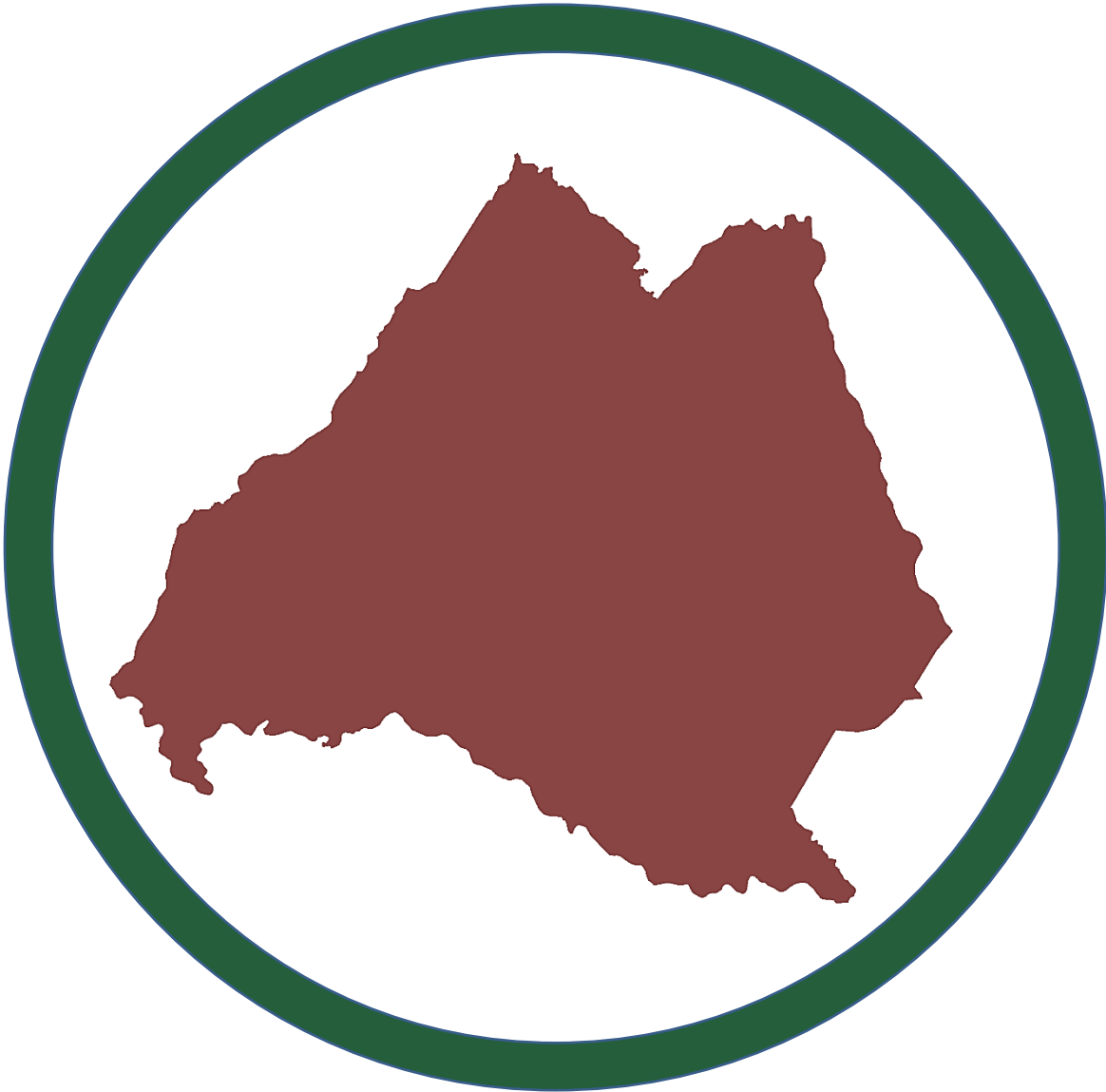


**Newberry County
Comprehensive Plan
2033**





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PLAN ADOPTED: **MONTH DAY, 2024**

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Table of Contents

	INTRODUCTION	1
	POPULATION	2
	HOUSING	3
	ECONOMIC DEVELOPMENT	4
	NATURAL RESOURCES	5
	CULTURAL RESOURCES	6
	COMMUNITY FACILITIES	7
	TRANSPORTATION	8
	RESILIENCY	9
	PRIORITY INVESTMENT	10
	LAND USE	11



