swamp and bottomland forests are significant for botanical elements and their productive capacity as wildlife habitats. These forests support a number of water-loving trees in perpetually swampy sites, and an entirely different flora on slightly higher ground where flooding is a temporary condition. The bald cypress and water tupelo (tupelo gum) trees are among the water-loving trees of these forests. Zoologically, swamp and bottomland hardwoods provide a forested habitat for a variety of wildlife.

Natural Resources Objectives -

Make the protection of natural resources a priority in shaping the future development of the City. New development proposals should be reviewed for potential impacts on natural resources.

Protect and promote the use of natural drainage areas in the City. The Town and other regulatory agencies, need to evaluate the filling and development of wetlands. The entire surface water runoff system of proposed development should be reviewed by officials of such agencies.

INTRODUCTION

This element of the Plan consists of an inventory and assessment of the natural physical characteristics which affect development in Lake City. Principal among these natural resources are climate, topography, soils, floodplains, and water resources. These natural constraints and opportunities exist in or around the City. How the community views them, protects them, or uses them can make a difference in how the community grows and develops.

TOPOGRAPHY

The topography of most of Florence County is generally level to gently sloping. For the most part, the County is flat with gradual changes in elevation. Florence County is located in the Atlantic Coastal Plain, a physiographic province consisting chiefly of unconsolidated rock material.

The Lake City area is predominantly flat with only occasional slopes of any variation adjacent to the swamplands of the larger streams. A major problem in the area is the drainage of surface water during periods of substantial rainfall. Topographic conditions are not such that they would pose major restrictions for development in the immediate area.

CLIMATE

According to the State Climatology Office, the climate of South Carolina is controlled by the state's location in the northern mid-latitudes, its proximity to both the Atlantic Ocean and the Appalachian Mountains, and elevation. The Appalachian Mountains play a major role in regard to the state's climate. The proximity of the mountains to the state results in a more temperate climate than would otherwise occur.

Lake City, located in the southern portion of the Pee Dee region, has a temperate climate with warm, humid summers and mild winters. The average annual temperature is about 63.7 degrees Fahrenheit, ranging from an average annual low of 50.8 to an average annual high of 76.6 degrees.

Precipitation averages 46.09 inches a year with little snow. Over half of this total is derived from scattered afternoon and evening thunderstorms in the spring and summer. This moderate climate is conducive to industrial development, with few construction delays on most projects and very few production delays encountered.

SOILS

Soils are a very important consideration when planning for the orderly growth and development of an area. Soil conditions can present a major constraint to development. Building on unsuitable soils usually means increased construction costs and a less desirable finished product.

There are fifteen general soil associations in Florence County. Two of these associations are present in the City of Lake City. Each of the soil associations has been mapped for location and evaluated by the Natural Resources Conservation Service of the United States Department of Agriculture with respect to type and degree of limitation on urban development. The two soil associations (and their descriptions) found in the City include the following.

Lynchburg-Goldsboro-Coxville: Somewhat poorly drained and moderately well drained soils that have a loamy or sandy surface layer and a loamy subsoil and poorly drained soils that have a loamy surface layer and a clayey subsoil.

This association consists of broad, nearly level areas and depressions where major drainage is poorly developed. The elevations over the entire association vary only a few feet. The higher elevations parallel the few drainageways and slope gently from the drains. This association is in large areas in the southern and central areas of Florence County.

Wehadkee-Johnston: Poorly drained and very poorly drained soils that are dominantly loamy throughout.

This association consists of soils on floodplains of small streams in Florence County. These streams include Lynches Lake as well as Black Creek, Jefferies Creek, Sparrow Swamp, Big Swamp, and some of the smaller tributaries of these streams

Each of the soils of the major soil associations listed above is rated in the Soil Survey of Florence and Sumter Counties, South Carolina, 1974, in accordance with the following categories. Locations of the different types of soils are also depicted in the Soil Survey.

Slight - Development should present few soil related problems. Isolated soil deposits within some associations may, however, be unsuitable for certain applications, and an on-site investigation is recommended.

Moderate - Development can be economically feasible, but should not be considered without extensive on-site investigation.

Severe - Development is extremely hazardous and will be difficult and costly. Development should be generally discouraged and absolutely prohibited without extensive investigation.

Erosion - A primary concern in the discussion of soils is erosion. It is a process in which soil particles are loosened from an original resting area and transported to another location. This process of the wearing away of soil particles may be the result of wind, water run-off, or other geologic means. Soil sediments often end up in water streams and water bodies where they affect the quality of water for recreational purposes. The effect of erosion on water bodies increases the cost of treating the water for human consumption.

Land disturbance activity associated with development also reduces the soil's natural resistance to erosion as the vegetation and topography of the natural setting is altered. When erosion is accelerated by rain, the intensity of the storm event becomes another factor in the degree of erosion which takes place.

An important factor to consider in the development process is soil type. It is beneficial to choose a site that has a soil type with minimal limitations regarding the intended use for the site. Erosion mitigation methods would help to increase site stability and reduce the negative effects on other areas and functions in the community.

FLOODPLAINS

According to the South Carolina Department of Natural Resources, which monitors communities' participation in the Federal Flood Insurance Program, a portion of the City is subject to periodic flooding and, therefore, is not suitable for most types of development. One such area is located near the City's northern border along Lynches Lake. Another area is located in northwestern Lake City along Camp Branch. These areas are poorly drained, frequently flooded, or subject to standing water over extended periods.

The Federal Flood Insurance Program uses a standard of the 100-year floodplain as the indicator for restrictive areas for development. Flooding not only presents problems in reconstruction costs but also health hazards by possible contamination of water supplies and resources. Only functions which are unharmed by flooding such as agriculture, forestry, recreation, institutional open space and open space for housing or those uses which are inseparable from floodplains such as marinas and water related/water using industries should be developed in these areas.

WATER RESOURCES

Florence County has an abundant supply of both surface and groundwater which can furnish an adequate amount of raw water for all foreseeable domestic and industrial needs. The County is bordered and traversed by two of the state's major water courses, the Lynches River on the west and serving as the dividing line between upper and lower Florence County; and, the Great Pee Dee River on the east. The City of Lake City lies south of the Lynches River. A major tributary of the Lynches River (Lynches Lake) runs through the northern portion, creating an area of special flood hazard.

Florence County is located in two river sub-basins of the Pee Dee River Basin -- the Pee Dee and Lynches River Sub-basins. The Pee Dee River Sub-basin, which comprises the majority of the Pee Dee region of South Carolina, extends from the North Carolina border southeast to Winyah Bay. The sub-basin is approximately 2,350 square miles in area.

Lake City is located in the Lynches River Sub-basin, which encompasses about 55 percent of Florence County. Major drainage in this sub-basin is provided by the Lynches River, which originates in Union County, North Carolina and flows 144 miles in a southeasterly direction from the North Carolina/South Carolina state line to its confluence with the Great Pee Dee River near Johnsonville, South Carolina.

The Great Pee Dee and Lynches Rivers are both an asset and hindrance to development. As large physical features, they are a major deterrent to development crossing their boundaries. They become a natural edge to development on both the eastern and western boundaries of the County, even where bridge access is provided. The floodplains of the rivers and their tributaries are also constraints to development in many internal portions of the County, even in urban areas. They, too, become edges to development.

The rivers also represent a major recreational opportunity for the public and a tremendous supply of raw water that is attractive to industrial activity.

WETLANDS

Riverine wetlands are wooded swamps along rivers and streams that are areas of special consideration. The bottomland hardwoods and cypress trees of these wetlands are nourished by a layer of water which usually covers the surface area. The principal criteria for determining wetlands are hydrology, soils, and 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. Prerequisite to the development of such lands is a "jurisdictional determination" by the U. S. Corps of Engineers.

Wetlands exist in and around Lake City, principally along major tributaries including Lynches Lake, running southeast to west through the City, as well as along more minor creeks and streams.

SCENIC RESOURCES

There are a number of areas and sites in or near Lake City that generally inspire appreciation for the natural environment and resources of Florence County and contribute to the quality of life of area residents. A number of natural scenic sites, including streams, developed recreational areas, and boating facilities are located near Lake City.

Florence County has two major river systems: the Great Pee Dee River and the Lynches River. Both are designated by the SC Department of Natural Resources as State Scenic Rivers. The designated area on the Great Pee Dee is from the Highway 378 bridge toward Georgetown. The Lynches River designation stretches from Lee County to the eastern boundary of Lynches River Park, located in Florence County. Numerous river landings in Florence County provide access to miles of scenic waterways.

VEGETATION AND WILDLIFE

Florence County is rich in botanical resources. Chief among these resources are the forests which are multi-functional, providing food and shelter for wildlife in the area.

The County has an abundance of evergreen forests and swamp and bottomland hardwood forests. Swamp and bottomland forests are significant for botanical elements and their productive capacity as wildlife habitats. These forests support a number of water-loving trees in perpetually swampy sites, and an entirely different flora on slightly higher ground where flooding is a temporary condition. The bald cypress and water tupelo (tupelo gum) trees are among the water-loving trees of these forests. Zoologically, swamp and bottomland hardwoods provide a forested habitat for a variety of wildlife.

The forests of Florence County constitute a variety of wildlife habitat to support many different kinds of wildlife. Man's activities, as well as soil characteristics and natural moisture conditions, have influenced vegetative patterns. Habitats vary from dry upland ridges that have sparse plant cover to upland deciduous forests that provide a variety of food and cover for wildlife. These are in addition to the bottomland habitats discussed earlier which afford another kind of habitat.

The importance of the various animal species among the County's wildlife population is essential in the proper functioning of the entire biotic system in the region. The presence of some wildlife species helps to identify certain natural communities and plant life.

The health and survival of the wildlife of Florence County in their natural habitats probably have implications for the well-being of the County far beyond that which is apparent. The more obvious benefits of these entities, such as open spaces, forest landscapes and recreational opportunities, should provide reasons for wise management of these resources.

Endangered Species - There are several known plant and animal species in the County that are on, or are proposed for, endangered status. Such endangered or threatened species are listed in the accompanying table in the Appendix produced with information from the South Carolina Department of Natural Resources and the United States Fish and Wildlife Service (USFWS).

NATURAL RESOURCES GOALS

Make the protection of natural resources a priority in shaping the future development of the City. New development proposals should be reviewed for potential impacts on natural resources.

Protect and promote the use of natural drainage areas in the City. The Town and other regulatory agencies, need to evaluate the filling and development of wetlands. The entire surface water runoff system of proposed development should be reviewed by officials of such agencies.

NATURAL RESOURCES ELEMENT

APPENDIX

RARE, THREATENED, AND ENDANGERED SPECIES AND COMMUNITIES KNOWN TO OCCUR IN FLORENCE COUNTY

June 11, 2014

Common Name	USESA Designation	State Protection	Global Rank	State Rank
Vertebrate Animals				
Star-nosed Mole			G5	S3?
Bald Eagle		ST: Threatened	G5	S2
Loggerhead Shrike			G4	S3
Red-cockaded Woodpecker	LE: Endangered	SE: Endangered	G3	S2
Pickerel Frog			G5	SNR
Invertebrate Animal				
Gravel Elimia			G4	SNR
Yellow Lampmussel			G3G4	S2
Animal Assemblage				
Waterbird Colony			GNR	SNR
Vascular Plants				
Georgia Leadplant			G3T2	S1
Blue Maiden-cane			G4	S2S3
Black-stem Spleenwort			G5	S1
Narrowleaf Sedge			G5	SNR
Widow Sedge			G5	S2
Meadow Sedge			G5	S2
Cayaponia			G4	S1?
Southeastern Tickseed			G4G5	SNR
Boykin's Lobelia			G2G3	S3
Climbing Fern			G4	S3
Carolina Bird-in-a-nest			G2G3	S3
Canby's Dropwort	LE: Endangered		G2	S2

			G3G4	S3
Common Name	USESA Designation	State Protection	Global Rank	State Rank
Vascular Plants				
May White			G2	S2
Horned Beakrush			G4?Q	S3
Tracy Beakrush			G4	S3
Stalkless Yellowcress			G5	SNR
Chaffseed	LE: Endangered		G2G3	S2
Ovate Catchfly			G3	S1
Broad-toothed Hedge-nettle			G4G5	S2
Ovate Marsh Fern			G3G5T3T4	S1
Weak Nettle			G4G5	S2
Communities				
Bald cypress - tupelo gum swamp			G5	S4
Atlantic Coastal Plain Mesic Mixed Hardwood Forest			G4	SNR

Source: <https://www.dnr.sc.gov/species/pdf/Florence2014.pdf>.

CHAPTER 4

CULTURAL RESOURCES ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

History - In the 1820's, Lake City was referred to as "Crossroads". The location where the road between Charleston and Cheraw crossed the road between Georgetown and Camden. By the 1850's, the crossroads had developed into a plantation with a gin, a smoke house, several barns, and slave quarters. The crossroads became known as Graham's Crossroads. The North Eastern Railroad completed the railroad tracks in 1858 and built a depot several hundred feet west of this crossroads and named it Graham. The railroad in the center of town provided a nucleus around which an energetic mercantile community developed. The town began to grow and the small community changed its name to the town of Graham, which was chartered on March 4, 1874. Nine years later in 1883, the town's name of Graham was changed to Lake City and thus was the beginning of Lake City.

Historic Resources - Like many towns and cities, Lake City has evolved over time to meet the needs of its residents. Streets have been constructed and improved, and buildings have been built, torn down, or adapted to new uses. It is important to make sure that those things that are pleasant, attractive, or can inform the residents about their history and their town are not lost along the way. Many significant properties exist today and serve as a reminder of the City's past.

Unique, Natural, or Scenic Areas – Florence County has transformed a former landfill and public works site at 265 North Church Street in Lake City, South Carolina into an alluring, resplendent park. The main feature of the park is a seven acre lake, complete with native fish stocked by the South Carolina Department of Natural Resources. Boardwalk and walking trails allow travel to and from areas in the park. In addition, Moore Farms Botanical Garden is a 50-acre garden located within five miles of Lake City.

Cultural Attraction/Activities - Several major cultural attractions in Lake City include ArtFields, the Tobacco Festival, the Ronald E. McNair Life History Center, and the South Carolina Farmer's Festival are all significant festivals/events/sites in the City. Moore Farm Botanical Garden and the Browntown Museum are located outside of the City, but have impacted the cultural fabric of Lake City. A branch of the Florence County Public Library, is located at 221 Main Street in Lake City.

Cultural Resources Objectives - The Lake City community has several notable historic resources and others which have yet to be documented. City leaders must now decide how to optimize the use of these resources without compromising their value to the community and future generations. Toward this end, the following objectives are put forth.

Integrate the community's culture and heritage into the overall economic development process. Promote the history of the community and its cultural resources. Stress them as part of the economic development process.

Enhance and protect the community's historical ties to the past. It is not enough to research, identify and restore historical artifacts and buildings, or even to protect them through acquisition, trust, ownership, commitment, or regulation (such as zoning), although these measures are essential to goal attainment. Surrounding areas should also be enhanced and regulated to the extent necessary to ensure compatibility and a proper setting for such uses.

Survey, list and record the community's archaeological and historical assets.

Promote Lake City's past through public education. The success of any preservation effort depends upon community support. To foster this support, the City needs to increase the public's awareness of Lake City's historic and cultural resources. Installing educational signs at historic properties would provide residents and visitors with insights into Lake City's past and its landmarks. Other educational efforts such as newspaper articles, school projects, and public displays would also help to highlight the City's historic resources and increase the public's education about historic preservation.

INTRODUCTION

This element of the Comprehensive Plan focuses on historic places, buildings, and structures and other cultural resources in or near Lake City. Many of the tangible symbols of the community's heritage continue to be a part of daily life and are kept alive by their constant use. Some structures accommodate adaptive uses while others have continued to be used for their original purposes. Most are private residences with the owners providing upkeep and preservation.

HISTORY

The following history (along with bibliographical references) was provided to the Planning Commission for this Comprehensive Plan by Kent Daniels.

In the late 1730's, this area of the Pee Dee, was known as the Williamsburg Township. As the township expanded, settlers emigrated to the area known as Lynches Lake. Lynches Lake is a series of lakes, extending east from north of Williamsburg Township to Witherspoon's Ferry, which is present-day Johnsonville. Lynches Lake was a geographical designation on plats and maps during the Colonial era, before there were many towns, hence few town names. Lynches Lake was frequently cited as the home area of many patriots in General Francis Marion's Brigade. Lake City is located at the western tip if the northern branch of Lynches Lake.

In the 1820's, Lake City was referred to as "Crossroads". The location where the road between Charleston and Cheraw crossed the road between Georgetown and Camden. By the 1850's, the crossroads had developed into a plantation with a gin, a smoke house, several barns, and slave quarters. The crossroads became known as Graham's Crossroads. The North Eastern Railroad completed the railroad tracks in 1858 and built a depot several hundred feet west of this crossroads and named it Graham. The railroad in the center of town provided a nucleus around which an energetic mercantile community developed. The town began to grow and the small community changed its name to the town of Graham, which was chartered on March 4, 1874. Nine years later in 1883, the town's name of Graham was changed to Lake City and thus was the beginning of Lake City.¹

The first major industry of the area was turpentine. Turpentine men from North Carolina and Virginia came down to bleed the "piney wood" and also to cut the pines for cross ties for the railroads. Soon these trees were exhausted and the people of the area had to find another industry to replace the old one.²

Henry Horace Singletary unknowingly took the agricultural lead around 1890 when he observed that the soil around Lake City was well adapted for growing strawberries. He wondered why they had

never been grown here, especially in large quantities for any of the major markets. After many attempts, Mr. Singletary began growing and shipping strawberries to the North and thus laid the foundation for Lake City's second industry, strawberries.³

By the turn of the century, Lake City claimed one of the largest strawberry markets in the Southeast, shipping between 12 and 18 railroad cars per day during the peak season.⁴ The crop was discontinued because of northern and eastern buyers failure to make adequate pay offs.⁵

Lake City's principle claim to significant historic value is her prominence as an agriculture market. She could boast of the largest snap bean market in the world at one time. In 1939 as much as 30,000 bushels of produce was sold per day at auction. The municipally owned building was erected in 1936. Many types of vegetables are sold in their seasons. The market normally handles approximately half a million packages or bushels of produce each year, amounting to over 850 railroad carloads annually. According to the market's accounting books for the 1938 season, 450,000 bushels were shipped.⁶ The market handled peas, beans of most kinds, cucumbers, squash, and limas in large quantities, other vegetables in lesser amounts.

In the past Lake City has had the most diversified agricultural market in the two Carolinas. From its season opening the last of April continuuqslly until about the last of July it sold assorted produce. Then from August first until well into the fall, it operated as a tobacco market, the second largest in the state.⁷

The tobacco market began in Lake /city in the late 1890's and as the market grew, so did the small community. According to the census records, the village had 300 inhabitants in 1900 and in 1910, the population of the town tripled to over 1,000 people. Tobacco was king in Lake City. As the demands for the golden weed grew, so did the town. During the month of August, 1929, Lake City sold ten million pounds of tobacco, which was the record for a single month anywhere ever in the history of the tobacco industry. Within the next decade, Lake City got five warehouses. The tobacco market has sold annually over twenty-three million pounds, and farmers from eleven counties received over \$5,000,000 for tobacco sold here. This industry, with an investment of over one million dollars in Lake City, provided employment for over 3,500 persons for a period of from two to four months at a weekly payroll of \$100,000. By 1958, Lake City had nine large warehouses whose volume of business placed it second in the state and eleventh in the nation.

Bibliography

¹Rise Up so Early: A History of Florence County South Carolina by G. Wayne King, page 44

²Daniels Press - September 2000, page 1

³Daniels Press - September 2000, page 1

⁴Florence Morning News - February 20, 1938

⁵Florence Morning News - February 20, 1938

⁶Charleston News and Courier - August 21, 1939

⁷Florence Morning News - February 20, 1938

HISTORIC RESOURCES

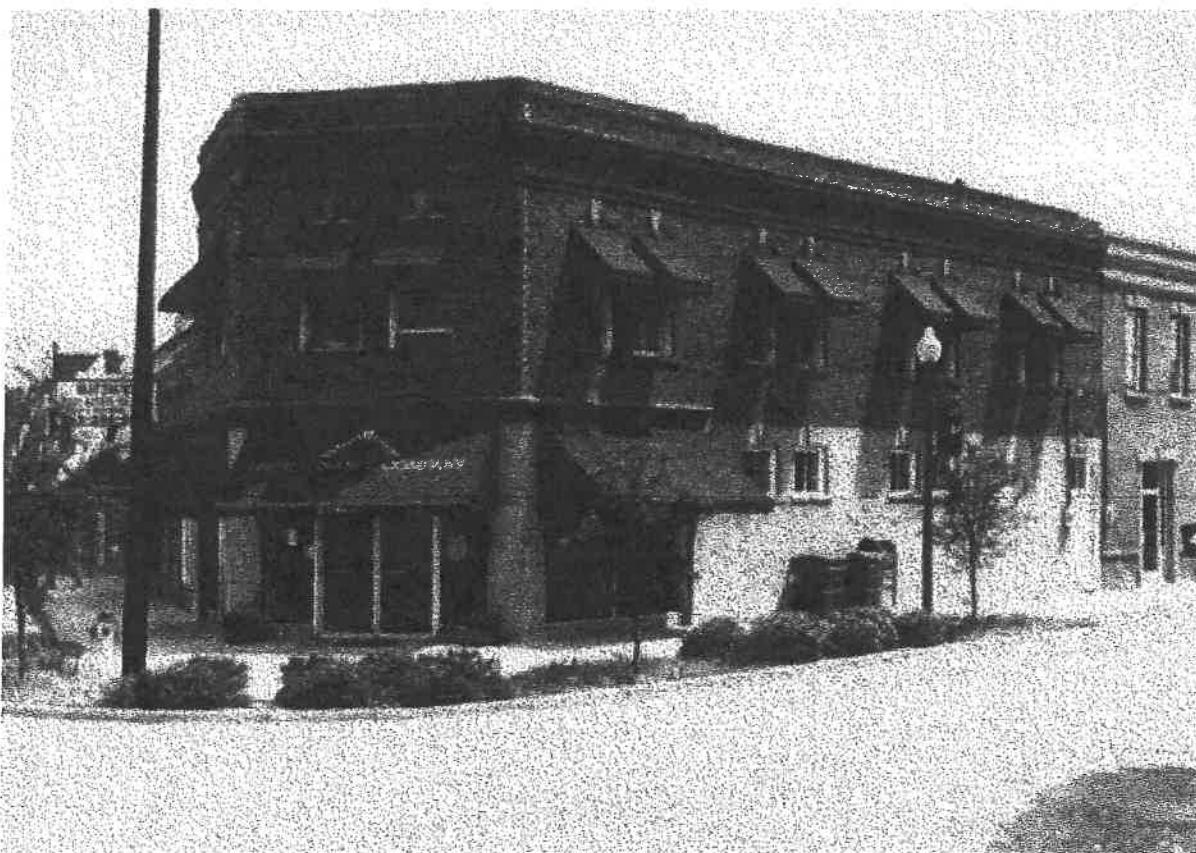
Like many towns and cities, Lake City has evolved over time to meet the needs of its residents. Streets have been constructed and improved, and buildings have been built, torn down, or adapted to new uses. The growth of a town is a natural progression...the old must sometimes make way for the new. It is important, however, to make sure that those things that are pleasant, attractive, or can inform the residents about their history and their town are not lost along the way.

One of the significant structures in the City is the W. T. Askins House, which is associated with William Thomas Askins (1859-1932), a prominent merchant and farmer of Lake City and lower Florence County, who purchased several lots in and around Lake City in the early 1890s. Mr. Askins built and operated five stores downtown, including W. T. Askins and Sons, a general mercantile business. Mr. Askins also maintained a loading dock at the Atlantic Coast Line Railroad depot and managed several farms on the outskirts of Lake City. This home was constructed in the 1870s and has a Folk Victorian architectural style. It is located at 178 South Acline Avenue.



W. T. Askins House (photo courtesy of SCDAH, 2016)

Lake City has a Downtown Historic District listed in the National Register of Historic Places, with 62 commercial buildings located in the vicinity of Main Street and Acline Avenue. They are significant properties because they represent the development of the City between 1910 and 1930. (See Appendix to this element to view boundaries of the District delineated in the National Register of Historic Places application.)



Lake City Downtown Historic District (Photo courtesy of SCDAH, 2016)

Located in the Lake City Downtown Historic District as a contributing property, the Bean Market is a multipurpose cultural and community center at the heart of downtown. The building has been completely restored to serve as an attractive and modern venue for conferences, meetings, weddings, receptions and other events.



The Bean Market (Photo courtesy of Lake City website, 2016)

Built in 1936 by the Public Works Administration (PWA) as part of Franklin Delano Roosevelt's "New Deal," the Lake City bean market rose to acclaim as the world's largest truck auction of green beans in Lake City's agricultural prime. Farmers drove to centrally located Lake City from all over the South to bring their bean crops to market; traders would then ship the beans north on one of the many freight trains that rolled through Lake City each day. Source: <http://www.lakecitysc.com/visiting/historical-attractions/bean-market/>

Other notable properties in Downtown Lake City include the former Truluck Hotel, the Farmers and Merchants Bank, the Imperial Tobacco Warehouse, and the old train depot. These are all a part of the distinctive architecture of the City's 19th and early 20th century buildings from its era as a bustling agricultural center.

These tangible symbols of Lake City's historic heritage remain intact and today serve as physical reminders of the City's history. There are other architecturally significant buildings which exist in Lake City that are not yet listed. Clearly, therefore, research, identification, and preservation of historical properties should be an on-going process

One major reason smaller towns and cities often pursue historic preservation is to help encourage the revitalization of blighted areas through the restoration of historic buildings. When a property owner spends time and money to restore a historic site, it often motivates surrounding property owners to make improvements, even if their properties are not historic.

Another reason to support historic preservation is that these resources can attract tourists looking for a different vacation or shopping for antiques or crafts. Most importantly, preserving historic resources preserves the heritage and character of a city and contributes to the citizens' understanding of the history of the community.

If the properties and sites that do remain are to be preserved for future generations, the City will need to work with local organizations and citizens to develop an effective historic preservation program for Lake City.

UNIQUE, NATURAL, OR SCENIC AREAS

Florence County has transformed a former landfill and public works site at 265 North Church Street in Lake City, South Carolina into an alluring, resplendent park. The main feature of the park is a seven acre lake, complete with native fish stocked by the South Carolina Department of Natural Resources. Boardwalk and walking trails allow travel to and from areas in the park. A community building featuring an outdoor fireplace and a gazebo overlooking the lake give a central gathering point for the community. Other amenities are a canoe/kayak launch and (5) fishing piers to provide access to the water for citizens and visitors of the park.



Moore Farms Botanical Garden is a 50-acre garden within five miles of Lake City. Visitors are treated to acres of innovative gardening techniques, sophisticated horticultural displays, and breathtaking landscapes.

Embracing its southern pastoral setting through an informal expressive design scheme, the garden is a careful blend of exuberant plant displays, bounding meadows and enduring vistas of grey green pines. Woven throughout this aesthetic tapestry are innovative research, educational programs and community outreach. The resulting union of art and scholarship is a dazzling example of the modern botanical garden.

Source: <http://moorefarmsbg.org>

CULTURAL ATTRACTIONS/ACTIVITIES

A major cultural attraction in the community is **ArtFelds**, a major festival in the Spring celebrating art and agriculture. During the 10-day event featuring music, food, and fun, artists from southeastern states are invited to compete for a juried art prize.

Another of the major cultural attractions in the City is the **Tobacco Festival**, which takes place in September of each year in Downtown Lake City on the Village Green and celebrates those men and women who farm tobacco. The festival includes a street dance, arts and crafts, live entertainment, tobacco related contests, beauty pageants and a City parade.

In addition, the **Ronald E. McNair Life History Center** is located at 235 East Main Street in Lake City and is described below.

Opened in 2011, the Ronald E. McNair Life History Center is a museum that pays tribute to the life of Dr. McNair, a Lake City-born astronaut and physicist who died in the 1986 Challenger Space Shuttle explosion.

Through moving photography and artifacts, the museum tells the story of Dr. McNair from his childhood to his death. A renowned physicist who was a pioneer in the field of lasers, as well as an accomplished saxophonist, Dr. McNair from an early age showed a fascination with science and math and overcame the discrimination of the 1960s South to pursue those interests. Housed in Lake City's old public library, the museum sits next to Dr. McNair's gravesite along with a statue and square erected in his honor.

Plans are in the works to expand this life history center into a science and technology museum, dedicated to helping South Carolina students learn about space, physics, computers and other science-related topics.

Source: <http://www.lakecitysc.com/visiting/science-nature/ronald-mcnair-life-history-center/>



Ronald E. McNair Memorial

(Photo courtesy of <http://www.coastalmonuments.com/McNair.html>. August 22, 2016)

The Lake City Public Library is located at 221 East Main Street, adjacent to the Ronald E. McNair Memorial and Life History Center. The library provides learning opportunities, access to technology, and fun events for everyone from school children to seniors. It has opened the latest advances in its digital profile, including the new Community Center and Technology Center.



Lake City Public Library (Photo courtesy of <http://www.lakecitysc.com/blog/view/lake-city-public-library>.)

The Community Center is used as a place for a seminar or event, and features audiovisual equipment including a projector and sound system. The Center has the ability to host webinar, teleconferences, and classes.

The Technology Center offers 24 top-of-the-line computers with new media and digital content creation. Computer courses are held in the Technology Center twice a month on Tuesdays.

Other attractions/festivals in or near Lake City include the following:

South Carolina Farmer's Festival combines fresh farm produce with parades, live music, war reenactments, games, craft vendors, and more to draw thousands of people from around the region to downtown Lake City. Held in the late Spring/early Summer of the year.

Village Green is a 36,372-square-foot outdoor concert venue featuring a 750-square-foot performance stage. Located just behind Main Street, the Village Green encompasses a geothermal energy field that will power the City's surrounding buildings through modern sustainable design.

Moore Farm Festivals/Events include Bulbapaloosa (in March); Daffodil Festival (each Spring); MFBG Beer Fest (each September); May Days (in May); MuscaDine (early Fall); ColorFall (each Fall); and, Eggstravaganza (each Spring).

Browntown Museum is a working Lowcountry farmstead from the antebellum days. Owned by the Brown family between the mid-1700s and mid-1800s, the cabin is listed on the National Register of Historic Places. The property includes primitive machinery, a cotton gin, corncrib, smokehouse, outhouse, and the Brown-Burrows house built around 1845. It is located at 3114 Johnsonville Highway.

CULTURAL RESOURCES OBJECTIVES

The Lake City community has historic resources which have yet to be documented. City leaders must now decide how to optimize the use of these resources without compromising their value to the community and future generations. Toward this end, the following objectives are put forth.

Integrate the community's culture and heritage into the overall economic development process. Promote the history of the community and its cultural resources. Stress them as part of the economic development process.

Enhance and protect the community's historical ties to the past. It is not enough to research, identify and restore historical artifacts and buildings, or even to protect them through acquisition, trust, ownership, commitment, or regulation (such as zoning),

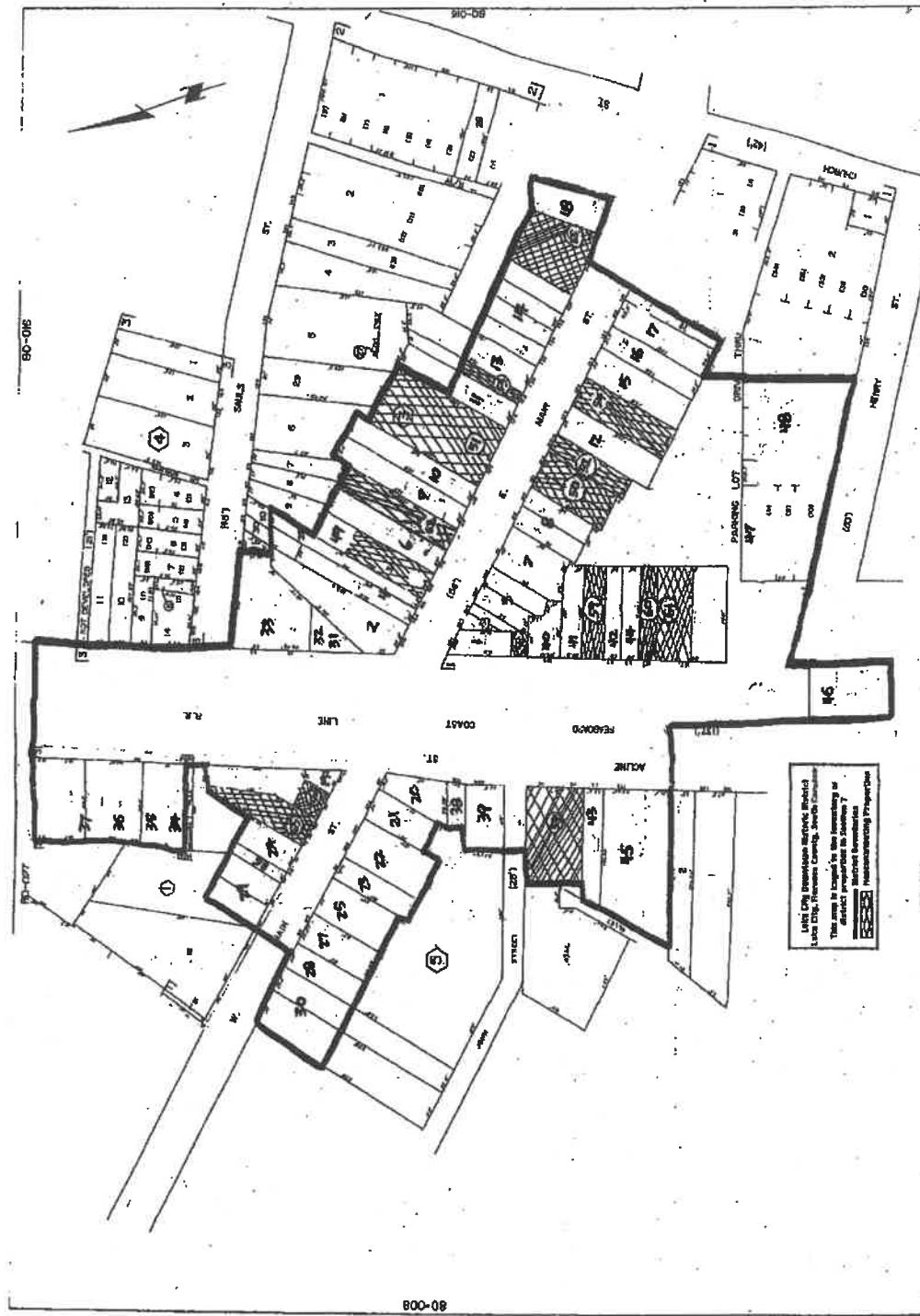
although these measures are essential to objective attainment. Surrounding areas should also be enhanced and regulated to the extent necessary to ensure compatibility and a proper setting for such uses.

Continue to survey, list and record the community's archaeological and historical assets.

Promote Lake City's past through public education. The success of any preservation effort depends upon community support. To foster this support, the City needs to increase the public's awareness of Lake City's historic and cultural resources. Installing educational signs at historic properties would provide residents and visitors with insights into Lake City's past and its landmarks. Other educational efforts such as newspaper articles, school projects, and public displays would also help to highlight the Town's historic resources and increase the public's education about historic preservation.

CULTURAL RESOURCES ELEMENT

APPENDIX



LAKE CITY DOWNTOWN HISTORIC DISTRICT

CHAPTER 5

COMMUNITY FACILITIES AND SERVICES ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

Water System - The City of Lake City obtains its water supply from three primary and one standby ground water wells. The primary wells have pumping capacities of 950, 750, and 450 gallons per minute (gpm) and the standby well has a pumping capacity of 1,000 gpm. Water storage consists of four facilities: three 200,000-gallon elevated tanks and a 100,000-gallon elevated tank.

Sewer System - The sewer system serving Lake City consists of a wastewater treatment plant (Lake Swamp) with a treatment capacity of 5.2 million gallons per day (mgd). The average day treatment for this plant is 2.1 mgd. Other components in the sewer system include nine pumping stations with pumping capacities ranging from 55 to 4,000 gpm, and force mains and gravity lines of various sizes.

Solid Waste Collection and Disposal - The City of Lake City contracts with American Waste Systems (AWS) for residential and commercial garbage pick-up services. The entire City is scheduled for this service on particular days based upon location.

Public Safety - Law enforcement services are provided by the Lake City Police Department, which employs the Chief of Police, three captains, four lieutenants, eleven full-time patrol officers, five dispatchers, two narcotics officers, and two school resource officers at Lake City High School. The Lake City Police Department is involved in several special programs in the community. The Lake City Fire Department consists of eleven full-time, five part-time, and 21 volunteer personnel. It operates out of one station and has a total of nine pieces of apparatus in service.

Florence County Emergency Medical Service (EMS) is provided to Florence County residents and visitors. Full advanced life support is provided on a 24-hour basis. Seven ambulance stations and one quick responder station are located throughout the County, arranged in medic districts. Florence County EMS also supplements local rescue squads. All Florence County EMS ambulances are staffed with at least one paramedic and Emergency Medical Technician.

Education - Florence County District Three schools are governed by a board of trustees and superintendent, and operates under the general supervision of the South Carolina Department of Education. The District, located in lower Florence County, is the second largest of the five school districts in the County. Eight schools serve the District.

Lake City is served by Florence-Darlington Technical College, a comprehensive, two-year, post-secondary public institution which offers technical and general education programs. Several four-year institutions of higher learning in South Carolina are options for persons in the Lake City community desiring to advance their education, including the following: Francis Marion University, Florence (25 miles); Coker College, Hartsville (48 miles); Coastal Carolina University, Conway (55 miles); College of Charleston, Charleston (87 miles); and, the University of South Carolina, Columbia (65 miles).

Recreation - Six parks, both active and passive, help to increase the quality of life of City residents. In addition to these, the Lynches River County Park is a 676-acre park located 16 miles north of Lake City that features a river swamp with cypress trees, sandhills, and a wide variety of vegetation.