Index of Maps, Tables, and Figures

1. Introduction	Page
Newberry County Location. Map 1-1	1-2
2. Population	Page
Size and Density of Newberry County and Municipalities, 2020. Table 2-1	2-1
Newberry County and Municipalities. Map 2-1	2-3
Population Change, Newberry County, Region, and State, Table 2-2	2-3
Population Trends, 1990 to 2020. Figure 2-1	2-4
Population Change, Newberry County and Municipalities. Table 2-3	2-4
Population Change by Census Tract. Table 2-4	2-5
Population Change by Census Tract, 2010 to 2020. Map 2-2	2-5
Population Estimates and Projections. Table 2-5	2-7
Median Age in Years by Decade, Central Midlands Region and State. Table 2-6	2-8
Population by Age Group. Table 2-7	2-9
Percentage of Population by Age Group and Median Age. Table 2-8	2-9
Median Age by Census Tract. Table 2-9	2-10
Median Age of Population by Census Tract. Map 2-3	2-11
Age and Gender of Newberry County Residents. Table 2-10	2-12
Racial Composition. Table 2-11	2-12
Racial Composition in Newberry County, 2000, 2010, and 2020. Table 2-12	2-13
Racial Composition in County Municipalities. Table 2-13	2-13
Racial Composition by Census Tract, Table 2-14	2-14
Racial Diversity by Census Tract. Map 2-4	2-14
Place of Birth. Table 2-15	2-15
Language Spoken at Home and Ability to Speak English. Table 2-16	2-15
Household Type and Size. Table 2-17	2-16
Household Type and Size for County Municipalities. Table 2-18	2-17
Population in Group Quarters. Table 2-19	2-17
Educational Attainment, Persons 18+ Years. Table 2-20	2-18
Educational Attainment by Percentage of Persons 18+ Years in County Municipalities. Table 2-21	2-19
Median Household and Family Income. Table 2-22	2-19
Per Capita Income. Table 2-23	2-20
Per Capita Income by Race and Ethnicity. Table 2-24	2-20
Median Household Income by Age of Householder. Table 2-25	2-21



Median Household Income by Census Tract. Table 2-26	2-21
Median Household Income by Census Tract. Map 2-5	2-22
Poverty Status by Family Type. Table 2-27	2-22
Poverty Status by Age. Table 2-28	2-23
Persons with Income Below Poverty by Race and Ethnicity. Table 2-29	2-23
Persons Living in Poverty within County Municipalities. Table 2-30	2-24
Percentage of Persons with Income Below Poverty by Census Tract. Table 2-31	2-24
Percentage of Persons with Income Below Poverty by Census Tract. Map 2-6	2-25
Persons with Low and Moderate Incomes. Table 2-32	2-25
Low and Moderate Income Households. Table 2-33	2-26
Disability Status of Civilian Non-institutionalized Population. Table 2-34	2-30

3. Housing	Page
Housing Unit Change, 2000, 2010, and 2020. Table 3-1	3-2
Urban and Rural Housing Units. Table 3-2	3-3
Housing Unit Change by Census Tract. Table 3-3	3-3
Housing Growth by Census TraCT, 2010 to 2020. Map 3-1	3-4
New Residential Construction and Manufactured Homes (Housing Units) Permitted in Newberry County, 2012 to 2021. Table 3-4	3-5
Single-Family Residential Permits, 2012 to 2021. Figure 3-1	3-5
Residential Site-Built Permit Locations, 2012 to 2021. Map 3-2	3-6
Land Area in Residential Land Use. Table 3-5	3-7
Land in Residential Use. Map 3-3	3-7
Housing Unit Estimates and Projections. Table 3-6	3-7
Housing Unit Type. Table 3-7	3-10
Manufactured Home Parks in Newberry County. Table 3-8	3-11
Apartment Complexes in Newberry County. Table 3-9	3-11
Year Housing Units Built. Table 3-10	3-13
Median Year Homes Built by Census Tract. Map 3-4	3-14
Selected Housing Characteristics for Occupied Units. Table 3-11	3-14
Housing Occupancy and Tenure. Table 3-12	3-15
Percentage Renters of Occupied Housing Units by Census Tract. Map 3-5	3-16
Average Household Size of Occupied Housing Units. Table 3-13	3-16
Age of Householder by Tenure. Table 3-14	3-17
Race of Householder for Occupied Housing Units. Table 3-15	3-18
Median Value and Gross Rent of Occupied Housing Units. Table 3-16	3-19
Housing Values – Owner Occupied Housing Units. Table 3-17	3-19



Median Housing Value for Occupied Housing Units by Census Tract. Map 3-6	3-20
Residential Housing Units – MLS Listings Summary for Newberry County. Table 3-18	3-21
Monthly Gross Rent for Renter-Occupied Units. Table 3-19	3-21
Median Gross Rent by Census Tract. Map 3-7	3-22
Owner and Renter Costs as a Percentage of Household Income. Table 3-20	3-23
Housing Units Paying more than 30% of Household Income for Selected Monthly Homeowner Costs or Gross Rent. Table 3-21	3-24
Maximum Affordable Housing Cost. Table 3-22	3-25
Persons of Low- and Moderate Income. Table 3-23	3-26
Persons of Low- and Moderate-Income by Census Tract. Table 3-24	3-26
Concentrations of Low- and Moderate-Income Persons. Map 3-8	3-27
Inventory of Assisted Rental Housing for Newberry County. Table 3-25	3-30
Nursing Homes and assisted Care Facilities in Newberry County. Table 3-26	3-35

4. Economic Development

Page

Newberry County Regional Context Map. Map 4-1	4-2
South Carolina Real Property Assessment Rates. Table 4-1	4-3
Tax Millage Rates for Newberry County, the Newberry County School District, and Municipalities. Table 4-1	4-4
Ten Largest Taxpayers in Newberry County. Table 4-3	4-5
Existing Industrial and Commercial Land Use by Area in Newberry County. Table 4-4	4-7
New Capital Investments, 2013 through 2022. Table 4-5	4-8
Major Employers in Newberry County. Table 4-6	4-8
Major Employers in Newberry County. Map 4-2	4-9
Economic Distress Criteria for Newberry County. Table 4-7	4-10
Living Wage Estimates for Newberry County. Table 4-8	4-10
Comparison of Average Annual Wage by Industry, 2022. Table 4-9	4-11
Comparison of Ten-Year Unemployment Trends. Figure 4-1	4-13
Earnings and Unemployment Rates by Educational Attainment in the U.S., 2021. Figure 4-2	4-15
Educational Attainment. Table 4-10	4-15
Comparison of Selected High School Performance Measures. Table 4-11	4-16
Current County Employment by Sector, Table 4-12	4-18
Comparison of Labor Market Outlook by Industry, 2018 to 2028. Table 4-13	4-19
Daytime Population and Employment Residence Ratios, 2022. Table 4-14	4-20
State and Local Business Incentives. Table 4-15	4-22
County Workforce Training Resources. Table 4-16	4-24