General Governmental Facilities - City Hall is located on Kelley Street in front of the police station, which houses City Council Chambers/Municipal Court. City Hall presently houses general government operations, including Administration and Code Enforcement.

Library, Health Services, and Other Community Facilities - Library service is available to residents of the City through a branch of the Florence County Public Library located on East Main Street in Lake City. The branch is open to the public Mondays through Thursdays from 9:30 am to 7:30 pm; Fridays from 9 to 6:0:30 am to 5:00 pm; Saturdays from 9:30 am to 2:00 pm; and, Sundays from 2:00 pm to 5:00 pm. Lake City Community Hospital, located on North Ron McNair Boulevard, is a fully accredited 48-bed medical facility offering a wide range of services, including acute medical care, emergency services, and cardiac rehab.

Community Facilities and Services Objectives -

Promote project cooperation and coordination. Many community facilities are provided and maintained by agencies other than the City of Lake City. This makes project cooperation and coordination difficult to achieve. It is critical to the efficient and orderly development of the City that these agencies cooperate with each other and coordinate the provision and timing of its activities with those of other agencies.

Maintain water and sewer facilities capable of meeting future domestic needs with sufficient capacity to accommodate new growth and development opportunities. The City should require annexation agreements as a prerequisite to providing water and sewer service to properties outside of the city limits. If utility extensions are publicly funded, priority should be given to those that further a contiguous and compact pattern of development over those that leap-frog land with no immediate plans for development.

Increase the number and level of quality recreational facilities and programs.

Provide adequate facilities for City government offices and public services. A space needs analysis for government facilities should be conducted that will sufficiently address current and future space requirements of all City departments.

INTRODUCTION

Included in this element are many facilities and services essential to the City's growth and development. The community facilities and services discussed here include water, sewer, solid waste collection and disposal, public safety, education, recreation, general government, and library, health, and other community facilities. Some of the facilities and services are directly provided or maintained by Lake City or Florence County, while others may not be.

WATER SERVICE

The City of Lake City obtains its water supply from three primary and one standby ground water wells. The primary wells have pumping capacities of 950, 750, and 450 gallons per minute (gpm) and the standby well has a pumping capacity of 1,000 gpm. The City has also installed two additional wells at the NanYa Plastics Plant. Water storage consists of four facilities: three 200,000-gallon elevated tanks and a 100,000-gallon elevated tank.

Lake City's Water and Sewer Department consists of sixteen employees. Of this number, 4 are office workers, four are wastewater plant workers, and eight are line maintenance workers.

SEWER SERVICE

The sewer system serving Lake City consists of a wastewater treatment plant (Lake Swamp) with a treatment capacity of 5.2 million gallons per day (mgd). The average day treatment for this plant is 2.1 mgd. Other components in the sewer system include nine pumping stations with pumping capacities ranging from 55 to 4,000 gpm, and force mains and gravity lines of various sizes. Wastewater is chlorinated prior to discharge into a tributary to Big Swamp.

SOLID WASTE COLLECTION AND DISPOSAL

The City of Lake City contracts with American Waste Systems (AWS) for residential and commercial garbage pick-up services. The entire City is scheduled for this service on particular days based upon location. An accompanying service map is provided on the next page.

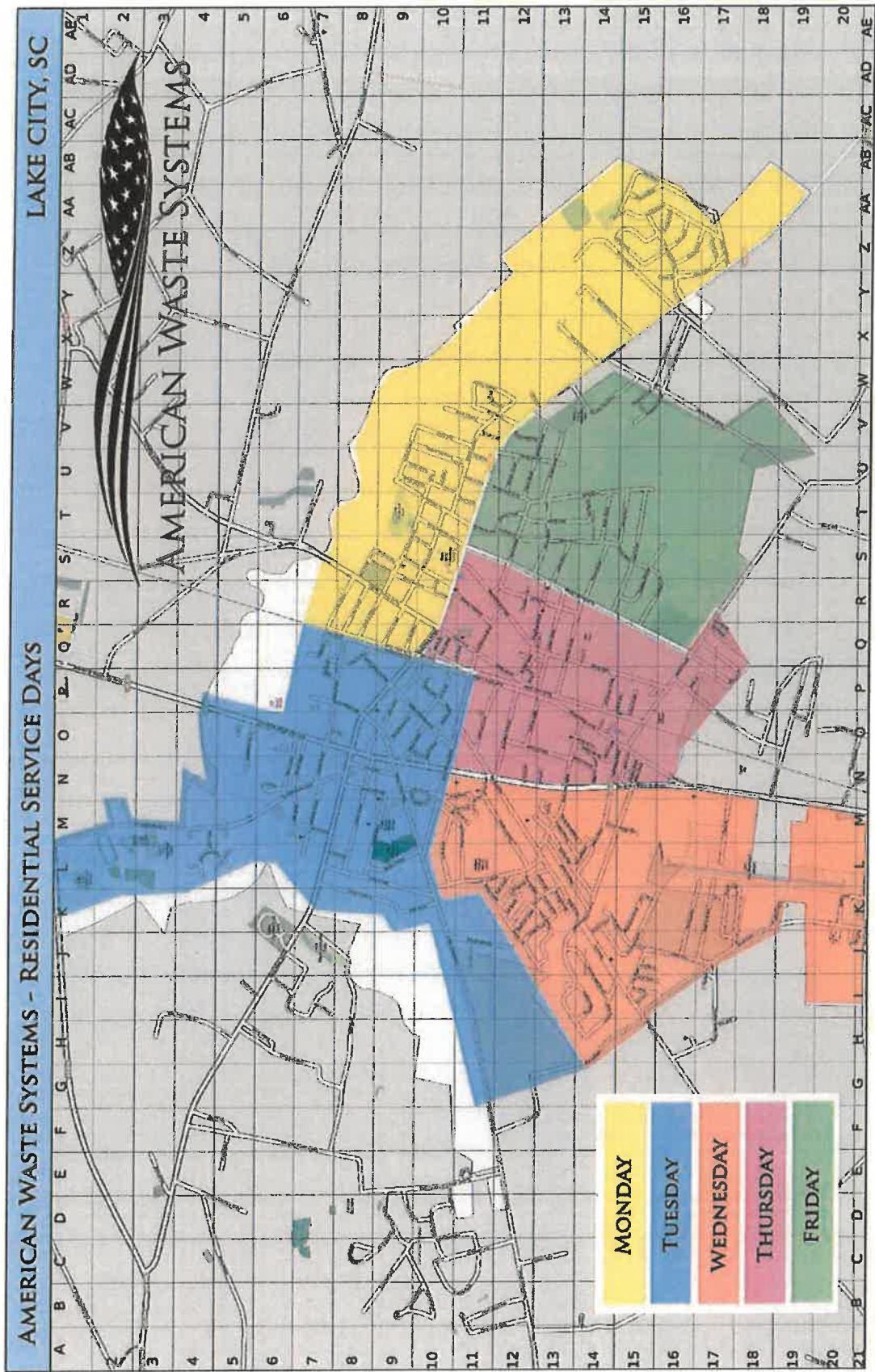
Lake City currently provides solid waste disposal service at the Lake City Municipal Dump located at 1228 East Main Street. The drop-off site is open and staffed on Mondays, Wednesdays, Fridays, and Saturdays from 7:00 am to 7:00 pm. Collection at the site is available for garbage, tires, and yard waste, as well as recycling for cardboard, plastic, and glass.

PUBLIC SAFETY

Police Protection – Law enforcement services are provided by the Lake City Police Department, which employs the Chief of Police, three captains, four lieutenants, eleven full-time patrol officers, five dispatchers, two narcotics officers, and two school resource officers at Lake City High School. The Lake City Police Department is involved in several special programs in the community including the following: bike patrol, community police officers, police cadets, explorers, Citizen Police Academy, three DARE officers, Citizen Ride Along Program, and County-wide 9-1-1. The Department also provides victim services, including counseling and support services, advocacy, referrals to local social service agencies, and security

Fire Protection - The Lake City Fire Department is located at 233 North Acline Street. The Department consists of eleven full-time, five part-time, and 21 volunteer personnel. It operates out of one station and has a total of nine pieces of apparatus in service, including four pumper/tankers, one pumper/tanker, one service/rescue, one aerial, and two support vehicles.

In 2005, the Fire Department obtained an ISO Class 3 insurance rating. The Department provides multiple services to Lake City citizens, including fire suppression, first responder, vehicle extrication, fire safety programs, and more.



5.3

Emergency Medical Service - Florence County Emergency Medical Service (EMS) is provided to Florence County residents and visitors. Full advanced life support is provided on a 24-hour basis. Seven ambulance stations and one quick responder station are located throughout the County, arranged in medic districts. Florence County EMS also supplements local rescue squads. All Florence County EMS ambulances are staffed with at least one paramedic and Emergency Medical Technician and provide primary patient care, stabilization and hospital transport. Routine transport or convalescent transport service must be provided by a private service.

Emergency Preparedness - The Florence County Emergency Management Department is responsible for overall coordination of County, State, and volunteer agencies before, during, and after an emergency. This department produced the Florence County Emergency Operations Plan (EOP) in accordance with South Carolina Regulations 58-101, Local Emergency Preparedness Standards. The EOP is reviewed, and revised as necessary, then certified by the South Carolina Emergency Management Division annually. The EOP includes, but is not limited to, provisions for public safety, mental and physical health, evacuation, public works, chemical neutralization, damage assessment, and coordination of relief effort for all types of emergencies.

EDUCATION

Florence County District Three schools are governed by a board of trustees and superintendent, and operates under the general supervision of the South Carolina Department of Education. The District, located in lower Florence County, is the second largest of the five school districts in the County. Table 5.1 below lists the public schools serving the District with the latest enrollment totals.

Table 5.1
PUBLIC SCHOOLS SERVING FLORENCE COUNTY DISTRICT THREE

	Grades	Enrollment	# of Teachers
Lake City Early Childhood Center	PK-2	502	36
JC Lynch Elementary	PK-5	416	31
Main Street Elementary	3-5	412	31
Olanta Elementary	PK-5	243	18
Scranton Elementary	PK-5	385	28
J. Paul Truluck Intermediate	6	291	21
Ronald E. McNair Junior High	7-8	554	41
Lake City High	9-12	930	70
TOTAL		3,733	277

Source: SC Department of Education, 2016-2017 Annual School Report Cards.

Lake City is served by Florence-Darlington Technical College, a comprehensive, two-year, post-secondary public institution which offers technical and general education programs. The College's main campus is located in Florence on US 52 between Florence and Darlington with three community campuses located in Hartsville, Darlington, and Mullins, as well as a Health Science Campus in Downtown Florence. Several four-year institutions of higher learning in South Carolina are options for persons in the Lake City community desiring to advance their education, including the following: Francis Marion University, Florence (25 miles); Coker College, Hartsville (48 miles); Coastal Carolina University, Conway (55 miles); College of Charleston, Charleston (87 miles); Winthrop University, Rock Hill (126 miles); and, the University of South Carolina, Columbia (65 miles).

RECREATION

The facilities listed in Table 5.2 below provide recreational opportunities to the citizens of Lake City. Six parks, both active and passive, help to increase the quality of life of City residents. In addition to these, the Lynches River County Park is a 676-acre park located 16 miles north of Lake City that features a river swamp with cypress trees, sandhills, and a wide variety of vegetation. Activities at the park include canoeing, camping, nature trails, Splash Pad, picnicking, geocaching, and the Environmental Discovery Center. An 11,000 square foot community building can accommodate groups up to 400 people. In recent years, Florence County has transformed a former landfill and public works site at 265 North Church Street in Lake City into an alluring, resplendent park. The main feature of the park is a seven acre lake, complete with native fish stocked by the South Carolina Department of Natural Resources. Boardwalk and walking trails allow travel to and from areas in the park. A community building featuring an outdoor fireplace and a gazebo overlooking the lake give a central gathering point for the community. Other amenities are a canoe/kayak launch and (5) fishing piers to provide access to the water for citizens and visitors of the park. (See pictures of some park amenities.)

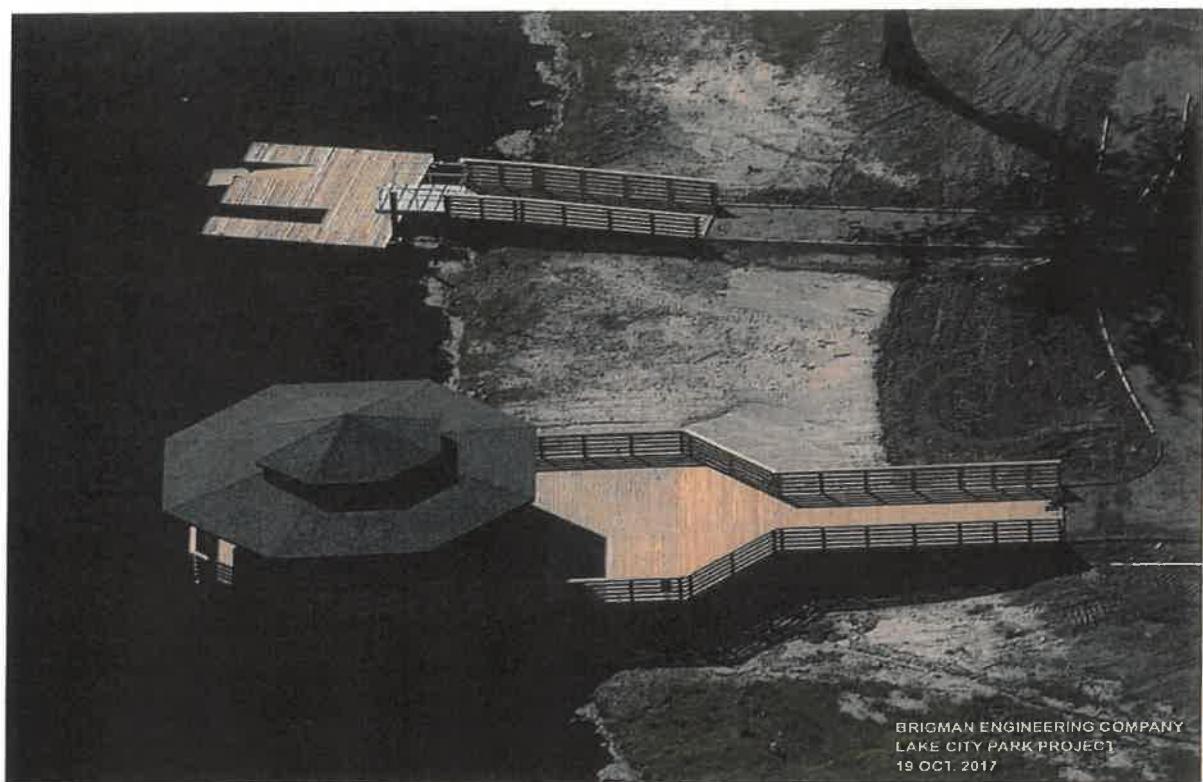
National standards suggest six to ten acres per 1,000 persons of "close to home" open space (within walking distance of the dwelling units). The City of Lake City is well within this standard. In the event that additional residential areas are developed in and around Lake City, the City should continue to develop parks and recreation areas to maintain this standard.

Table 5.2
LAKE CITY RECREATIONAL FACILITIES

NAME	SIZE (ACRES)	LOCATION	AMENITIES
Kennedy Park	5.1	Elm Street	One baseball field, basketball courts, concession building, and picnic shelter
Lions Park	6.8	North Blanding Street	Two ballfields, two tennis courts, picnic shelter, playground, and a building with a dance room
Martha Law Park	4.2	Talmage Drive and Gary Lane	One ballfield, picnic shelter, and playground
Blanding Street Park	12.8	Blanding Street	Three large softball fields and restrooms
Ron McNair Memorial Park	16.8	East Main Street	Gardens, walking trail
Dew Park		Fairview Street	Playground and full basketball court
New Lake City Park	57.1	265 North Church St	Lake, gazebo, boardwalk around lake, fishing pier

Source: <http://www.lakecitysc.com/living-here/city-departments/recreation-tourism/>

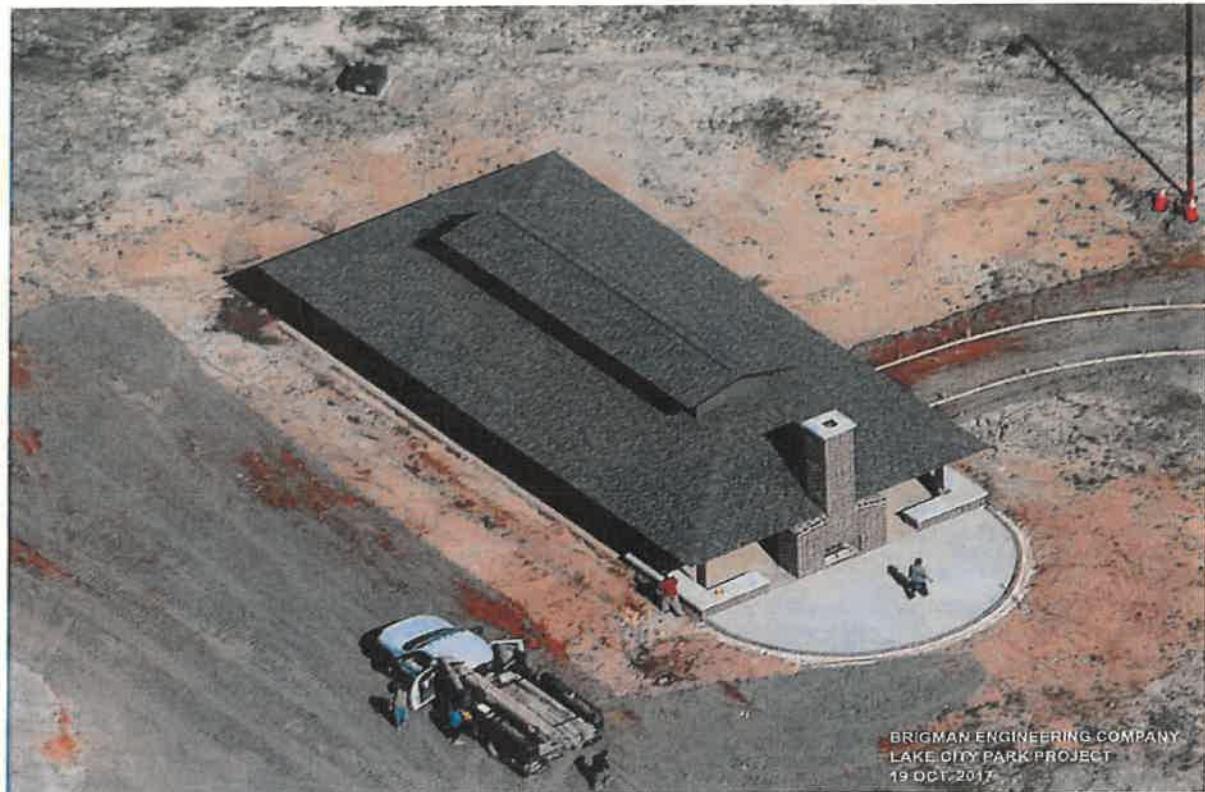
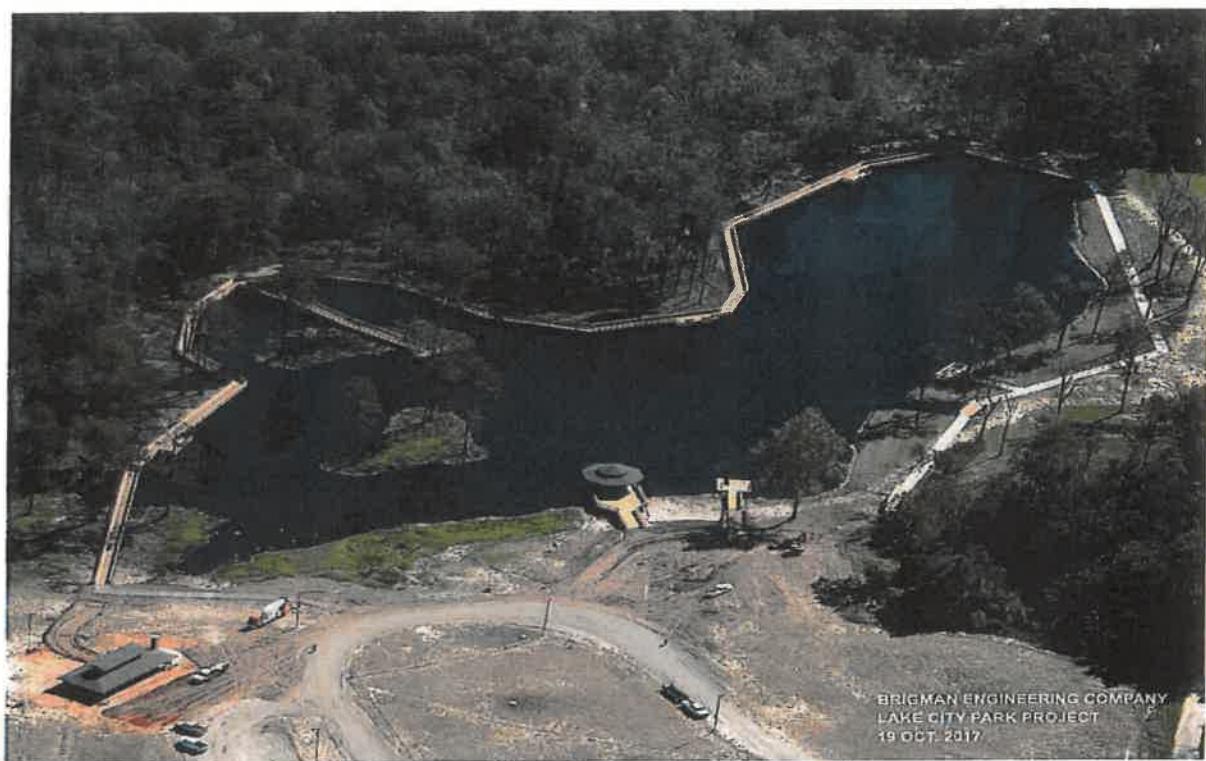