Transportation Infrastructure Supporting Economic Development. Table 4-17	4-25
Utilities Supporting Economic Development. Table 4-18	4-27
Primary Available Commercial and Industrial Sites in Newberry County. Table 4-19	4-29
State, Regional, and County Target Industry Clusters. Table 4-20	4-31
Leading Manufacturing Clusters by Location Quotient in Newberry County. Table 4-21	4-33
State and Regional Programs Supporting Agribusiness and Agritourism. Table 4-22	4-35
Newberry County Economic Development Allies. Table 4-23	4-39

5. Natural Resources

Page

Climate Summary for Newberry County. Table 5-1	5-2
Major Soils within Newberry County. Table 5-2	5-5
Soils. Map 5-1	5-6
Elevation. Map 5-2	5-7
Suitable Slopes and Newberry County Percentages. Table 5-3	5-8
Septic Tank Soil Absorption Ratings. Map 5-3	5-9
Prime Farmlands. Map 5-4	5-11
Agricultural Lands. Map 5-5	5-12
Rare, Threatened, and Endangered Species Inventory, Newberry County. Table 5-4	5-14
Sumter National Forest Recreation Sites in/near Newberry County. Table 5-5	5-16
Federal, State, and Other Recreation Resources. Map 5-6	5-17
Dominion Publi Access Areas – Lake Murray and Saluda River. Table 5-6	5-19
Unique Scenic Views and Natural Areas in Newberry County. Table 5-7	5-21
Newberry County Surface Water. Map 5-7	5-24
River Sub-Basins and Watersheds. Map 5-8	5-26
Watersheds in Newberry County, Table 5-8	5-27
NPDES Active Permitted Facilities in Newberry County. Table 5-9	5-30
Impaired Waters and TMDL Sites in Newberry County. Map 5-9	5-31
Wetlands. Map 5-10	5-37
Flood Zones. Map 5-11	5-39

6. Cultural Resources

Page

National Register Districts in Newberry County. Table 6-1	6-7
National Register Sites in Newberry County. Table 6-2	6-8
State Historical Markers in Newberry County. Table 6-3	6-10
Organizations Supporting Historic Preservation in Newberry County. Table 6-4	6-13
Summary of Federal and State Tax Incentives for Historic Preservation. Table 6-5	6-15
Museums in Newberry County. Table 6-6	6-16
Arts Facilities in Newberry County. Table 6-7	6-18



Newberry County Arts and Cultural Organizations. Table 6-8	6-19
Annual Festivals and Special Events in Newberry County. Table 6-9	6-21
Media Serving Newberry County. Table 6-10	6-24
Cultural and Heritage Tourism Support Opportunities. Table 6-11	6-25

7. Community Facilities

Page

Newberry County Council Districts. Map 7-1	7-2
Newberry County Facilities. Table 7-1	7-3
Newberry County Board and Commission Appointments. Table 7-2	7-5
Federal and State Facilities in Newberry County. Table 7-3	7-7
Water Systems in Newberry County. Table 7-4	7-8
Public Water Providers. Map 7-2	7-10
Wastewater Management Facilities. Table 7-5	7-12
Major Public Sewer Providers. Map 7-3	7-12
Heating Fuels for Occupied Housing Units. Table 7-6	7-13
Solid Waste Recycling Centers. Table 7-7	7-17
Solid Waste Recycling Centers. Map 7-4	7-18
Fire Stations. Table 7-8	7-20
Fire Districts. Map 7-5	7-21
ISO Ratings by Fire District. Table 7-9	7-22
Index Crimes Reported in Newberry County, 2019 and 2020. Table 7-10	7-23
Public Safety Locations. Table 7-11	7-24
Selected Practicing Health Professionals in Newberry County. Table 7-12	7-25
Health Care Centers, EMS, and Rescue Squads. Table 7-13	7-25
PK-12, Adult, and Higher Education Facilities. Map 7-6	7-32
Enrollment in Newberry County Public Schools, 2020-2021. Table 7-14	7-33
Federal, State, and Other Recreation Resources. Map 7-7	7-37
Sumter National Forest Recreation Sites in/near Newberry County. Table 7-15	7-37
Dominion Public Access Areas – Lake Murray and Saluda River. Table 7-16	7-39
County and Municipal Parks and Recreation Facilities. Table 7-17	7-40

8. Transportation

Page

Road Network. Map 8-1	8-3
Functional Road Classifications Definitions. Table 8-1	8-5
Functional Road Classifications. Map 8-2	8-6
Newberry County Road Segments with Highest Average Daily Traffic Count, Table 8-2	8-7
Average Daily Traffic Counts. Map 8-3	8-8
Collisions by Route Type. Table 8-3	8-9



Journey to Work. Table 8-4	8-10
Top 10 Counties – Workers Commuting into and from Newberry County. Table 8-6	8-11
Daytime Population. Table 8-6	8-11
LRTP RPO Recommended Transportation Projects in Newberry County. Table 8-7	8-15
CMCOG 2020-2027 Rural TIP Projects in Newberry County. Table 8-8	8-16
S.C. Pavement Improvement Program Project List – Newberry County. Table 8-9	8-18

9. Resiliency

Page

Resiliency Connection to Other Plan Elements. Table 9-1	9-2
Summary of Natural Hazards Impact on Newberry County since 1960. Table 9-2	9-4
Enhanced Fujita Scale for Tornadoes. Table 9-3	9-9
Modified Mercalli Intensity Scale. Figure 9-1	9-14
Nuclear Power Plan Emergency Planning Zones. Figure 9-2	9-19
Ten-Mile Emergency Planning Zone of V.C. Summer Nuclear Site. Figure 9-3	9-21
Newberry County 2010 Census Tracts. Map 9-1	9-22
Risk and Social Vulnerability Index Comparison for Newberry County Census Tracts. Table 9-5	9-23
Newberry County Composite Hazard Risk Map. Figure 9-4	9-26
National Risk Comparison for Newberry County Census Tracts. Table 9-6	9-28
Inventory of Key Plans Impacting Newberry County Resiliency and Recovery. Table 9-7	9-29
Neighboring Jurisdiction Participation in Mutual Aid Agreement. Table 9-8	9-35
State Authorities Impacting County Resiliency and Recovery. Table 9-9	9-36
Preparedness, Mitigation, Recovery, and Resilience Funding for Local Governments. Table 9-10	9-38

10. Priority Investment

Page

Adjacent and Relevant Jurisdictions and Agencies. Table 10-1	10-2
Anticipated Funding Sources. Table 10-2	10-5
Newberry County 2022 CPST Referendum Projects. Table 10-3	10-7
Newberry County Planned Capital Facilities Projects, 2022-2027. Table 10-4	10-7
CMCOG 2020-2027 Rural TIP Projects in Newberry County. Table 10-5	10-8
NCWSA 2022 Capital Improvements Plan. Table 10-6	10-11
City of Newberry Planned Utilities Capital Facilities Projects, 2023-2027. Table 10-7	10-12

11. Land Use

Page

Existing Land Use Map. Map 11-1	11-5
Existing County Land Use by Area. Table 11-1	11-5
Existing Land Use Area Chart. Figure 11-1	11-6



Existing Land Use by Area – Town of Little Mountain. Table 11-2	11-7
Existing Land Use – Town of Little Mountain. Map 11-2	11-7
Existing Land Use by Area – Town of Peak. Table 11-3	11-8
Existing Land Use – Town of Peak. Map 11-3	11-8
Existing Land Use by Area – Town of Pomaria. Table 11-4	11-9
Existing Land Use – Town of Pomaria. Map 11-4	11-9
Existing Land Use by Area – Town of Prosperity. Table 11-5	11-10
Existing Land Use – Town of Prosperity. Map 11-5	11-10
Existing Land Use by Area – Town of Whitmire. Table 11-6	11-11
Existing Land Use – Town of Whitmire. Map 11-6	11-11
Future Land Use by Area – Newberry County. Table 11-7	11-14
Future Land Use – Newberry County. Map 11-7	11-14
Future Land Use by Area – Town of Little Mountain. Table 11-8	11-15
Future Land Use – Town of Little Mountain. Map 11-8	11-15
Future Land Use by Area – Town of Peak. Table 11-9	11-16
Future Land Use – Town of Peak – Map 11-9	11-16
Future Land Use by Area – Town of Pomaria. Table 11-10	11-17
Future Land Use – Town of Pomaria. Map 11-10	11-17
Future Land Use by Area – Town of Prosperity. Table 11-11	11-18
Future Land Use – Town of Prosperity. Map 11-11	11-18
Future Land Use by Area – Town of Whitmire. Table 11-12	11-19
Future Land Use – Town of Whitmire. Map 11-12	11-19



The *Newberry County Comprehensive Plan 2023* provides a blueprint for the future growth and development of the County in the coming decade. The Comprehensive Plan is long-range in scope and represents a comprehensive update of the previous *2013-2022 Newberry County Comprehensive Plan* that was adopted in 2012. This new Plan serves as a general guide for the future social, economic, and physical development of Newberry County. Intentionally area-wide and non-site specific, the Plan is implemented through more specific tools such as the City of Newberry County Zoning Ordinance and Subdivision Regulations and other ordinances, codes, policies, and programs.