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19 OCT. 2017



GENERAL GOVERNMENTAL FACILITIES

City Hall is located on Kelley Street in front of the police station, which houses City Council Chambers/Municipal Court. City Hall presently houses general government operations, including Administration and Code Enforcement.

LIBRARY, HEALTH SERVICES, AND OTHER COMMUNITY FACILITIES

Library - Library service is available to residents of the City through a branch of the Florence County Public Library located on East Main Street in Lake City. The branch is open to the public Mondays through Thursdays from 9:30 am to 7:30 pm; Fridays from 9 to 6:0:30 am to 5:00 pm; Saturdays from 9:30 am to 2:00 pm; and, Sundays from 2:00 pm to 5:00 pm.

There are over 82,000 volumes in the Florence County Library system. The main library is located in Florence with other branches located in Johnsonville, Lake City, Olanta, Pamplico, and Timmonsville, all offering a complete range of services, including computers and internet use, wifi, fax and copy availability, interlibrary loans, ebooks, and other services.

Health Services - Lake City Community Hospital, located on North Ron McNair Boulevard, is a fully accredited 48-bed medical facility offering a wide range of services, including acute medical care, emergency services, and cardiac rehab. Other hospitals or medical centers near Lake City include Carolinas Hospital System in Florence (21 miles), McLeod Regional Medical Center in Florence (24 miles), Williamsburg Regional Hospital in Kingstree (12 miles), and Palmetto Health Tuomey in Sumter (34 miles. Many medical clinics and health care offices offer medical services to area residents.

COMMUNITY FACILITIES AND SERVICES OBJECTIVES

Promote project cooperation and coordination. Many community facilities are provided and maintained by agencies other than the City of Lake City. This makes project cooperation and coordination difficult to achieve. It is critical to the efficient and orderly development of the City that these agencies cooperate with each other and coordinate the provision and timing of its activities with those of other agencies.

Maintain water and sewer facilities capable of meeting future domestic needs with sufficient capacity to accommodate new growth and development opportunities. The City should require annexation agreements as a prerequisite to providing water and sewer service to properties outside of the city limits. If utility extensions are publicly funded, priority should be given to those that further a contiguous and compact pattern of development over those that leap-frog land with no immediate plans for development.

Increase the number and level of quality recreational facilities and programs.

Provide adequate facilities for City government offices and public services. A space needs analysis for government facilities should be conducted that will sufficiently address current and future space requirements of all City departments.

CHAPTER 6

TRANSPORTATION ELEMENT

LAKE CITY COMPREHENSIVE PLAN

TABLE OF CONTENTS

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Air Facilities	6.4
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Bicycle & Pedestrian Facilities	6.5
Transportation Objectives	6.5

SUMMARY

Roadway System - The transportation network of Lake City consists of US Highways 52 and 378, SC Primary Highway 341, and several state secondary roads and various other residential and commercial local streets. Within the City, US 52 serves as the main arterial to distribute traffic throughout Lake City.

Public Transit - The Pee Dee Regional Transportation Authority (PDRTA) is the largest public transit provider in the Region and is the largest rural system in the State. *PDRTA now offers fixed route service in Darlington, Florence, Lake City and Marion SC. All routes with the exception of Florence are considered Deviated Fixed Routes.* (Source: <http://pdrita.org/about-pdrita.aspx>) LakeTran is a PDRTA pilot transportation program for Lake City that transports people to work, medical appointments, hospital visits, education pursuits, shopping, or recreation.

Rail System - The Pee Dee Region is served well by both passenger and freight rail service. Amtrak stations in Florence and Dillon serve passenger train routes through the Region (New York/Washington to Tampa or Miami). Rail freight service is provided in Florence County by the CSX Railroad. By far, the largest freight volume is carried over CSX routes, particularly through Dillon, Florence, and Lake City. This primary CSX freight route is the same rail corridor that carries Amtrak passenger service.

Air Facilities - Located just a few miles east of downtown Florence, Florence Regional Airport is a general aviation airport also served by two commercial airlines (Delta Connection and US Airways). The commercial airlines provide regional service to Charlotte-Douglas International Airport and Hartsfield-Jackson Atlanta International Airport. Smaller airports in the county include the Lake City Municipal Airport (located at C.J. Evans field in Lake City) and Huggins Memorial Airport (located at 776 East Smith Street in Timmonsville).

Seaports - Florence County is fortunate to be located within reasonable access of both South Carolina and North Carolina seaports. While specific tonnage is not available by County for each of the seaports, usage of the ports by industries and other businesses in the Pee Dee Region is significant. Wilmington is accessible from much of the Region, although much of the access is by two-lane routes. Access to South Carolina ports (Charleston, Georgetown, and Port Royal) is more direct.

Bicycle & Pedestrian Facilities - The City of Lake City has at least a partial system of sidewalks to aid pedestrians, particularly in the vicinity of schools. Sidewalks generate more attention, but such improvements are still slow to be implemented. Fortunately, through a recent planning effort, many of the needs have been identified and prioritized.

Transportation Objectives -

Expand the transportation system in response to future demands placed on it by a growing population and an expanding economy.

Address pedestrian safety, comfort, and convenience by looking holistically at the pedestrian experience along a stretch of the road. (Per Lake City Pedestrian Master Plan)

Typical corridor recommendations include:

- ADA compliance
- filling sidewalk network gaps
- streetscape design elements such as landscaping, street furniture, wayfinding, and pedestrian-scale lighting
- "right-sizing" the road or road diet
- traffic calming

The existing pedestrian network is relatively extensive, with sidewalks covering many of the main corridors in Lake City. As such, pedestrian network improvements focused primarily on closing gaps and fixing problem areas in the sidewalk network; connecting to key destinations, such as parks, schools, and food outlets via sidewalks and sidepaths (see pedestrian facility descriptions, below); and extending the pedestrian network into areas where pedestrian activity is high and/or access to vehicles is limited.

The following corridors have been identified as priorities:

- S. Blanding Street
- Brown Street
- Calhoun Street
- Carlisle Street
- Carver Street
- Charles Street
- Church Street
- Fairview Street
- Graham Road
- Kelley Street
- Knight Street
- Lance Avenue
- Loop Road
- Main Street
- McAlister Street
- Moore Street
- Morris Street
- Peachtree Street
- Ron McNair Boulevard (US Hwy 52)
- Thomas Street
- Westover Street
- Williamsburg Street

INTRODUCTION

An adequate system of streets and highways is necessary for the expeditious movement of people and goods. The transportation system plays an essential part in the economic and social development of a community and can influence where growth will occur. It can also influence whether the patterns of future development will promote the creation of economic opportunities, protect natural resources, and enhance visual character and the quality of life in a community.

This element surveys the means by which people, goods, and services are moved throughout the community and examines future improvement needs. Roads and highways, bicycle and pedestrian system/facilities, air service, rail service, and public transit are the facilities and services discussed in this element.

ROADWAY SYSTEM

The transportation network of Lake City consists of US Highways 52 and 378, SC Primary Highway 341, and several state secondary roads and various other residential and commercial local streets. Within the City, US 52 serves as the main arterial to distribute traffic throughout Lake City. In general, the street network is adequate to handle existing traffic and the increased amount of traffic that will take place over the planning period.

Street Classification by Function and Proposed Improvements - For the purpose of this report, roads in the City and those of direct importance to it will be classified in one of the following categories.

Major Arterials

- Interstates/Expressways: The primary function of these roads is to carry large volumes of traffic with complete control of access and little or no land service. They are primarily intended for long trips.
- US and SC Primary Highways: These arterials move large volumes of vehicular traffic to and from the expressway, interconnect principal traffic generators within urban areas and important rural roads, and facilitate the movement of through traffic.

Collector Streets

- SC Secondary Highways: These streets filter traffic to and from residential streets before their capacity is exceeded. They move traffic to and from arterials and local traffic generators such as shopping centers, schools, etc.

- As a secondary function, collector streets provide access to abutting property.

Local or Residential Streets

- County/Municipal/Private Roads: The sole function of a local residential street is to provide access to adjacent land. In most cases, local/residential roads carry volumes of less than 1,000 per day.

The accompanying table (Table 6.1) identifies the existing classification of all major roads in or relating to the City of Lake City. The placement of these streets into one of the above classifications was based on volume of traffic recorded and primary function. In addition to those listed, the remaining streets in the City are classified as local or residential streets.

A critical route that provides four-lane highway accessibility to the Pee Dee Region and beyond is US 52. This corridor (the Pee Dee Corridor) serves intra-regional travel and connects the Charlotte, Florence, and Charleston metropolitan areas. Its critical importance through the Pee Dee is its value as a major truck route, a route for port access, and partially as a beach route. Another critical route, along with US 52, that is a part of the State's strategic corridor is the Mid-Carolina Corridor, which encompasses US 378 for its entire length from McCormick County to Horry County, including its portion through lower Florence and Marion Counties. Its critical importance, especially through the Pee Dee, is its value as a truck route. The widening of US 378 from US 52 near Lake City to SC 41 in Kingsburg, utilizing the One-Cent Capital Project Tax, is nearing completion.

PUBLIC TRANSIT

The Pee Dee Regional Transportation Authority (PDRTA) is the largest public transit provider in the Region and was once the largest rural system in the State. The following history was taken from the organization's website: *Pee Dee Regional Transportation Authority was officially formed in June 1974 as the first RTA in the State of South Carolina. In August of 1976, PDRTA began operations serving the six-county Pee Dee Region (Chesterfield, Darlington, Dillon, Florence, Marion, and Marlboro). PDRTA's first customers in 1976 were a small group of people enrolled in the CETA (currently Workforce Investment) federal job training program. In 1988, PDRTA began transporting inland county residents to the Grand Strand for job opportunities. That tradition continued for over 30 years, with PDRTA being actively involved in the economic development of our region by transporting hundreds to work each day, either on our fixed route system, the Florence Transit system, or via demand-response/paratransit services. In the Spring of 2013 PDRTA was forced to end the Medicaid contract with the private broker. The costs associated with performing the service was much more than the revenue generated, and because of this PDRTA had to make several tough decisions. The loss of Medicaid resulted in a 70% reduction in Operational and Administrative staff. PDRTA now offers fixed route service in Darlington, Florence, Lake City and Marion SC. All routes with the exception of Florence are considered Deviated Fixed Routes. (Source: <http://pdrta.org/about-pdrt.aspx>)*

Table 6.1
2015 AVERAGE DAILY TRAFFIC

ROUTE NUMBER	CLASSIFICATION	LOCATION OF COUNT	COUNT
US 52	Arterial	US 378 BUS (W Main St) to US 378 (W Hwy 378 Bypass)	15600
US 52	Arterial	S-874 to US 378 BUS (W Main St)	14500
US 52	Arterial	S-1304 (E Beulah Rd) to S-874	10100
US 378 BUS	Arterial	US 52 (N Ron McNair Blvd) to SC 341 (E Main St), S-795	8800
US 378 BUS	Arterial	US 378 (W Hwy 378 Bypass) to US 52 (N Ron McNair Blvd)	6000
US 378 BUS	Arterial	SC 341 (E Main St), S-795 to S-10	5900
US 378 BUS	Arterial	S-10 to US 378	2100
S-278	Collector	US 378 (W Hwy 378 Bypass) to US 378 BUS (W Main St)	4700
S-10	Collector	US 378 BUS to US 52 (US Hwy 52)	4100
S-759	Collector	US 52 (N Ron McNair Blvd) to S-1658	3800
S-496	Collector	S-59 (Moore St) to S-36 (S Morris St)	3700
S-289	Collector	S-264 (N Acline St) to S-810, L-289	2500
S-36	Collector	S-759 (Kelley St), L-3569 to County Line – Williamsburg	2300
S-48	Collector	S-32 (S Acline Ave) to S-59 (Moore St)	2100
L-48	Collector	S-264 (S Acline St) to S-32 (S Acline Ave)	1950
S-32	Collector	US 52 (S Ron McNair Blvd) to S-1658 (N Acline Ave)	1750
L-48	Collector	S-59 (Moore St) to US 52 (S Ron McNair Blvd)	1750
S-283	Collector	S-36 (S Morris St) to US 378 BUS (W Main St)	1300
S-497	Collector	S-32 (S Church St) to S-59 (Moore St)	1250
S-1584	Collector	S-59 (Moore St) to S*1263 (Rae St)	1150
S-48	Collector	US 52 (S Ron McNair Blvd) to S-36 (S Morris St)	1050
S-48	Collector	S-219 (Williamsburg Ave) to S-264 (S Acline St)	750
S-219	Collector	S-258 (Graham Rd) to SC 341 (E Main St)	650
S-220	Collector	S-219 (Williamsburg Ave) to S-814	475

SOURCE: SC Department of Transportation, 2016.

LakeTran is a PDRTA pilot transportation program for Lake City that transports people to work, medical appointments, hospital visits, education pursuits, shopping, or recreation. The system is touted as a safe, comfortable, and economical means to get around Lake City. Another PDRTA service is the Coward-Scranton-Lake City-Olanta service that operates only on Tuesdays. Service is provided to within 1.5 miles from the center of Towns, except Lake City.

RAIL SYSTEM

The Pee Dee Region is served well by both passenger and freight rail service. Amtrak stations in Florence and Dillon serve passenger train routes through the Region (New York/Washington to Tampa or Miami). Rail freight service is provided in Florence County by the CSX Railroad. By far, the largest freight volume is carried over CSX routes, particularly through Dillon, Florence, and Lake City. This primary CSX freight route is the same rail corridor that carries Amtrak passenger service. Long-term, potential conflicts could occur between the freight and passenger trains.

AIR FACILITIES

South Carolina's airports are an important component of the statewide transportation system and a catalyst for the state's economy. Aviation needs — including passengers on commercial airlines, those piloting a private aircraft, and the movement of goods — are fulfilled through a combination of large airports and smaller facilities across the Palmetto State. These facilities fall into one of three major categories:

- Commercial Service/Primary Airports — facilities that serve regularly scheduled passenger service. The three largest facilities in the state are Charleston International, Greenville-Spartanburg International and Myrtle Beach International. Other airports with scheduled passenger service in the state include Florence Regional Airport, Columbia Metropolitan Airport and Hilton Head Island Airport. The Charlotte Douglas International Airport is a mid-size international airport located in nearby Charlotte, North Carolina.
- General Aviation Airports — smaller facilities that exist in the majority of counties throughout the state. They typically have paved runways 2,000 feet to 5,500 feet in length and can accommodate small (single engine) and medium-sized (multi-engine) aircraft. These airports often provide opportunities for businesses with suitable aircraft to avoid the use of larger facilities and minimize air travel associated with lag time. They also have proven useful in attracting business to communities throughout the state. No general aviation airports are located within the FLATS area.
- Reliever Airports — large general aviation airports that provide additional capacity when the area's primary commercial airport reaches capacity. Columbia Owens Downtown is the state's only reliever airport.

Existing Facilities. Located just a few miles east of downtown Florence, Florence Regional Airport is a general aviation airport also served by American Airlines. The commercial airlines provide regional service to Charlotte-Douglas International Airport and Hartsfield-Jackson Atlanta International Airport. The Florence Regional Airport also hosts the bi-annual May Fly Air Show. Smaller airports in the county include the Lake City Municipal Airport (located at C.J. Evans field in Lake City) and Huggins Memorial Airport (located at 776 East Smith Street in Timmonsville). Map 6.4 shows the locations of airports in the Pee Dee Region.

SEAPORTS

Florence County is fortunate to be located within reasonable access of both South Carolina and North Carolina seaports. While specific tonnage is not available by County for each of the seaports, usage of the ports by industries and other businesses in the Pee Dee Region is significant. Wilmington is accessible from much of the Region, although

much of the access is by two-lane routes. Access to the Charleston Port in South Carolina is more direct.

BICYCLE AND PEDESTRIAN FACILITIES

The City of Lake City has at least a partial system of sidewalks to aid pedestrians, particularly in the vicinity of schools. Sidewalks generate more attention, but such improvements are still slow to be implemented. Fortunately, through a recent planning effort, many of the needs have been identified and prioritized.

Through a grant from the Centers for Disease Control (CDC), the SC Department of Health and Environmental Control (DHEC) led an effort throughout the State to increase pedestrian planning efforts in South Carolina. The effort, referred to as SC PHASE Pedestrian Planning, was a three-year project to develop pedestrian plans for 16 communities in specific counties in the State. Lake City was among the 16 communities to participate.

The recommendations of the Lake City Pedestrian Master Plan that resulted from the above study are incorporated in the City's second transportation objective below.

TRANSPORTATION OBJECTIVES

Expand the transportation system in response to future demands placed on it by a growing population and an expanding economy.

Address pedestrian safety, comfort, and convenience by looking holistically at the pedestrian experience along a stretch of the road. (Per Lake City Pedestrian Master Plan)

Typical corridor recommendations include:

- ADA compliance
- filling sidewalk network gaps
- streetscape design elements such as landscaping, street furniture, wayfinding, and pedestrian-scale lighting
- "right-sizing" the road or road diet
- traffic calming

The existing pedestrian network is relatively extensive, with sidewalks covering many of the main corridors in Lake City. As such, pedestrian network improvements focused primarily on closing gaps and fixing problem areas in the sidewalk network; connecting to key destinations, such as parks, schools, and food outlets via sidewalks and sidepaths (see pedestrian facility descriptions, below); and extending the pedestrian network into areas where pedestrian activity is high and/or access to vehicles is limited.

The following corridors have been identified as priorities:

- S. Blanding Street
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- Ron McNair Boulevard (US Hwy 52)
- Thomas Street
- Westover Street
- Williamsburg Street

CHAPTER 7

HOUSING ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

Housing Supply - In the decade between 2000 and 2010, the total number of housing units in Lake City decreased by 1.7 percent, while the number of housing units in the County grew by almost 11.2 percent. Both Florence County and Lake City's housing growth rates were smaller than the State's 19.1 percent rate of housing growth during the same period, with Lake City's growth rate being negative. In the period between 2000 and 2014, however, the City, County, and State grew by the following rates of growth: 6.1, 14.1, and 23.2 percent, respectively.

Housing Tenure - An estimated 85.9 percent of all year-round housing units in Lake City were occupied in 2014, compared with 88.5 percent in 2000. Owner-occupied units accounted for 51.9 percent of all occupied housing units in 2014. The number of renter-occupied units in Lake City and the County, as well as statewide increased between 2000 and 2014. The number of owner-occupied units in the City declined by 12 percent between 2000 and 2014, but grew in the County and State by 42.8 and 57.2 percent, respectively, during the same period.

Housing Value and Costs - According to the 2000 Census, the median value for owner-occupied housing units in Lake City was \$55,400 – lower than the median value for owner-occupied units in Florence County at \$85,200 and the statewide value at \$94,900. In comparison, the Lake City median value of owner-occupied housing in the 2010-2014 period was a substantial increase over the 2000 figure, rising by 44.6 percent during the period. During the same period, median gross rent in Lake City was lower at \$605 per month than for the County at \$668 and statewide at \$784. The median gross rent rose by over 100 percent between the 2000 Census and the ACS 2010-2014 survey period in Lake City.

A more detailed examination of rental costs in the City of Lake City during the five-year period from 2010-2014 reveals that more than one-quarter (25.7 percent) of Lake City renters paid from \$300 to \$499 a month for rent. This percentage is much higher than the State at 9.9 percent and Florence County at 15.0 percent. About 11.7 percent of renters in the City paid less than \$300 – a higher percentage than that of County renters at 7.4 percent and renters statewide at 5.2 percent.

Substandard Housing Conditions - According to ACS data, 30 houses in Lake City lacked complete plumbing facilities, just over one percent of the total housing stock. Likewise, less than one-half of one percent of the houses in Florence County lacked complete plumbing facilities in the five-year period from 2010-2014.

Affordable Housing Assessment - Based on data provided, median homeowner costs are only 21.7 percent of household income in Lake City – well within the definition of affordable housing and slightly higher than the percentage countywide at 20.6 percent and lower than the percentage statewide at 22.5 percent. Median rental housing costs are above the affordable range for Lake City residents. In the 2010-2014 period, monthly median gross rent comprised 36 percent of household income in the City, representing a

proportion which is higher than both the state (at 31.6 percent) and Florence County (at 29.9 percent).

Public, Affordable, and Assisted Housing Programs - There are a number of agencies and organizations whose activities offer housing options and improvements to residents in Florence County. These include the US Department of Housing and Urban Development, the SC Housing Finance and Development Authority, USDA Rural Development, special needs housing, etc.

Barriers to Affordable Housing - Communities that strive to ensure a diverse mix of housing face barriers when trying to provide affordable housing. Such barriers might include the availability and price of land, financing, building regulations, and government fees associated with land development regulations, zoning, and infrastructure fees (tap fees).

Housing Objectives -

Protect and maintain the existing supply of quality housing. Most of the housing in Lake City is structurally sound and located in stable residential areas. Such conditions should be maintained with appropriate protective zoning and development regulations.

Increase the number of structurally sound, low to moderate income housing. This can be accomplished by allowing manufactured housing in the areas zoned to allow such housing and rehabilitating existing substandard housing with assistance from agencies and organizations providing such assistance.

Increase the supply of buildable sites. This can be accomplished by annexing large tracts of land and by offering incentives for developers to build inside the City.

Provide housing opportunities to meet changing market and lifestyle preferences. The housing market and housing preferences are changing, indicating the need for housing alternatives in the City, such as manufactured and multi-family housing.

Remove barriers to the development of affordable housing. City officials should review and analyze land use and zoning policies that constitute barriers to affordable housing.

Protect and enhance historically significant housing units.

INTRODUCTION

Housing is one of the principal elements of a comprehensive plan because it is a measure of lifestyle and a major indicator of land use and environmental conditions. It is important therefore to review and evaluate housing conditions, trends, occupancy, value, affordability, etc. as a part of the comprehensive plan. As explained in the population element, Census reports prior to 2010 included population and housing data gleaned from everyone responding to the Census questionnaire as well as data derived from a sample of one in six households regarding such social and economic topics as income, education, housing value, etc. The 2010 Census, however, was an enumeration of only population and housing counts; therefore, a study of trends in the data derived from the decennial Census could only be conducted for those categories of information collected in 2010. Sample data are no longer collected every ten years. Rather, small samples are taken every year and averaged for multi-year periods during the American Community Survey (ACS). Because larger samples have lesser margins of error, multi-year periods are the most accurate. Thus, when such data is presented, five-year averages will be used.

HOUSING SUPPLY

Table 7.1 shows what the general characteristics of the housing stock in Lake City, Florence County, and South Carolina were based on 2000 Census and ACS 2010 and 2014 data. In the decade between 2000 and 2010, the total number of housing units in Lake City decreased by 1.7 percent, while the number of housing units in the County grew by almost 11.2 percent. Both Florence County and Lake City's housing growth rates were smaller than the State's 19.1 percent rate of housing growth during the same period, with Lake City's growth rate being negative. In the period between 2000 and 2014, however, the City, County, and State rates exhibited the following rates of growth: 6.1, 14.1, and 23.2 percent, respectively.

As in most communities, single family detached units account for most of the housing in the City of Lake City, comprising 70 percent of the City's housing stock in the five-year period ending in 2014. About 16.3 percent of dwelling units were in multi-family structures like apartments and duplexes. Manufactured homes accounted for approximately 13 percent of the housing stock.

Table 7.1 also shows the age of the housing stock in Lake City. The ACS estimate records the median year that structures were built as 1968, compared to 1982 and 1986 for the County and State, respectively. About 44.6 percent of the dwellings in Lake City were built in 1939 or earlier.

Table 7.1
HOUSING CHARACTERISTICS
2000, 2010*, 2014*

	CITY OF LAKE CITY		FLORENCE COUNTY		SOUTH CAROLINA	
	2000	2010	2014	2000	2010	2014
Total Year-Round Housing Units	2,769	2,722	2,939	51,636	57,406	58,912
Housing Units Built in 1939 or Earlier	227	211	1,310	2,381	2,762	3,011
Median Year Structure Built	1970	1973	1968	1978	1981	1982
Type of Unit						
Single Family Detached	1,999	1,853	2,058	32,266	35,052	36,566
Single Family Attached	156	25	20	815	847	787
Multi-Family	355	613	478	6,897	9,215	9,458
Manufactured Homes	259	231	383	11,843	12,242	12,057
Boat, RV, Van, etc.	0	0	0	15	50	44
Occupied Housing Units	2,451	2,406	2,525	47,147	51,636	51,794
Owner-Occupied	1,488	1,311	1,310	23,852	34,112	34,066
Renter-Occupied	798	1,095	1,215	12,604	17,524	17,728
Median Value of Owner-Occupied Housing (\$)	55,400	82,900	80,100	85,200	108,400	118,100
Median Rent of Renter Occupied Housing (\$)	301	524	605	452	607	668
Sources:	US Census, 2000; and ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.					

HOUSING TENURE

Table 7.1 also provides data on housing occupancy and value characteristics. These characteristics provide some insight into the occupancy and value of housing in Lake City, Florence County, and South Carolina in 2000, 2006-2010, and 2010-2014.

An estimated 85.9 percent of all year-round housing units in Lake City were occupied in 2014, compared with 88.5 percent in 2000. Owner-occupied units accounted for 51.9 percent of all occupied housing units in 2014. The number of renter-occupied units in Lake City and the County, as well as statewide increased between 2000 and 2014. The number of owner-occupied units in the City declined by 12 percent between 2000 and 2014, but grew in the County and State by 42.8 and 57.2 percent, respectively, during the same period.

HOUSING VALUE AND COSTS

The cost of housing in a community is generally the deciding factor when people relocate. While it is attractive to have low cost housing available, it is equally important to have a variety of housing types from which to choose. The “trickle-down” effect, the process of residents buying or moving into more expensive housing when their financial situations allow thus freeing less expensive housing for persons with lower incomes, only works when there are homes available. Conversely, older residents are often looking to downsize by moving into housing that is smaller, requires less maintenance, and is generally less expensive than their previous home. Quality housing that meets these diverse economic and social needs is essential to a balanced and sustainable housing mix within a community.

According to the 2000 Census, the median value for owner-occupied housing units in Lake City was \$55,400 – lower than the median value for owner-occupied units in Florence County at \$85,200 and the statewide value at \$94,900. In comparison, the Lake City median value of owner-occupied housing in the 2010-2014 period was a substantial increase over the 2000 figure, rising by 44.6 percent during the period. During the same period, median gross rent in Lake City was lower at \$605 per month than for the County at \$668 and statewide at \$784. The median gross rent rose by over 100 percent between the 2000 Census and the ACS 2010-2014 survey period in Lake City. Table 7.1 provides data on median value and median gross rent in 2000, 2006-2010, and 2010-2014 for the City of Lake City, Florence County, and South Carolina.

A more detailed analysis of housing value included in Table 7.2 reveals that the values of owner-occupied housing in Lake City and Florence County were lower than State values in the five-year period from 2010-2014. Over 41 percent of the owner-occupied units in Lake City were valued from \$50,000 to \$99,999 – larger than Florence

County at 24.2 percent and the State at 20.2 percent. Almost 15 percent of owner-occupied homes in Lake City were valued at from \$100,000 to \$149,999 – less than that of County homes at 20.3 percent and homes statewide at 19.7 percent. At the other end of the spectrum, 26 percent of owner-occupied homes in Lake City are valued at under \$50,000 – a percentage higher than countywide at 18.3 percent and the statewide rate of 14.7 percent. This data indicates a large amount of less expensive/affordable homes in the Lake City housing market, making it desirable for families just starting out, retirees wishing to downsize, or those with lower incomes to enter the market.

Table 7.3 provides a more detailed examination of rental costs in the City of Lake City during the five-year period from 2010-2014. More than one-quarter (25.7 percent) of Lake City renters paid from \$300 to \$499 a month for rent. This percentage is much higher than the State at 9.9 percent and Florence County at 15.0 percent. About 11.7 percent of renters in the City paid less than \$300 – a higher percentage than that of County renters at 7.4 percent and renters statewide at 5.2 percent.

SUBSTANDARD HOUSING CONDITIONS

Since the 1960 Census, the Census Bureau does not break down housing conditions to the same degree of substandard (deteriorated or dilapidated) condition as in previous Census years. The Census now determines housing conditions based on the lack of one or more plumbing facilities.

A unit is generally considered to be substandard if it lacks one or more plumbing facilities. Plumbing facilities are defined as hot and cold piped water inside the structure, a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Lacking one or more of the above facilities is considered as lacking complete plumbing facilities.

According to the ACS data shown in Table 7.4, 30 houses in Lake City lacked complete plumbing facilities, just over one percent of the total housing stock. Likewise, less than one-half of one percent of the houses in Florence County lacked complete plumbing facilities in the five-year period from 2010-2014.

As stated earlier, the Census no longer takes into account structural conditions. Therefore, a unit may possibly have complete plumbing facilities, but still be structurally unsound. A windshield survey should identify such housing, based on the following criteria:

Table 7.2
HOUSING VALUES FOR OWNER-OCCUPIED UNITS
2000, 2010*, and 2014*

Housing Unit Value	CITY OF LAKE CITY						FLORENCE COUNTY						SOUTH CAROLINA						
	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014	
#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$50,000	618	41.5	297	22.7	341	26.0	4,003	16.8	6,269	18.4	6,223	18.3	103,516	13.2	169,766	13.9	181,039	14.7	
\$50,000 to \$99,999	653	43.9	513	39.1	543	41.5	10,769	45.1	9,526	27.9	8,236	24.2	320,410	40.9	267,976	22.0	249,472	20.2	
\$100,000 to \$149,999	114	7.7	268	20.4	191	14.6	4,691	19.7	7,101	20.8	6,921	20.3	173,497	22.1	243,160	20.0	242,385	19.7	
\$150,000 to \$199,999	55	3.7	144	11.0	150	11.5	2,045	8.6	4,777	14.0	4,767	14.0	86,657	11.1	185,158	15.2	194,370	15.8	
\$200,000 to \$299,999	21	1.4	52	4.0	31	2.4	1,571	6.6	3,793	11.1	5,011	14.7	58,246	7.4	172,145	14.1	185,092	15.0	
\$300,000 to \$499,999	18	1.2	22	1.7	54	4.1	571	2.4	1,888	5.5	2,181	6.4	28,626	3.7	111,843	9.2	115,188	9.3	
\$500,000 to \$999,999	9	0.6	15	1.1	0	0.0	177	0.7	598	1.8	679	2.0	9,893	1.3	50,269	4.1	49,428	4.0	
\$1,000,000 or more	0	0.0	0	0.0	0	0.0	25	0.1	160	0.5	48	0.1	3,064	0.4	17,187	1.4	15,170	1.2	
Total	1,488	XX	1,311	XX	1,310	XX	23,852	XX	34,112	XX	34,066	XX	783,909	XX	1,217,502	XX	1,232,154	XX	

Sources: US Census, 2000; and, ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Table 7.3
**MONTHLY GROSS RENT FOR RENTER-OCCUPIED UNITS
 2000, 2010*, and 2014***

Housing Unit Value	CITY OF LAKE CITY						FLORENCE COUNTY						SOUTH CAROLINA						
	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014	
#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Less than \$200	155	19.4	52	5.3	54	5.1	982	7.8	465	3.0	275	1.8	27,496	6.5	12,666	2.7	8,355	1.6	
\$200 to \$299	178	22.3	193	18.6	69	6.6	1,363	10.8	878	5.7	879	5.6	31,965	7.6	17,906	3.8	18,480	3.6	
\$300 to \$499	240	30.1	214	21.7	270	25.7	4,683	37.0	3,116	20.3	2,342	15.0	122,673	29.1	66,910	14.3	50,551	9.9	
\$500 to \$749	65	8.1	389	39.5	392	37.3	3,417	27.1	7,135	46.5	6,407	40.9	139,071	33.0	168,984	36.2	154,419	30.4	
\$750 to \$999	15	1.9	127	12.9	233	22.1	529	4.2	2,679	17.5	3,837	24.5	40,644	9.7	120,234	25.7	146,111	28.7	
\$1,000 to \$1,499	18	2.3	11	1.1	34	3.2	256	2.0	822	5.4	1,656	10.6	13,136	3.1	54,561	13.8	100,253	19.7	
\$1,500 or more	0	0.0	0	0.0	0	0.0	99	0.8	247	1.6	257	1.6	4,277	1.0	16,080	3.4	30,447	6.0	
No Cash Rent	127	15.9	109	XX	163	XX	1,285	10.3	2,132	XX	2,075	XX	41,884	9.9	57,141	xx	54,925	xx	
Total Units	798	XX	986	XX	1,052	XX	12,604	XX	15,342	XX	15,653	XX	421,146	XX	467,351	XX	506,636	XX	

Sources: US Census, 2000; and, ACS 5-Year Estimates, 2006-2010 and 2010-2014.
(Note: Percentages included in ACS data do not include units not paying cash rent.)

Table 7.4
HOUSING CONDITIONS
2000, 2010,* and 2014*

	CITY OF LAKE CITY			FLORENCE COUNTY			SOUTH CAROLINA		
	2000	2010	2014	2000	2010	2014	2000	2010	2014
Housing Units Lacking Complete Plumbing Facilities	64	0	30	263	218	205	9,521	8,348	7,185
Housing Units Lacking Complete Kitchen Facilities	49	0	44	276	230	336	8,398	10,317	12,420

Sources: US Census, 2000; and, ACS 5-Year Estimates (*), 2006-2010 and 2010-2014.

Sound: Unit is in good repair and there is no visible sign of defect;

Deteriorating: Unit needs more repair than would be provided in the course of regular maintenance. These are intermediate defects that should be addressed if the unit is to continue to provide safe and adequate shelter; and,

Dilapidated: Unit has critical defects that can be corrected only by extensive repairs. In some instances, defects may be so serious that it may not be feasible to repair the structure.

AFFORDABLE HOUSING

The majority of Lake City's housing tenure in 2000, 2010, and 2014 was owner-occupancy, with both the number and rate of home ownership in the City declining over the fourteen-year period. Renter-occupied units experienced an increase in the number and proportion of these units during this period. This is indicated in the change in renter-occupancy from 798 (32.5 percent) in 2000 to 1,215 (48.1 percent) in 2014.

Increasing housing costs, coupled with relatively low wages, make home buying difficult for lower income families, young couples, and single persons. One primary

concern for both existing and prospective residents of Lake City is that there should be an adequate supply of housing for sale and rent at a price that is affordable. A standard definition of "affordable housing" is as follows:

- Sale Units: Housing for which total housing costs (PITI & fees) constitute no more than 28 percent of the annual household income for a household earning no more than 80 percent of the County's median household income, by household size; and,
- Rental Units: Housing for which the rent and utilities constitute no more than 30 percent of the annual household income for a household earning no more than 80 percent of the County's median household income, by household size.

Affordable housing is a very important issue to residents in Lake City. The cost of housing must be in proportion with household incomes if a community is to meet future housing needs. Lending institutions base affordability generally on housing costs not exceeding 2.5 times the gross household income. This translates into about 30 percent of household income for gross housing expenses. It is universally accepted that a housing unit is considered affordable if it costs no more than 30 percent of the occupant's income. Conversely, a household is considered cost-burdened if its occupants are paying more than 30 percent of their income for housing costs. Data provided by the Census is useful in developing a picture of housing affordability in the City of Lake City. Based on data provided in Table 7.5, median homeowner costs are only 21.7 percent of household income in Lake City – well within the definition of affordable housing and slightly higher than the percentage countywide at 20.6 percent and lower than the percentage statewide at 22.5 percent.