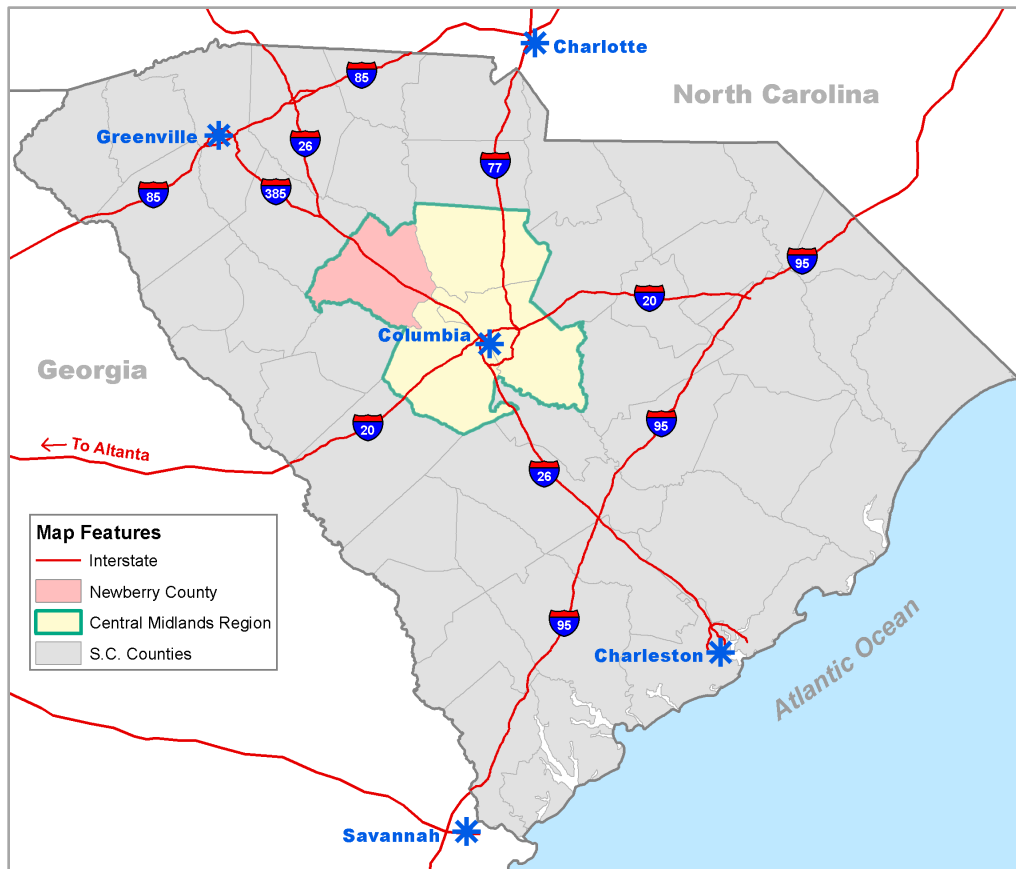
1.1. Location

Newberry County is located in the Midlands region of South Carolina and is bisected east-to-west by the I-26 corridor linking the Columbia and the Greenville-Spartanburg Metro areas (Map 1-1). Proximity to abundant natural resources and major transportation routes established the County as an early center of commerce, government and cultural resources for the surrounding counties.

At more than 647 square miles in total size and 630 square miles of land area, Newberry County ranks 25th among the State's 46 counties in total area. Approximately 90 square miles of the northern area of the County are located within the Sumter National Forest – one of only two national forests in South Carolina. Water comprises 16.5 of the total square miles and forms portions of the County's eastern and southern borders.



Map 1-1. Newberry County Location



There are seven municipalities in Newberry County, including the City of Newberry and the towns of Little Mountain, Peak, Pomaria, Prosperity, Silverstreet, and Whitmire. Nearly one-third of the County's population resides within the City of Newberry.

Amid increasing residential growth near Lake Murray and Lake Greenwood, economic growth near the interstate, and growth spurred by the recent revitalization of downtown Newberry, Newberry County is faced with a myriad of possibilities and challenges in planning for the future. Growing diversity in educational, cultural, recreational, entertainment, and employment opportunities continues to shape a vibrant community for County residents. The County is increasingly attracting the attention of potential residents and residential developers as retirees, couples, and families seek relief from traffic and other issues associated with living in a metropolitan area, but within easy driving distance of the more urbanized areas nearby. With a temperate climate, a more rural and suburban southern lifestyle, and abundant cultural and recreational amenities, Newberry County provides a very attractive alternative.

1.2. Authority

The Newberry County Comprehensive Plan 2033 was developed under the authority of, and in compliance with, the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Title 6, Chapter 29 of the South Carolina Code of Laws) and subsequent amendments. The planning process was anchored by a lengthy process in which staff,



public and private stakeholders, participating municipalities, the Joint Planning Commission, and County Council created a new plan to guide the County's development into the next decade.

1.3. Plan Requirements and Benefits

Per the provisions of the *1994 Comprehensive Planning Enabling Act* and subsequent revisions, comprehensive plans must be re-evaluated by each jurisdiction's planning commission at least every five years and must be updated at least every ten years. Ten-year comprehensive plan updates must be prepared and recommended by the planning commission and adopted by the governing body. Each element of the Plan must address three components in the planning process:

- An inventory of existing conditions including research and a descriptive summary of existing conditions in the County that are relevant to each planning element.
- A statement of needs and goals derived from the existing conditions research and providing general guidance for policy implementation.
- Development of implementation strategies with timeframes for each element, including objectives and coordinated action strategies to address the identified needs and goals. The strategies are linked to key entities and partnerships identified as essential in implementation responsibility and oversight.

The Comprehensive Plan is an essential guide for future development, providing multiple benefits by defining common goals, prioritizing community needs, and promoting efficient use of limited resources. Not only does the Plan identify the issues and opportunities facing the County over the next decade, it creates an image of what our community is and what we want it to be that serves as a written policy reference for decision-makers.

1.4. Scope of Plan and Elements

The Comprehensive Plan is intended to assess existing conditions, examine the community's strengths and weaknesses, and analyze trends in Newberry County. This information is then used to define the consensus goals, objectives, and policies that County leaders will use to guide public and private development in Newberry County in the coming years. In short, the planning process seeks to answer the fundamental questions of:

- Where are we headed?
- What do we need to improve and what can we build upon?
- What do we want to become and how do we get there?