Median rental housing costs are above the affordable range for Lake City residents. In the 2010-2014 period, monthly median gross rent comprised 36 percent of household income in the City, representing a proportion which is higher than both the state (at 31.6 percent) and Florence County (at 29.9 percent).

Additional data in Table 7.6 depicting housing costs as a percentage of household income provide more detailed insight into housing affordability conditions in Lake City. Approximately 26 percent of homeowners in Lake City (338 housing units) who owned their own homes paid mortgages that totaled 30 percent or more of their household income in the five-year period from 2010-2014. This was a lower percentage than statewide at 19.5 percent. Over 64 percent of renter households in Lake City (643 units) pay rent that exceeds 30 percent of their household income.

Table 7.5
OWNER AND RENTER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME
2000, 2010,* and 2014*

	Median Selected Owner Costs as a Percentage of Household Income						Median Gross Rent as a Percentage of Household Income					
	With a Mortgage			Without a Mortgage			2000			2010		
	2000	2010	2014	2000	2010	2014	2000	2010	2014	2000	2010	2014
	\$	\$	%	\$	\$	%	\$	\$	%	\$	\$	%
Lake City	605	24.4	902	23.1	865	21.7	238	10.2	349	13.9	335	14.1
Florence County	822	19.6	1,043	21.4	1,097	20.6	236	<10.0	302	10.2	321	10.5
South Carolina	894	20.5	1,167	23.0	1,201	22.5	240	<10.0	324	11.3	347	11.3

Sources: US Census, 2000 (Tables H070 and H095); and, ACS 5-Year Estimates (*), Tables B25071 and B25092, 2006-2010 and 2010-2014.

Table 7.6
**SELECTED MONTHLY COSTS AND GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME
 CITY OF LAKE CITY, 2000, 2010,* AND 2014***

Percentage of Household Income	Selected Monthly Costs – Owners						Gross Rent -- Renters					
	2000		2010		2014		2000		2010		2014	
# of Units	%	# of Units	%	# of Units	%	# of Units	%	# of Units	%	# of Units	%	
Total Units	1,488	100.0	1,300	100.0	1,298	100.0	798	100.0	925	100.0	1,046	100.0
Less than 20%	601	40.4	681	52.4	744	57.3	159	19.9	131	14.2	126	12.1
20 to 24%	148	9.9	122	9.4	114	8.8	51	6.4	149	16.1	94	9.0
25 to 29%	103	6.9	158	12.1	102	7.9	48	6.0	150	16.2	183	17.5
30 to 34%	130	8.7	31	2.4	138	10.6	16	2.0	17	1.8	109	10.4
35% or more	309	20.8	308	23.7	200	15.4	255	32.0	459	49.6	534	51.0
Not Computed	56	3.8	11	XX	12	XX	172	21.6	170	XX	169	XX

Sources: US Census, 2000; ACS 5-Year Estimates (*), 2006-2010 and 2010-2014; and, Pee Dee Regional Council of Governments, 2016.

Manufactured Housing as Affordable Housing - Cities and towns across South Carolina, including Lake City, traditionally have restricted the location and use of mobile and manufactured housing, effectively pushing this type of housing to less restrictive, unincorporated areas.

While mobile or manufactured housing is not designed or intended exclusively for low-income occupancy, such housing frequently is linked to low-income residency because of economics. Mobile or manufactured homes, costing about 30 percent less than stick-built housing, appeals principally to lower income and fixed income households. This form of housing is designed to meet the need for lower cost housing. As such, the housing market and, indeed, Lake City and Florence County may expect an even larger inventory of such housing in the future.

PUBLIC, AFFORDABLE, AND ASSISTED HOUSING PROGRAMS

There are a number of agencies and organizations whose activities offer housing options and improvements to residents in Florence County. They are discussed below.

Obtaining affordable, clean, and safe housing is one of the highest priorities for families. The provision of affordable housing options is the primary goal of the United States Department of Housing and Urban Development (HUD), which administers many programs that are focused on achieving that goal.

South Carolina Housing Finance and Development Authority (SCHFDA) - The State Housing Finance and Development Authority offers homeownership and rental programs to qualified candidates. Homeownership programs include first time homebuyer loans, down payment assistance, and a single parent loan program. The SCHFDA also administers the Home Investment Partnerships Program (HOME), a federal program established under the Cranston-Gonzales National Affordable Housing Act of 1990. The HOME program is designed to promote partnerships among the federal government, state and local governments, nonprofit and for-profit sectors that build, own, manage, finance and support low-income housing initiatives.

The SCHFDA manages several statewide rental assistance programs including the Section 8 Housing Choice Voucher Program, usually administered by local housing authorities. Other rental assistance programs include the Low-Income Housing Tax Credit Program and the Multifamily Tax Exempt Bond Financing Program. HUD-assisted rental housing in Florence County include complexes serving families, the elderly, or the disabled.

In 1992, South Carolina enacted the South Carolina Housing Trust Fund. This legislation commits revenues from an increase in the documentary stamp tax on real estate sales to the development of affordable housing. The fund collects approximately two million dollars annually. Allowed uses include housing for families, the elderly, the special needs population and transient housing. To be eligible a development must have at least 20 percent of its units occupied by households earning at or below 50 percent of the area median income or 40 percent of its units occupied by households earning at or below 60 percent of the area median income.

United States Department of Agriculture (USDA), Rural Development - USDA has a variety of programs with loans and grants for rural development and housing. Rural residents can seek assistance through the USDA Rural Development Office. Some of the services provided include direct and guaranteed loans for income-qualified candidates, rental assistance, rural rental housing programs, farm labor housing programs, and home repair loans and grants. Table 7.7 lists the USDA Rural Development subsidized rural multi-family apartment complexes in Florence County.

Table 7.7
INVENTORY OF ASSISTED RENTAL HOUSING
FLORENCE COUNTY
2016

Project & Location	Type of Complex	Total Units	Assisted Units	Percent Assisted
Pine Acres Apts 113 Hicks Road, Coward	Elderly	6	6	100.0%
Spring Hill Apts 263 S. Pine Street, Johnsonville	Family	24	22	91.7%
Bailey Gardens Apts 258 Retha Drive, Lake City	Elderly	24	24	100.0%
Cole Road Apts 324 Koger Circle, Lake City	Family	40	39	97.5%
Lake City Apts 220 Kelly Street, Lake City	Family	38	38	100.0%
Palmetto Frond Apts 304 Frond Circle, Lake City	Family	32	32	100.0%
Swann Lakes Apts 212 Peggy Court, Lake City	Elderly	24	24	100.0%
Pembrook Apts 464 East Sixth Street, Pamplico	Family	24	20	83.3%
Sparrow Ridge Apts 701 E. Smith Street, Timmonsville	Family	24	24	100.0%
Timmonsville Green 701 w. James Street, Timmonsville	Family	32	30	93.8%

Table 7.7 (cont'd)
INVENTORY OF ASSISTED RENTAL HOUSING
FLORENCE COUNTY
2016

Project & Location	Type of Complex	Total Units	Assisted Units	Percent Assisted
SC Housing and Development Authority Section 8 Properties				
Johnsonville Apts* 311 Liberty Street, Johnsonville	Family	--	--	--
Mt. Zion I & II 619 Ervin Street, Florence	Family	--	--	--
Pelican House, Inc.** 300 Conyers Ave., Florence	Elderly	--	--	--
Village Creek, ALP 2212-J Pamlico Hwy., Florence	Family	--	--	--
Wren Village* 104 N. Matthews Road, Lake City	Family	--	--	--
Hickory Knoll Apts 2206 Pamlico Hwy., Florence	Elderly	--	--	--
Willow Glen Apts 226 E. Howe Springs Road, Florence	Elderly	--	--	--
New Hope/New Hope II Apts 2111 Pine Forest Drive, Florence	Disabled			
The Trellis Apts 2827 S. Canal Drive, Florence	Disabled			

Note: * - Lake City Housing Authority ** - Florence Housing Authority
Source: USDA, Rural Development, Multi-Family Housing Rentals County Selections, 2015; SC Housing and Development Authority, SC Section 8 Properties by County, 2016; and US HUD, Affordable Apartment Search SC (http://www.hud.gov/apps/section8/results.cfm?city_name_text=FLORENCE)

These properties are serviced by approved management agencies that provide required annual tenant certification processing for their residents.

Fair Housing - The Fair Housing Act was passed by Congress in 1967 and amended in 1988. The Act and its amendments protect individuals from housing discrimination because of their race, color, national origin, religion, sex, disability, or familial status. Under the law, these are defined as "protected classes." The Fair Housing Act is enforced by the United States Department of Housing and Urban Development (HUD). The South Carolina Human Affairs Commission enforces state laws against discrimination and also protects individuals against retaliation – acts of harm to those who have asserted their fair housing rights

The South Carolina Centers for Equal Justice is a statewide law firm that provides legal services to eligible South Carolinians. There are 13 offices across the state. The center provides legal representation, counsel, education, and outreach in a variety of areas. Those areas pertaining to housing and income include the following: housing (evictions, foreclosures, home and real estate ownership); consumer (loan and installment purchases, bankruptcy, claim and delivery, credit actions); public benefits (Social Security, SSI, food stamps, TANF, Medicare, Medicaid, veteran's benefits, driver's

license reinstatement); employment (wage claims, working conditions, unemployment compensation); and, migrant farm workers (individual rights, public benefits, employment).

Special Needs Housing - Due to unique circumstances, certain populations of Florence County require special services in order to meet their housing needs. Although Florence County Government does not provide any type of special housing, this need is being addressed by state agencies, nonprofit organizations, and faith-based groups. In the County, there are special needs housing and services for persons with disabilities, the elderly, children (shelters and foster home care), persons coping with addiction/rehabilitation or with health-related conditions as well as temporary and transitional housing for victims of domestic violence.

As the population of Florence County ages and baby boomers look to alternative housing options, the availability of appropriate housing for older residents becomes increasingly important. There are several types of housing for the elderly, representing a range of assistance and care options.

Nursing homes are facilities that provide nursing or convalescent care for two or more persons unrelated to the licensee. A nursing home provides long-term care of chronic conditions or short-term convalescent or rehabilitative care of remedial ailments for which medical and nursing care are necessary. Although some residents are admitted for shorter convalescent or rehabilitative stays following hospitalization, most nursing facility residents are older adults who require long-term care. Table 7.8 indicates that there are ten nursing homes in Florence County, providing space for up to 915 residents.

Community Residential Care Facilities, also referred to as Assisted Living Facilities, offer room and board for two or more persons unrelated to the licensee. These facilities are designed to accommodate changing needs and preferences of residents; maximize the dignity, autonomy, privacy, independence, and safety of residents; and encourage family and community involvement. Also included is any facility (other than a hospital) which offers a beneficial or protected environment specifically for individuals who have mental illness or disabilities. Twenty-two community residential care facilities in Florence County are listed, with a capacity of up to 663 residents.

BARRIERS TO AFFORDABLE HOUSING

Communities that strive to ensure a diverse mix of housing face barriers when trying to provide affordable housing. The greatest barrier to affordable housing is the availability and price of land. The rising cost of land and the widening gap between income and housing costs contribute to this obstacle. Another impediment is financing. Federal funding for housing has been steadily declining and state and local governments struggle to compensate for this loss in revenue. Furthermore, building regulations and government fees can make affordable housing even more challenging. These include costs and fees associated with land development regulations, zoning, building code, and infrastructure fees (tap fees).

Table 7.8
NURSING HOMES & ASSISTED CARE FACILITIES
IN FLORENCE COUNTY

Facility Name	Address	Total Beds
Nursing Homes		
Commander Nursing Center*	4438 Pamplico Hwy. Florence	163
Dr. Ronald E. McNair Nursing and Rehabilitation Center	56 Genesis Dr. Lake City	88
Faith Healthcare Center	617 W. Marion St. Florence	104
Florence Rehab and Nursing Center	133 W. Clarke Rd. Florence	88
Heritage Home of Florence	515 Warley St. Florence	132
Honorage Nursing Center*	1207 N. Cashua Dr. Florence	88
Lake City-Scranton Healthcare Center	1940 Boyd Rd. Scranton	88
Methodist Manor Healthcare Center	2100 Twin Church Rd. Florence	32
Presbyterian Communities of South Carolina – Florence	2350 W. Lucas St. Florence	44
Southland Healthcare Center	722 Dargan St. Florence	88
Community Residential Care Facilities		
Acline Place	200 S. Acline St. Lake City	8
Beard Residential Care Facility #1	123 N. Warren St. Timmonsville	10
Beard Residential Care Facility #2	301 N. Orange St. Timmonsville	8
Beard Residential Care Facility #3	201 N. Brockington St. Timmonsville	8
Brookdale Florence* **	1938 Mountain Laurel Ct. Florence	90

Table 7.8
**NURSING HOMES & ASSISTED CARE FACILITIES
 IN FLORENCE COUNTY**

Facility Name	Address	Total Beds
Community Residential Care Facilities (cont'd)		
Burgess Residential Care #3	615 W. Evans St. Florence	9
Burgess Residential Care Facility	2591 S. Brehenan Dr. Florence	9
Carolina Place	240 Charles St. Lake City	8
Carolinian*	718 Dargan St. Florence	38
Carriage House Senior Living of Florence	739 S. Parker Dr. Florence	80
Elmcroft of Florence* **	3006 Hoffmeyer Rd. Florence	82
Evelyn's Residential Care Facility	162 S. McQueen St. Florence	9
Genes Residential Care Facility #1	607 W. Sumter St Florence	6
Gene's Residential Care Facility #2	2385 Pamplico Hwy. Florence	47
Gene's Residential Care Facility #3	1312 W. Evans St. Florence	9
Hannah Residential Manor, Inc.	3750 Sheminally Rd. Pamplico	48
Johnsonville Adult Care Services*	351 S. Midway Hwy. Johnsonville	22
PADD-Wren Home	2350 Regional Rd. Florence	6
Pee Dee Gardens* **	3117 W. Palmetto St. Florence	80
Presbyterian Communities of South Carolina – Florence* **	2350 W. Lucas St. Florence	47
Victorian Home	313 Warley St. Florence	5
Wesleyan Suites	2100 Twin Church Rd. Florence	34

* - Certified for Alzheimers Care

** - Certified for Alzheimers Unit

Note: May not be a complete listing of existing facilities.

SOURCE: S. C. Department of Health and Environmental Control, Division of Health Licensing, Licensed Facilities by Type, November 3, 2016.

HOUSING OBJECTIVES

Protect and maintain the existing supply of quality housing. Most of the housing in Lake City is structurally sound and located in stable residential areas. Such conditions should be maintained with appropriate protective zoning and development regulations.

Increase the number of structurally sound, low to moderate income housing. This can be accomplished by allowing manufactured housing in the areas zoned to allow such housing and rehabilitating existing substandard housing with assistance from agencies and organizations providing such assistance.

Increase the supply of buildable sites. This can be accomplished by annexing large tracts of land and by offering incentives for developers to build inside the City.

Provide housing opportunities to meet changing market and lifestyle preferences. The housing market and housing preferences are changing, indicating the need for housing alternatives in the City, such as manufactured and multi-family housing.

Remove barriers to the development of affordable housing. City officials should review and analyze land use and zoning policies that constitute barriers to affordable housing.

Protect and enhance historically significant housing units.

CHAPTER 8

LAND USE ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

Method of Survey - The existing land use section consists of an existing land use map and an analysis of land uses in Lake City. The base data presented here will assist in the preparation and implementation of a long-range development plan for the City. To obtain data for the existing land use, a field survey was conducted in the late 1990s and updated based on local officials' knowledge and County GIS data by tax parcel since that time. The principal use of each parcel of land was recorded. The existing land use was plotted on a base map which shows streets and property lines.

Classification of Land Use - The categories used to classify land uses in the study area are single family residential, multi-family residential, commercial, industrial, public/semi-public, streets and public rights-of-way, and vacant. The total area for each land use category was calculated and used as a portion of the data base for the future land use projections.

Existing Land Use Analysis - The City of Lake City encompasses approximately 3,476 acres, or 5.4 square miles. Of this total, 1,974.5 acres (56.8 percent of the total area) are developed. The remaining area is presently undeveloped and constitutes 1,501.2 acres.

Land Development Issues and Concerns (Needs) - Issues and concerns discussed in this section include incompatible, mixed land use; manufactured homes; industrial siting; housing and neighborhood revitalization; storm drainage; and, other issues such as the need for land development planning and management.

Future Land Use Plan - The Future Land Use Plan includes proposals for the type and location of land which will be developed in the City within the next twenty years. The existing land use section of this report established the current land use patterns. The Future Land Use Plan evaluates the past, projects into the future, and attempts to offer solutions to development problems which currently confront the City. It is essentially a guide for the physical development of the area.

Land Use Goals and Strategies - The development and adoption of land use goals form a foundation for planning and is intended to enable this Land Use Element to serve as an effective guide for future land use development. Goals are identified as broad guidelines upon which specific strategies are based. Strategies are to be used as aids in directing the desired physical development of Lake City. The strategies will provide local officials and the public with guidance for creating an environment or pattern of development where the various uses of land complement rather than conflict with each other.

Land Use Goals/Objectives -

Efficient use of land. Since land is a limited commodity, it must be used in an efficient manner in order to meet increasing demands placed upon it by urban growth. The land use patterns established in this document should promote the highest degree of health, safety, and welfare for all portions of the City. Conflicts between residential, commercial, industrial, and other uses should be kept to a minimum in order to protect and enhance property values.

Adequate and convenient sites for future business, educational, and recreational facilities and the improvement of existing facilities. As the population grows, additional space will be needed for commercial establishments and community facilities such as libraries, post offices, schools, and fire stations. These land uses should be planned, designed, and located to best satisfy the needs of a growing population and to insure that vital services can be provided by the most cost-effective methods.

Residential areas that are safe and protected from mixed land uses and substandard development. There are attractive neighborhoods in the City of Lake City. It is important to preserve good residential areas, to upgrade those that are declining, to redevelop those that are substandard, and to provide orderly development for future residential areas.

An efficient transportation system for the safe and convenient movement of people, goods, and services within the planning area. The selection of trafficway locations is not a random process but actually is tied very closely to the consideration of a desirable land use pattern. It is vitally important to make the most efficient use of the existing transportation system to meet future requirements.

Sufficient and orderly extension of utilities and public services. Adequate water and sewer facilities, police and fire protection, refuse pick-up and disposal, and other governmental services should be available in all areas of the City. These services can best be provided if the City follows up-to-date policies for utility extensions.

Proper location of industry. Industrial uses should be grouped so that services can be provided in the most cost-effective method. Furthermore, industry should be located away from existing and future residential and commercial uses to prevent the mixing of incompatible land uses.

Implementation of Strategies - The Land Use Element of the Comprehensive Plan cannot be effective unless the Planning Commission and the City Council institute measures to insure its implementation. To accomplish this task, certain regulatory devices are needed. These devices, often referred to as land use controls, are the responsibility of both the Planning Commission and the City Council. Further details on the nature of these controls is discussed in this section.

INTRODUCTION

Planning for the optimal use of land has become a vital instrument for guiding urban growth and providing a healthy and aesthetically pleasing environment. To provide for proper development, City officials and citizens should insure that the pattern of land use will promote the highest degree of health, safety, efficiency, and well-being.

It is not the purpose of this element of the Plan to indicate how each parcel of land is to be used, nor to show where each school, recreation area, shopping center, or the like should be located. Rather, it is intended to show general areas which should be set aside for future residential, commercial, industrial, and public/semi-public uses. It contains principles and policies to be used as a frame of reference to guide decisions and land development. The Plan is not all-inclusive. Changes and modifications may be necessary, as it would be impossible for a plan to cover every situation that might arise.

The Land Use Element of the Plan contains two major sections. The first section sets forth the existing land use patterns and distributions. The second section, Future Land Use Plan, is a guide for the long range physical development of the City and is based on goals, accepted principles of urban land development, population, the existing land use, and the City's physical characteristics.

In combination, the Existing Land Use and the Future Land Use Plan form the basis for making decisions about urban development.

METHOD OF SURVEY

The existing land use section consists of an existing land use map and an analysis of land uses in Lake City. The base data presented here will assist in the preparation and implementation of a long-range development plan for the City. To obtain data for the existing land use, a comprehensive field survey was conducted in March of 2017 and updated based on local officials' knowledge of the City and County GIS data by tax parcel since that time. The principal use of each parcel of land was recorded and the existing land use was plotted on a base map which shows streets and property lines.

The categories used to classify land uses in the study area are single family residential, multi-family residential, commercial, industrial, public/semi-public, streets and public rights-of-way, and vacant. The total area for each land use category was calculated and will be used as a portion of the data base for the future land use projections.

CLASSIFICATION OF LAND USE

The following is a more detailed description or explanation of the land use categories identified above.

Single Family Residential - consists of all single-family detached residential units on individual lots excluding manufactured homes on individual lots.

Multi-Family Residential - consists of all duplexes, apartment houses, condominiums, manufactured home parks, and any attached single family units.

Commercial - consists of all retail and wholesale trade outlets; business and repair services; finance, insurance, and real estate services; personal and professional services; and hotels and motels.

Industrial - consists of all manufacturing, fabrication, and industrial plants, shops, mills, or yards (including salvage). Also includes warehouses for storage, transmission towers, transportation terminals, utility substations and other industrial uses.

Public/Semi-Public - includes all educational, religious, recreational, governmental, cultural, and fraternal uses, as well as places of assembly.

Streets and Public Rights-of-Way - includes all public streets, including rights-of-way and railroads.

Vacant - consists of all land not otherwise coded.

EXISTING LAND USE ANALYSIS

The City of Lake City encompasses approximately 3,476 acres, or 5.4 square miles. Of this total, 1,974.5 acres (56.8 percent of the total area) are developed. The remaining area is presently undeveloped and constitutes 1,501.2 acres.

The accompanying table and map provide existing land use data and shows the spatial relationship between the different land uses, each of which is discussed below.

Residential - Residential development represents the largest land use category among the developed land uses in the City. One-third of the developed land is utilized by single family (33 percent), manufactured homes (0.6 percent), and multi-family (10.1 percent) residences.

Commercial - Commercial development occupies 245.9 acres, or 12.4 percent of the developed land and 7.1 percent of the total area. Most of the commercial acreage is located downtown in the Central Business District, along Ron McNair Boulevard, from the northern to the southern end of the City.

Table 8.1
EXISTING LAND USE

LAND USE CATEGORY	EXISTING ACREAGE	PERCENT OF DEVELOPED AREA	PERCENT OF TOTAL AREA
Single Family Residential	652.1	33.0	18.8
Manufactured Homes	11.1	0.6	0.3
Multi-Family Residential	198.9	10.1	5.7
Total Residential	862.1	43.7	24.8
Commercial	245.9	12.4	7.1
Industrial	139.5	7.1	4.0
Public/Semi-Public	371.8	18.8	10.7
Streets and Public Rights-of-way	355.2	18.0	10.2
Total Developed Land	1,974.5	100.0	56.8
Total Undeveloped Land	1,501.2		43.2
TOTAL AREA	3,475.7		100.0

Sources: Field Survey, Pee Dee Regional Council of Governments, 2017; and, updates from aerial photography interpretation, and Florence County GIS Tax Parcel Information, 2017.

Industrial - Industrial uses account for approximately 139.5 acres of land in the City. This represents 7.1 percent of the developed land and 4.0 percent of the total land in the City.

Public/Semi-Public - Public and semi-public uses occupy 371.8 acres, or 18.8 percent of the developed area. Uses in this classification located in the City include churches, cemeteries, schools, water and sewer facilities, governmental and recreational facilities.

Streets and Public Rights-of-Way - Public transportation facilities such as streets, railroads, and rights-of-way occupy about 355.2 acres of land. They account for 18 percent of the developed area and 10.2 percent of the total area.

Vacant - Approximately 1,501.2 acres are presently vacant or undeveloped. This represents over 43.2 percent of the total area of the City. Much of this use is comprised of wooded and agricultural lands.

LAND DEVELOPMENT ISSUES AND CONCERNS

Incompatible, Mixed Land Use - Incompatible, mixed land uses, in which residential, commercial, industrial and/or public and semi-public uses are interwoven, often lead to inconsistent and substandard development. Such development tends to adversely affect surrounding properties. Investment made by individual property owners are often affected. As will be noted later, even industrial development desires compatible neighbors.

Manufactured Homes - The use of manufactured homes to meet the housing needs of lower-income families is becoming increasingly popular. Past and projected national trends point strongly toward the manufactured home industry as the primary supplier of future low-income housing, primarily because of dramatic increases in the cost of traditional housing.

The trend toward increased manufactured home use is quite evident in Florence County. Large mobile home parks and mobile homes on individual lots are prevalent throughout the County.

Industrial Siting - Several problems emerge when dealing with industrial development. First, industrial expansion in urban areas is sometimes competing with residential development for choice development sites (developable sites with water and sewer). With these normally incompatible uses occasionally locating adjacent to one another, problems are bound to arise. Most manufacturing or light industry operations can be made compatible neighbors for residential areas, if proper planning and design standards are applied (appropriate buffers, limits on emissions, etc.). Residential neighborhoods are legitimately concerned over potential intrusion by manufacturing concerns.

Interestingly, industrial prospects also are concerned about their neighbors. Industries wish to protect the considerable investment they have made in sites and buildings as well. In many cases, industries prefer zoning or other standards - standards which may alter their plans somewhat, but which also require development locating next to them to meet similar standards. As with airports, industries are

sometimes the first to locate in an area, then are the subject of abuse when incompatible uses locate next to them.

The identification of prime industrial sites and the use of land development regulations to protect these areas is the most direct approach to industrial siting problems.

Housing and Neighborhood Revitalization - There are areas in the City that are physically distressed. Using Census data, as well as field surveys, critically distressed neighborhoods can be identified and neighborhood revitalization programs pursued. Community Development Block Grant and other programs can be brought to bear upon such conditions.

Storm Drainage - Due to the infrequency of major storms, proper storm water management is often neglected in land planning and development. And while these conditions do not readily surface during a land use survey, they often exist nonetheless.

The City of Lake City will have to address its storm drainage needs and adopt a Storm Drainage Ordinance. Enforcement of this ordinance will help to substantially resolve the problems of property damage, pollution and silting of creeks and streams, and health and safety hazards.

Other Issues - As a more general issue to conclude this listing of problems, it is important to review the overall need for land development planning and management in the City. Where will growth pressures be exerted ten years from now? Who directs growth?

Without control of urban services and/or development management regulations, the City might have little effect on development patterns. On the contrary, numerous competing development interests will continue to dictate the location of development, often with little regard for land use principles, efficient provision of public services, or the public safety and welfare in general.

A sound, orderly planning approach to the issues reviewed here and the energetic pursuit of planning principles through implementation of this Plan are the key to the City being able to guide growth.

The next two sections of this Plan deal precisely with such an orderly approach and implementation scheme to manage development.

FUTURE LAND USE PLAN

Orderly growth and timely provision of public services are the main reasons for developing a land use plan. The adopted plan should be used as a guide by City officials, developers, and interested citizens as plans for development are presented and as location and costs of future public facilities are determined. This is not to say that the proposed land uses are final, as physical characteristics, monetary policies,

and economic conditions may change as development occurs. The important point to remember is that a foundation for orderly, planned growth has been presented, with conflicting land uses separated, and with no more intensive land uses projected than the City and its residents can bear.

The Land Use Element of the Comprehensive Plan is designed to provide a general framework for the anticipated future growth of the City. The Future Land Use Plan includes proposals for the type and location of land which will be developed in the City within the next twenty years. The existing land use section of this report established the current land use patterns. The Future Land Use Plan evaluates the past, projects into the future, and attempts to offer solutions to development problems which currently confront the City. It is essentially a guide for the physical development of the area.

Projected Land Use Requirements - Future land use needs for Lake City are based on population projections discussed earlier in this plan. Normally, as the population grows, additional areas for residential, commercial, industrial, and public/semi-public uses will be required. However, with the number of housing units in the City and the substantial amount of undeveloped land, it is not expected that residential uses will require additional acres of land, keeping the total the same in the next twenty years. Any unforeseen residential growth will probably occur as a result of the gradual process of infilling of vacant lots in established residential areas.

Commercial land uses in Lake City are not likely to require any additional acres of land within the next twenty years due to the substantial amount of existing commercial acreage. Future commercial development is expected to occur in the north, northeast, and east areas of the City near existing commercial uses.

Likewise, Industrial land uses will not require additional acreage by 2035. If the City is fortunate to land new industrial development, most will occur in the southern portion of the City near existing industrial development.

Public and semi-public uses are not expected to require any additional acreage by 2035. Included in this acreage are religious, educational, recreational, and other governmental facilities.

Future acreage in streets and public rights-of-way is not projected because development of the other land use categories is expected to occur along existing roads. Currently, streets and public rights-of-way occupy 18 percent of the total developed land. This proportion is adequate to service future expansion, and development normally follows major transportation arteries.

Undeveloped land will occupy the remaining acres by 2035. This category is expected to remain steady in the twenty year period. Any unexpected new development will have over 1,500 acres of land in this category to utilize. Projected land uses (developed and undeveloped) are illustrated on the Future Land Use Map.

The land use proposals discussed above are generally based on a continuation of present trends and do not reflect any major revision to mobility patterns, energy availability, economic growth, etc. A major shift in these or other factors could alter these needs. Therefore, the potential impact of public policy on these land use projections cannot be underestimated. Public policies regarding the provision of public services such as water, sewer, and roads have a tremendous impact on how growth occurs and land is developed. Public policy, as reflected in zoning, subdivision regulations, and other land management tools, also affects the distribution of development and the consumption of undeveloped land.

The following section presents land use policies, goals, and objectives which are recommended to more effectively guide the development of the City of Lake City.

LAND USE GOALS AND STRATEGIES

Formulation of land use goals and strategies is fundamental and essential to the planning process. They are included in this plan as development and growth guides and represent procedures to be followed if the City is to develop in a systematic, orderly, and economically feasible manner.

The development and adoption of land use goals form a foundation for planning and is intended to enable this Land Use Element to serve as an effective guide for future land use development. Goals are identified as broad guidelines upon which specific strategies are based. Strategies are to be used as aids in directing the desired physical development of Lake City. The strategies will provide local officials and the public with guidance for creating an environment or pattern of development where the various uses of land complement rather than conflict with each other.

Land Use Goals - The following goals have been established and approved by the Lake City Planning Commission in order to more effectively guide development in the City of Lake City.

Efficient use of land. Since land is a limited commodity, it must be used in an efficient manner in order to meet increasing demands placed upon it by urban growth. The land use patterns established in this document should promote the highest degree of health, safety, and welfare for all portions of the City. Conflicts between residential, commercial, industrial, and other uses should be kept to a minimum in order to protect and enhance property values.

Adequate and convenient sites for future business, educational, and recreational facilities and the improvement of existing facilities. As the population grows, additional space will be needed for commercial establishments and community facilities such as libraries, post offices, schools, and fire stations. These land uses should be planned, designed, and located to best satisfy the needs of a growing population and to insure that vital services can be provided by the most cost-effective methods.

Residential areas that are safe and protected from mixed land uses and substandard development. There are attractive neighborhoods in the City of Lake City. It is important to preserve good residential areas, to upgrade those that are declining, to redevelop those that are substandard, and to provide orderly development for future residential areas.

An efficient transportation system for the safe and convenient movement of people, goods, and services within the planning area. The selection of trafficway locations is not a random process but actually is tied very closely to the consideration of a desirable land use pattern. It is vitally important to make the most efficient use of the existing transportation system to meet future requirements.

Sufficient and orderly extension of utilities and public services. Adequate water and sewer facilities, police and fire protection, refuse pick-up and disposal, and other governmental services should be available in all areas of the City. These services can best be provided if the City follows up-to-date policies for utility extensions.

Proper location of industry. Industrial uses should be grouped so that services can be provided in the most cost-effective method. Furthermore, industry should be located away from existing and future residential and commercial uses to prevent the mixing of incompatible land uses.

Residential Land Use Strategies - A variety of residential areas should be encouraged by allowing housing densities ranging from single-family to multi-family structures. Areas of high density should relate to the amount and type of public improvements (roads, water, sewer, etc.) available or planned.

Single-family residential areas should be developed in accordance with the following standards:

- a. Residential lots served by both sanitary sewer and public water systems should not be less than 7,500 square feet in area;
- b. Residential lots served by public water but not a sanitary sewer system should be at least 15,000 square feet or more in area, depending on County Health Department requirements; and,
- c. Residential lots that are not served by either public water or sanitary sewer system should not be developed at a density greater than one lot per acre.

Residential areas where maximum development is one dwelling unit per acre should provide:

- a. Street improvements to be a minimum of twenty feet in width, with an appropriate base as required by subdivision regulations;
- b. Water supply and septic tanks approved by the County Health Department; and,
- c. Adequate drainage and design standards as required by the subdivision regulations.

Single-family residential areas with development of two lots or more to the gross acre should require these minimum improvements:

- a. Paved streets;
- b. Street lighting and sidewalks;
- c. Adequate drainage;
- d. Publicly-owned and approved water supply; and,
- e. A sanitary sewer system.

Streets within residential areas should adequately service the development. Extraneous through traffic should be discouraged while retaining access to nearby development. They should be designed to fit the existing topography and could be of several varieties such as cul-de-sacs, curvilinear, and loop streets.

Residential developments should provide open space areas and preserve any unique natural features through design.

Manufactured home parks should be located in areas of high density residential housing. Manufactured home parks should:

- a. Have ample water, sewer, and storm drainage system;
- b. Be located adjacent to an adequate major thoroughfare system;
- c. Provide the residents protection by proper screening from adverse conditions adjacent to non-residential areas and streets;
- d. Provide open areas and parks for recreational activities;
- e. Be conveniently located with regards to public facilities, commercial areas, and work centers;
- f. Be designed to blend with the landscape and utilize natural features

and coverage to a maximum; and,

g. Provide adequate off-street parking for each dwelling unit.

Multi-family residential development should be developed in accordance with the following standards:

- a. Be located adjacent to a thoroughfare system of collector and arterial streets;
- b. Have adequate sanitary sewer, storm sewer, and public water systems; and,
- c. Be developed in the vicinity of commercial and/or service facilities.

Commercial Land Use Strategies - Areas established for business purposes should be adjacent to residential neighborhoods and not located within them.

Highway-oriented businesses should be concentrated in groups and located conveniently on major streets that will best serve the uses of the area.

Congestion should be minimized and safety assured by planning for controlled points of ingress and egress. Adequate traffic circulation and parking should be provided within the business development.

Business areas for neighborhoods should consist of neighborhood-oriented shopping and services only.

Business developments should be approved only after sufficient development aspects of the proposed site are analyzed and it is assured that street grades, intersections, access points, and rights-of-way are adequate.

Industrial Land Use Strategies - Existing industrial areas should be adequately protected from encroachment of incompatible land uses.

Existing industrial areas that are surrounded by predominantly developed land should be considered for possible redevelopment.

Since location requirements for industrial use are more critical than for residential use, industrial areas should be set aside on suitable terrain, on land not subject to flooding, and in areas with good access to highways and/or rail before the land is used for other purposes.

Water, gas, electricity, and sanitary sewer should be made available to industrial areas.

Industrial tracts should be provided with ample room for large one-level structures, parking and future expansion.

Landscaping and beautification of all industrial locations should be encouraged.

Public and Semi-Public Land Use Strategies - Future public buildings and sites should be reviewed and approved by the Planning Commission.

Public and semi-public buildings should be conveniently located and readily accessible to the people they serve.

Grouping of public uses should be encouraged to complement each other in design and function.

Schools should be located in accordance with the following standards:

- a. Elementary schools should be located near the residential areas served;
- b. Secondary schools should be conveniently located within the center of the service areas; and,
- c. School locations should be coordinated with the location of parks and playgrounds to permit maximum utilization of public land.

Urban development should be discouraged in areas more suitable for open space.

Utility Development Strategies - Adequate utilities should be extended to all developing areas in the City of Lake City on a priority basis.

All new developments, whether they are residential, commercial, industrial or recreational in character, should have all proper utilities installed by the development group, either public or private.

The extension of utilities of proper capacity in designated growth areas should precede development or be installed at the time development occurs.

The use of underground utilities should be encouraged where feasible. In areas where underground utilities are not practical, installations should be placed within easements provided along rear property lines.

When utility construction equipment, materials or hardware are stored out of doors, the site should be screened and landscaped in such a manner as not to detract from the surrounding area.

All future utility buildings should be located in non-residential areas. These buildings should be designed to complement the area in which they must be located.

IMPLEMENTATION STRATEGIES

The Land Use Element of the Comprehensive Plan cannot be effective unless the Planning Commission and the City Council institute measures to insure its implementation. To accomplish this task, certain regulatory devices are needed. These devices, often referred to as land use controls, are the responsibility of both the Planning Commission and the City Council. Further details on the nature of these controls is discussed below.

Land Development (Subdivision) Regulations - The subdivision of land is the initial step in the process of building a community. The quality of the subdivision and the standards which are built into them determine the form and character of a community. Once land has been divided into blocks, lots, and parcels and utilities have been installed, a development pattern is permanently established and unlikely to be changed. Subdivision regulations applied in advance of development provide the City with its only opportunity to insure that its new neighborhoods are properly designed. It is through these regulations that the development standards for the future are established.

Zoning Ordinance - The zoning ordinance is considered to be one of the principal tools for implementing the Land Use Element of the Comprehensive Plan. Zoning divides an area into districts - residential, commercial, and industrial - and establishes standards for each district. For example, the standards regulate permitted uses, density of population and structures, lot sizes, coverage of lots by buildings, building setbacks, off-street parking, and the like. Zoning should help to implement the land use plan and the established developmental policies. It is recommended that the existing zoning ordinance be updated to reflect the land use goals and strategies established in this Plan.