The County's Comprehensive Plan includes the basic elements as required by the *1994 Comprehensive Planning Enabling Act* and subsequent revisions, as well as an additional Implementation Summary. Each of the required elements includes an inventory of existing conditions and a statement of needs and goals that identify future activities and improvements to attain these community goals. Implementation strategies for each element address specific objectives, action steps, key participants, and timeframes for completion of plan objectives. This



prescribed process is designed to support not only the preparation of the Plan, but also the continuous monitoring, reassessment, and update of the core planning elements considered critical, necessary and desirable to guide local development. Each of the ten required elements, as well as the Implementation Summary, is profiled below.

- The *Population Element* includes information related to historic population trends and projections; the number, size and characteristics of households; resident educational attainment levels and trends; race, gender, and age characteristics of the population; and other information relevant to a clear understanding of how the population affects the existing and future conditions of the County.
- The *Housing Element* includes an analysis of existing housing in the County by age and condition; owner and renter occupancy; housing location and type; housing costs and affordability; and projections of housing need to accommodate existing and future populations as identified in the Population and Economic Elements.
- The *Economic Element* includes an economic base profile; historic trends and projections on the size and characteristics of the workforce; employment centers and commuting patterns; employment characteristics and trends; economic development targets and incentives; and other conditions impacting the local economy. Related existing economic plans and studies were referenced and incorporated where appropriate.
- The *Natural Resources Element* includes information on water resources; slope and soil characteristics; areas identified as prime agricultural or forest lands; unique plant and animal habitats; unique park and recreation areas; significant wetlands; and other natural resources within the County.
- The *Cultural Resources Element* includes an inventory of historic resources including buildings, structures, and archaeological sites; unique commercial or residential areas; unique scenic resources; educational, religious, or entertainment institutions and venues; and other resources relating to the cultural aspects of Newberry County. Relevant existing historic surveys and cultural planning documents were referenced and incorporated where appropriate.
- The *Community Facilities Element* includes information on a wide range of public facilities and services including existing and proposed water supply, treatment and distribution; existing and proposed sewer systems and disposal facilities; solid waste collection and disposal; police and fire protection; emergency medical facilities; general government facilities and staffing; existing and proposed educational facilities and libraries, and funding sources for these essential facilities and services.
- The *Transportation Element* includes an analysis of transportation systems serving the County. This analysis includes existing roads; planned or proposed major road improvements and new road construction; existing, planned or proposed transit projects; and existing and planned pedestrian and bicycle facilities. Also incorporated are analyses of related data such as road capacities, traffic counts, commuter statistics, population and employment projections, funding sources, and other factors.



- The *Resiliency Element* considers the impacts of flooding, high water, and other natural and man-made hazards on residents, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare. It examines the relationship of the Element to the other required comprehensive plan elements, provides an inventory of existing resiliency conditions and risks, discusses at-risk populations and economic implications, provides a listing of existing plans and partnerships, and includes a listing of potential preparedness, mitigation, recovery, and resilience funding sources.
- The *Priority Investment Element* provides direction for implementing recommended strategies from the above elements that require capital improvements. This element examines future capital improvement needs, identifies viable funding sources in the coming decade, and encourages and facilitates coordination and cooperation with identified adjacent and relevant jurisdictions and agencies in the identification, planning, and implementation of capital improvement projects.
- The *Land Use Element* provides information on the existing and future use of land in Newberry County. The content and goals of the other elements define the types and amounts of land needed for various uses to include residential, commercial, industrial, agricultural, public and institutional, recreational, and open space. The element provides an existing land use inventory developed using digital mapping. This geographic information system (GIS) mapping of existing land uses incorporated Newberry County Assessor tax parcel data and County staff knowledge of the area. Development of the future land use map built upon the existing land use inventory and was supplemented by County staff assessment of current development trends and potential future development areas.
- The *Implementation Summary* consolidates and prioritizes the goals, objectives, and implementation strategies from all ten elements into a more manageable format that can be readily monitored by County staff and officials. The summary provides timelines for completion of each strategy, along with a listing of the appropriate agency or organization responsible for implementation. A chronological listing of implementation strategies is also provided to inform annual budgeting and resource planning considerations for all action items.

1.5. Review and Adoption

The comprehensive planning process for Newberry County included the active involvement of individuals representing local agencies, organizations, and municipalities, in addition to the participation of numerous County staff, appointed board and commission members, and elected officials. Participants also included local business owners and interested citizens. Working committees were assembled for plan elements to include individuals with subject area expertise and interest and representatives from relevant organizations and businesses. Each committee reviewed the existing conditions for their respective element and provided additional data and input on needs, goals, objectives and implementation strategies. Following review by the element stakeholder committee, the draft document was sent to the Newberry County Joint Planning Commission for additional review, editing and recommendation to the Newberry County Council. Once all Plan elements had been recommended by the Planning Commission, County Council conducted a final review of the entire comprehensive plan draft, including a public hearing and



three readings, with final adoption of the *Newberry County Comprehensive Plan 2033* on **MONTH/DAY**, 2024.



Population growth directly impacts the physical growth and land use of a community. Population increases are accompanied by increased demands for housing, education, health care, human services, water and sewer, recreation, and other key community services. In turn, population characteristics and the prevalence of special populations shape the scope and delivery of these essential community services and infrastructure.

The Population Element provides the foundation for the other elements of the Newberry County Comprehensive Plan through the detailed assessment of Census data along with other social indicators. The Element provides an overview and analysis of key demographic aspects of the County including: historical growth trends and population projections for the County, municipalities, and surrounding region; household income and family status; educational levels; race, gender, and age characteristics; the prevalence of special populations; and related factors that can impact future growth. The Population Element provides the context for understanding the existing and future needs of Newberry County with respect to housing, employment and job growth, education, community services and infrastructure, and future land development.

2.1. Demographic Trends

Demographic data is primarily provided by the U.S. Census Bureau. In addition to conducting a decennial Census, the Census Bureau also conducts an annual nationwide *American Community Survey (ACS)*, collecting a wide range of demographic, social, economic, and housing data. The data is compiled into one-year and five-year estimates, with the latter compilation considered to

be the most accurate data depiction. While the main function of the decennial Census is to provide population counts for Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population. Data from the most recent 5-year ACS is referenced where data from the 2020 Census is not yet available.

At more than 647 square miles in size, with 630.04 square miles of land area, Newberry County ranks 25th among the State’s 46 counties in total area. With a population of 37,719 residents, Newberry County ranks as South Carolina’s 28th largest county in terms of population (2020 Census). The County has a population density of only 58.3 persons per square mile. Approximately 90.6 square miles of the northern area of the County are within the Sumter National Forest – one of only two national forests in South Carolina (Map 2-1). Water comprises the remainder of the County’s area and delineates the County borders to the east and south.

Table 2-1. Size and Density of Newberry County and Municipalities, 2020

JURISDICTION	AREA (SQUARE MILES)	2020 POPULATION	PERSONS PER SQUARE MILE
NEWBERRY COUNTY	647.12	37,719	58.29
Little Mountain	1.53	249	162.75
Newberry (City)	9.10	10,691	1,174.84
Peak	0.34	51	150.00
Pomaria	1.05	127	120.95
Prosperity	2.01	1,178	586.07
Silverstreet	3.35	164	48.96
Whitmire	1.26	1,390	1,103.17

Sources: Newberry County, S.C. GIS, 2022; U.S. Census Bureau, 2020 Census

Seven municipalities are located within the County (Map 2-1). The City of Newberry is the County seat and is located in the center of the County on the south side of Interstate 26. The City is the County’s largest municipality, both in land area at more than nine square miles and population, with 10,691 residents in 2020. The City has a population density of nearly 1,175 persons per square mile (Table 2-1).

Although much smaller at 1.26 square miles and a population of 1,390 residents, the Town of Whitmire ranks as the second largest municipality in the County. Whitmire is as almost as densely populated as Newberry at 1,103 persons per square mile. Whitmire is located in the northernmost area of the County and is surrounded by National Forest lands. The Town of Prosperity is the third largest with 1,178 residents. With a population of only 51 residents, the Town of Peak is the smallest of the County’s municipalities.