Codes and Ordinances - There are two types of regulations which are used to insure that new construction and existing structures meet minimum standards. Standards for new construction include building, plumbing, electrical, and gas codes. Existing structures are regulated through minimum housing codes. These codes assure structural strength, safety from fire, proper plumbing, safe electrical installation, basic sanitation facilities and adequate light and ventilation. Through the continued enforcement of these codes, the community will be assured of the stability and durability of its structures.

Utilities - Water and sewer facilities are essential in areas of high density. The extension of utilities can be an effective method for guiding the growth of a community. Development will be encouraged when water, sewer, electric and gas facilities are available. If facilities are unavailable or inadequate, development is stymied. For these reasons, it is important that realistic policies be adopted to govern the extension of utilities.

A policy should be adopted that would require appropriate size water lines to suit each land use category, which would provide sufficient volume and pressure for fire

protection and would insure adequate distribution of facilities that could be extended to future subdivisions.

There is an absence of sanitary sewer in portions of the City. The continued use of septic tanks as a means of sewage disposal may someday create a critical health problem. Sanitary sewer systems should be made available to all residents within the corporate limits of Lake City.

Implementation Action Plan - The following is a list of the specific actions necessary to achieve the above stated goals.

- The Lake City Planning Commission should complete and adopt the Comprehensive Plan for the City of Lake City. (December, 2017).
- The City Council should adopt the Comprehensive Plan for the City (April, 2018)
- The Lake City Planning Commission should review the Plan in 2022 and update it in 2027.
- The Lake City Planning Commission should recommend the update, adoption, and enforcement of land management ordinances by the City Council. More specifically, the following actions need to be taken:
 - The City should continue to enforce zoning in the City.
 - The Planning Commission should, in consultation with the City Council, develop the Lake City Land Development (Subdivision) Ordinance which provides minimum standards for development of subdivisions. (July, 2019)
- The Planning Commission should promote sound development of land resources by providing for the orderly growth of residential areas through long range development planning.
- The City Council and Planning Commission should provide for commercial services that are related to other uses and each other, are served by the necessary community facilities, and are conveniently accessible to the public.
- The City Council should provide and plan for efficient and beneficial industrial growth and placement.

CHAPTER 9

PRIORITY INVESTMENT ELEMENT

LAKE CITY COMPREHENSIVE PLAN

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SUMMARY

The 2007 South Carolina Priority Investment Act requires that local Comprehensive Plans include a Priority Investment Element. The Priority Investment Element addresses the coordination of major capital improvements as well as intergovernmental coordination, and provides direction for implementing many of the recommended strategies described in other elements of this plan. The element must also discuss potential methods of funding for the projects, considering all likely federal, state, and local sources.

Public Policy - The City of Lake City is responsible for public services which are planned, developed, and managed through public dollars. Property taxes, fees, and assessments provide the bulk of the funds that local governments have available to provide these services. Many times there are more capital projects than there is enough money to meet the needs of the community.

10-Year Capital Needs - The Planning Commission is required to prioritize a list of those capital projects in Lake City that are anticipated to be funded with public funds in the next ten years. The list of projects is to be reviewed and updated on an annual basis, and should include the projected useful life and implementation costs based on the best information available.

Capital Improvements Program - A Capital Improvements Plan (CIP) is an important tool in the efforts made by the City to guide and sustain positive growth in Lake City. When combined with the Comprehensive Plan, the CIP forms a framework for implementing recommended changes in a fiscally responsible manner, providing the basis for multi-year scheduling of public physical improvements.

Funding Mechanisms - Once projects are determined, the next step in the process is to determine the best way to fund the purchases or construction of the capital item. Various ways of funding potential capital improvement projects are listed. Ultimately, the City Council of Lake City is responsible for determining the most viable option for the funding of a particular item.

Intergovernmental Cooperation - The City of Lake City should seek to coordinate major capital improvements with other nearby governmental jurisdictions where possible. Coordination may include techniques such as joint funding of capital improvements, shared use agreements, or shared maintenance or operations agreements. Coordination should also include consultation with relevant local government jurisdictions during the development of each Comprehensive Plan update and during the development of the annual Capital Improvements Program. Opportunities for shared uses, co-location of facilities, and land swaps between governmental entities should also be explored.

Capital Improvements Plan Implementation and Funding Gap - Before Lake City develops a major capital improvement, the City will need to estimate the impacts of the

Continued operations and maintenance of the proposed facility or piece of equipment to the annual budget. The projects identified within a CIP will probably indicate that the needs of the City may exceed the ability of anticipated revenues to fund these needs. Developing or identifying additional sources of revenue would be an option the City could explore to fund the gap between anticipated revenue and the identified requests. The City should be proactive in determining the best funding source for implementation of these projects in advance of their proposed funding dates.

Priority Investment Objectives - Establish a process for regularly conducting community appraisals of existing resources and assets and identify gaps, barriers, and future needs. The City of Lake City should use surveys, community meetings, and other methods to seek input from residents, as well as public and private entities to identify desired community services, facilities, and programs. In addition, the City should form partnerships to coordinate and implement additional identified priorities. Finally, the feasibility, community impact and potential costs associated with implementing new initiatives should be identified.

Determine needs based on adequate services to the public. To achieve this objective, an annual five-year CIP procedure in the annual budget process should be initiated. The capital needs of all departments and the overall needs of the City should be monitored. The City should identify and develop priorities to complete capital projects and achieve and maintain desired levels of service.

Identify funding amounts and sources for implementation of capital projects. Toward this end, the City needs to identify and pursue state and federal grants and other funding for capital improvements. The costs associated with maintenance and operation in all projects, as well as the costs associated with deferred maintenance or postponement of capital project implementation should be considered. Alternative funding sources for project categories should be identified.

Implement Capital Project Plan. The City should maintain a list of capital projects under construction or purchased and track the cost-savings of capital items implemented against no action or deferred maintenance.

Partner with others for cost-saving and efficiency. Some of the strategies to achieve this objective could include developing partnerships on a regional and countywide basis when appropriate; coordinating projects with all adjacent and relevant agencies and jurisdictions; exploring cost-savings opportunities with local governments; considering an interagency review committee in the review and approval process of facility planning; and, exploring joint funding of capital improvements, shared use agreements, and shared maintenance or operations agreements.

INTRODUCTION

The 2007 South Carolina Priority Investment Act requires that local Comprehensive Plans include a Priority Investment Element. The Priority Investment Element addresses the coordination of major capital improvements as well as intergovernmental coordination, and provides direction for implementing many of the recommended strategies described in other elements of this plan. The element must also discuss potential methods of funding for the projects, considering all likely federal, state, and local sources. The Priority Investment Act encourages local jurisdictions to examine their future need for capital improvements and public facilities and their likely ability to finance those public facilities over a five-year horizon. The purpose of the Priority Investment Element is to encourage more long-term thinking about public facility needs and financing and to encourage greater intergovernmental planning and coordination.

PUBLIC POLICY

The City of Lake City is responsible for public services which are planned, developed, and managed through public dollars. Property taxes, fees, and assessments provide the bulk of the funds that local governments have available to provide these services. Many times there are more capital projects than there is enough money to meet the needs of the community. Therefore, local governments must be frugal in identifying a project's need as well as the overall benefit the project provides based on the cost: essentially merging the planning and financing functions together for the community's best interest.

10-YEAR CAPITAL NEEDS

The Planning Commission is required to prioritize a list of those capital projects in Lake City that are anticipated to be funded with public funds in the next ten years. The list of projects is to be reviewed and updated on an annual basis, and should include the projected useful life and implementation costs based on the best information available. The sources of projects to be considered on the list may be, but are not limited to, the listed needs of various municipal agencies on their five-year Capital Improvement Plans, school board building programs, and other public infrastructure and facility requirements identified as critical to the citizens of the City of Lake City. Initially, a list of ten year needs is presented in Table 9.1 on the following page.

Table 9.1
TEN-YEAR CAPITAL IMPROVEMENT NEEDS

Department	Project	Estimated Cost
SEWER SYSTEM		
	Nesmith Pump Station	\$ 300,000
	Main/Public Works Pump Station	\$1,799,000
	Palm Circle Pump Station	\$600,000
SEWER REHAB		
	Sewer and Manhole Rehabilitation (Priority 1)	\$10,373,500
	Sewer and Manhole Rehabilitation (Priority 2)	\$4,670,500
WWTP UPGRADE		
	WWTP Upgrade	\$14,000,000
WATER SYSTEM WELLS		
	SCADA Systems	\$120,000
	PRVs	\$100,000
	Miscellaneous Well Upgrades	\$100,000
WATER SYSTEM WELLS		
	New Elevated Tank	\$1,250,000
	Morris Street Tank Painting	\$350,000
	Wallace Street Tank Painting	\$250,000
	Miscellaneous	\$50,000
WATER LINE IMPROVEMENTS		
	Miscellaneous Improvements	\$500,000
	Wilbur Street Water Line	\$232,500
	Phase 3 Water Lines	\$1,533,000

Source: City of Lake City, 2017.

CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Plan (CIP) is an important tool in the efforts made by the City to guide and sustain positive growth in Lake City. When combined with the Comprehensive Plan, the CIP forms a framework for implementing recommended changes in a fiscally responsible manner, providing the basis for multi-year scheduling of public physical improvements. The South Carolina Code of Laws (S.C. Code § 4-9-140) allows for the creation of Capital Improvement Programs for local planning efforts.

A CIP is developed through identification of needs over a five year period. Costs are determined for the project as well as the overall timeline for completion and payment for the project. The projects are ranked in order of overall public need to identify funding priority. With these priorities determined, funding opportunities are outlined. The capital planning process identifies needs, implementation strategies and funding sources over a multi-year schedule so that budgeting and funding cycles are not disrupted due to an overwhelmingly large budget need in a given year.

Typically the CIP is developed within the local government staff, either through the administration or combination of planning and financing departments. Once developed, the CIP is reviewed by the Planning Commission which makes a recommendation to the City Council for adoption.

A capital improvement is defined as a major, nonrecurring expenditure that includes one or more of the five main categories listed below. In order to plan for the proper timing and amount of expenditures, the CIP is based on current population numbers and the projected population growth. As the growth of the local population increases, so too should the services provided to the citizens. The primary focus of a needs assessment for capital projects is through the analysis of growth trends in the local population.

As it develops a capital improvements program, Lake City will undertake the updating of its Capital Improvement Plan (CIP) for its long-range budgeting process each year during the annual budget cycle. This advanced planning allows the City to efficiently use public monies in a strategic manner. By placing funds on a time frame, cost savings are maximized. The five categories below should be used to determine capital projects:

- Any acquisition of land for a public purpose;
- Any construction of a new facility or an addition to, or extension of, such facility;
- A nonrecurring rehabilitation or major repair of all or a part of a building, its grounds, or a facility, or of equipment, provided that the cost is \$25,000 or more and the improvement will have a useful life of 10 years or more;
- Purchase of major equipment totaling \$25,000 or more;
- Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects.

FUNDING MECHANISMS

Once projects are determined, the next step in the process is to determine the best way to fund the purchase or construction of the capital item. There are various ways to fund capital improvement projects in South Carolina:

- *Current revenue (pay-as-you-go)* – Pay-as-you-go is the financing of improvements from current revenues such as general taxation, fees, service charges, special funds, or special assessments.
- *Revenue funds* - Revenue funds are monies collected in advance of construction of a project which have been accumulated from surplus or earmarked operational revenues, funds in depreciation reserves, or the sale of capital assets.
- *General obligation bonds* – Bonds may be issued for a specific construction project with the local government pledged to pay interest and principal to retire the debt.
- *Revenue bonds* – These types of bonds are sold for revenue and financed through service charges or fees incurred from the development of the project.
- *Lease-purchase* – This option allows for local governments to enter into a lease for a specified period of time until the government has utilized the item or the government pays for the full value.
- *Authorities and special districts* - Special districts allow for the raising of revenue based on the use of the future project by a specified geographic area.

Special assessments – Special assessments may be utilized for properties that have a direct benefit of the service provided by a capital project. Examples of this type of funding would be hospitality and accommodations taxes.

- *State and federal grants* – Grant funding for many projects is available through state, federal and private grant procedures that typically require a competitive application process.
- *Tax increment financing (TIF)* – TIF can be used to provide front-end funds in an area where large-scale redevelopment is feasible.
- *User fees* – User fees may be utilized or increased in order to offset costs that will be incurred through upgrades or new construction of capital facilities.
- *Impact fees and exactions* – Impact fees and exactions are used to exact additional charges and fees from land development to help pay for capital improvements.

These fees are placed into a special fund for system-wide capital facilities and are determined by fiscal impact analysis on the future demand a proposed development will have on the local infrastructure system.

Ultimately, the City Council of Lake City is responsible for determining the most viable option for funding of a particular item. Much discussion and research is involved in identifying the best funding source of a necessary community project. However, there are some options that are potential sources for additional funding. While it is anticipated that the majority of local government funding sources for capital improvements will continue to be the same as in the past, local governments will need to be innovative and proactive in seeking new funding opportunities, especially those funding sources that bring in revenues from outside the county.

- *Hospitality Tax* – This is a tax on dining and beverages that helps fund special projects and general operations.
- *Accommodations Tax* – This is a tax on lodging that is restricted by state statute and may only be used for tourism-related projects. The State's portion is collected by the State and remitted back to the County. The County distributes funds to applicable tourism organizations on an application approval basis approved by County Council and a Council-appointed Accommodations Tax Advisory Committee to support festivals and other activities that encourage tourism activity.
- *Enhancements* – Federal funding for transportation enhancements, such as bicycle and pedestrian treatments, guided through the South Carolina Department of Transportation.
- *C-Funds* – State gas tax funds allocated to counties for transportation improvements. In FY2016, Florence County received such funds for use by the Florence County Transportation Committee for roadway improvements for the county and its local governments.
- *South Carolina Infrastructure Bank* – The State bank assists in loans and financing for major infrastructure and transportation facilities.
- *Penny or Half Cent Sales Tax* – An additional sales tax which can be used to fund special projects for infrastructure and capital projects.
- *Impact Fee Revenues* – Impact fees are assessments that are made traditionally when development occurs. As development begins to increase, funds would be provided to offset any service lag from this new development.
- *Tax Increment Financing (TIF) Districts* – TIFs are typically established for areas that are in need of development or redevelopment where additional capital projects are needed or encouraged. This funding mechanism is especially useful in downtown areas or mixed use districts.

Special Tax District – This is an option widely used in some counties for sewer improvements for subdivisions and other special areas. An additional annual tax is levied on property for a special purpose where individual property owners are elected to a commission to oversee the spending of these funds.

INTERGOVERNMENTAL COOPERATION

The City of Lake City should seek to coordinate major capital improvements with other nearby governmental jurisdictions where possible. Coordination may include techniques such as joint funding of capital improvements, shared use agreements, or shared maintenance or operations agreements. Coordination should also include consultation with relevant local government jurisdictions during the development of each Comprehensive Plan update and during the development of the annual Capital Improvements Program. Opportunities for shared uses, co-location of facilities, and land swaps between governmental entities should also be explored. Other relevant governmental agencies will be consulted in the planning stages as Lake City implements specific capital improvements, and the City will assist other local government agencies in the implementation of their CIPs so long as these are consistent with the City's Comprehensive Plan.

Lake City should 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 City should also seek to coordinate the provision of public services and operations amongst its various departments. In other cases, such as emergency preparedness, coordination of local government with state agencies is essential to effective action. The City should continue to work with the state, the County, and other local partners to enhance the effectiveness of services to the public.

CAPITAL IMPROVEMENTS PLAN IMPLEMENTATION AND FUNDING GAP

Before Lake City develops a major capital improvement, the City will need to estimate the impacts of the continued operations and maintenance of the proposed facility or piece of equipment to the annual budget. Expansion of capital improvements is often associated with increased operations and long-term maintenance costs. This should be compared to the long-term maintenance costs of not replacing, maintaining or renovating an existing capital facility. In addition, some public service facilities need to be staffed on a part-time or full time basis which has long-term budgetary impacts on the City's general

fund. The City needs to engage in forward-looking planning efforts to understand the long-term budgetary impacts of its planned capital improvements prior to engagement of construction of a project or purchase of equipment or land.

The projects identified within a CIP will probably indicate that the needs of the City may exceed the ability of anticipated revenues to fund these needs. Developing or identifying additional sources of revenue would be an option the City could explore to fund the gap between anticipated revenue and the identified requests. The City should be proactive in determining the best funding source for implementation of these projects in advance of their proposed funding dates.

While the City should be able to fund a large portion of its growth-related infrastructure requirements from growth related revenue increases, this may not always be the case in the future. As traditional methods of infrastructure finance become less feasible, local governments have turned to methods that place more of the financial burden of growth-related infrastructure on developers and ultimately on the new residents moving to their community. Negotiated development exactions may be used in the development or annexation approval process to assist in funding infrastructure for public services to a new development. The assistance may come in one of several forms. The developer may provide land within the development for the location of a public facility such as a park, fire station or school.

Impacts fees are another option for alternative funding. Impact fees are similar to negotiated exactions in that the developer provides assistance in financing public infrastructure required to serve the new development. They differ from negotiated exactions in that they are not voluntary, but are instead imposed by the local government in a manner similar to other fees. The SC Development Impact Fee Act permits the assessment of fees on public facilities including water and wastewater, solid waste and recycling, roads, streets, bridges, storm water, public safety facilities, capital equipment over \$100,000, parks, libraries and recreational facilities.

PRIORITY INVESTMENT GOALS AND OBJECTIVES

Community investment in services is a necessary government function. As growth continues, more services are required to meet the needs of the citizenry. As funding sources decline, priorities must be made to identify and prioritize projects that provide the most benefit. Investment should be directed in areas designated for future investment based on existing infrastructure and future demand.

Identify long-range capital project needs in relation to funding. The following objectives are recommended to reach this goal:

Establish a process for regularly conducting community appraisals of existing resources and assets and identify gaps, barriers, and future needs. The City of Lake City should use surveys, community meetings, and other methods to seek input from residents, as well as public and private entities to identify desired community services, facilities, and programs. In addition, the City should form partnerships to coordinate and implement additional identified priorities. Finally, the feasibility, community impact and potential costs associated with implementing new initiatives should be identified.

Determine needs based on adequate services to the public. To achieve this objective, an annual five-year CIP procedure in the annual budget process should be initiated. The capital needs of all departments and the overall needs of the City should be monitored. The City should identify and develop priorities to complete capital projects and achieve and maintain desired levels of service.

Identify funding amounts and sources for implementation of capital projects. Toward this end, the City needs to identify and pursue state and federal grants and other funding for capital improvements. The costs associated with maintenance and operation in all projects, as well as the costs associated with deferred maintenance or postponement of capital project implementation should be considered. Alternative funding sources for project categories should be identified.

Implement Capital Project Plan. The City should maintain a list of capital projects under construction or purchased and track the cost-savings of capital items implemented against no action or deferred maintenance.

Collaborate with other local governments and agencies for services. The following objective is put forth:

Partner with others for cost-saving and efficiency. Some of the strategies to achieve this objective could include developing partnerships on a regional and countywide basis when appropriate; coordinating projects with all adjacent and relevant agencies and jurisdictions; exploring cost-savings opportunities with local governments; considering an interagency review committee in the review and approval process of facility planning; and, exploring joint funding of capital improvements, shared use agreements, and shared maintenance or operations agreements.