Map 2-1. Newberry County and Municipalities

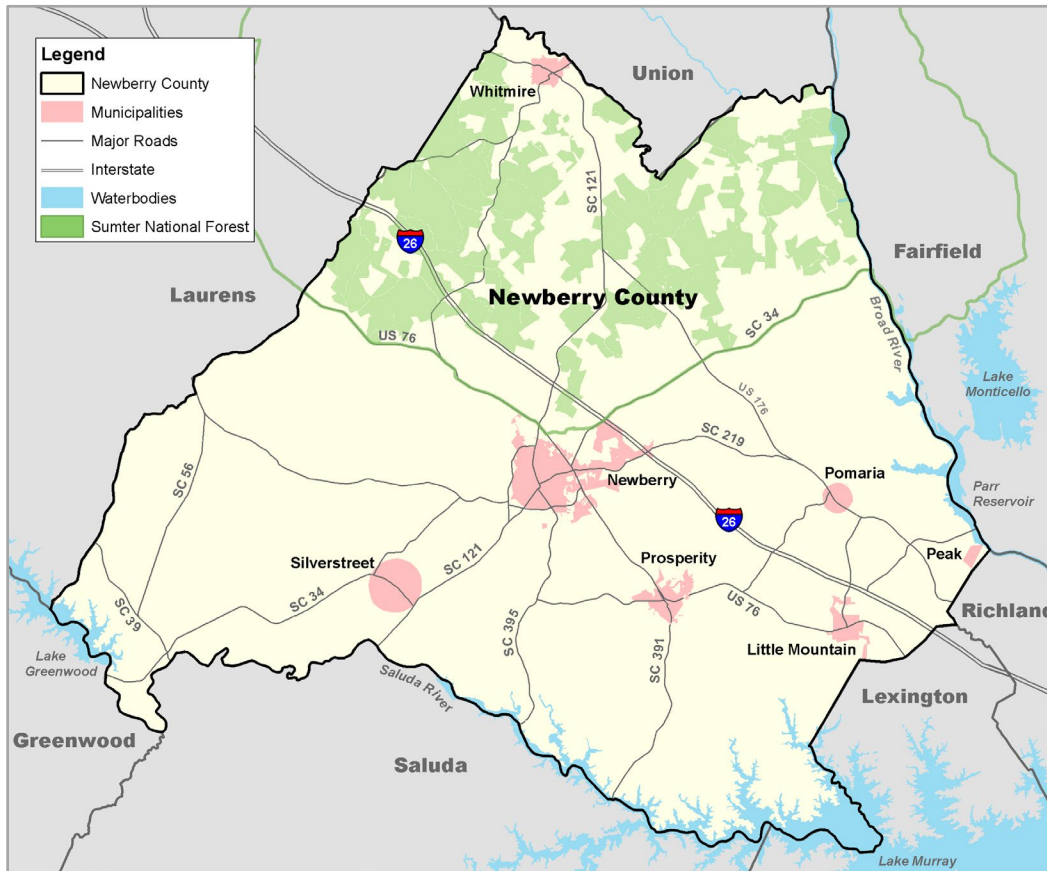


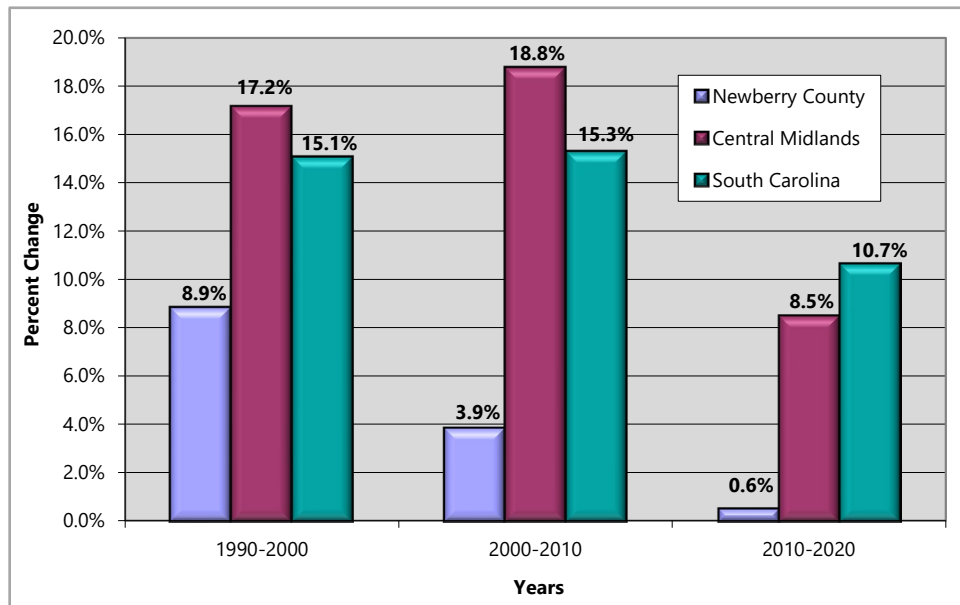
Table 2-2 and Figure 2-1 illustrate the population growth trends for Newberry County, the Central Midlands region, and South Carolina from 2000 to 2020. The County had a positive population growth rate in each decade through 2020 for a 30-year average of 4.5%, or a gain of 1,611 residents. The table and chart illustrate the significant growth both regionally and statewide by decade in contrast to the comparatively low population growth rate of the County during the 30-year period.

Table 2-2. Population Change, Newberry County, Region, and State

JURISDICTION	2000	2010	2020	PERCENT CHANGE 2000-2020
Newberry County	36,108	37,508	37,719	4.5%
Central Midlands	596,253	708,359	768,805	28.9%
South Carolina	4,012,012	4,625,364	5,118,425	27.6%

Sources: U.S. Census Bureau, 1990, 2000, 2010, and 2020 Census

Figure 2-1. Population Trends, 1990 to 2020



Sources: U.S. Census Bureau, 1990, 2000, 2010, and 2020 Census

Unlike the County, which must rely primarily on net migration for population growth, municipalities can increase population and potential for new growth through annexation. However, only the Town of Prosperity (12.5% increase) and the City of Newberry (1.0% increase) grew in population in the last two decades, while the remainder of the municipalities within Newberry County posted population losses (Table 2-3).

Table 2-3. Population Change, Newberry County, and Municipalities

JURISDICTION	2000	% CHANGE 2000-2010	2010	% CHANGE 2010-2020	2020	% CHANGE 2000-2020
NEWBERRY COUNTY	36,108	3.9%	37,508	0.6%	37,719	4.5%
Little Mountain	255	14.1%	291	-14.4%	249	-2.4%
Newberry (City)	10,580	-2.9%	10,277	4.0%	10,691	1.0%
Peak	81	-21.0%	64	-20.3%	51	-37.0%
Pomaria	177	1.1%	179	-29.1%	127	-28.2%
Prosperity	1,047	12.7%	1,180	-0.2%	1,178	12.5%
Silverstreet	216	-25.0%	162	1.2%	164	-24.1%
Whitmire	1,512	-4.7%	1,441	-3.5%	1,390	-8.1%

Sources: U.S. Census Bureau, 2000, 2010, and 2020 Census

An analysis of population growth by Census tract illustrates patterns of population change throughout the County. Newberry County was divided into eight Census tracts for the 2010 Census and ten tracts for the 2020 Census. Most of the County's Census tracts encompass sizable, primarily rural areas. However, tracts 950202 and 950602 include the more densely populated City of Newberry and were each further divided into two tracts in the 2020 Census.

As illustrated in Map 2-2, four of the eight tracts experienced population loss over the last decade. These tracts include the more rural northern and western areas of the County. The largest

population gains occurred in the eastern half of the City of Newberry and the southeastern area of the County that includes the towns of Peak and Little Mountain and the area bordering Lexington County and Lake Murray.

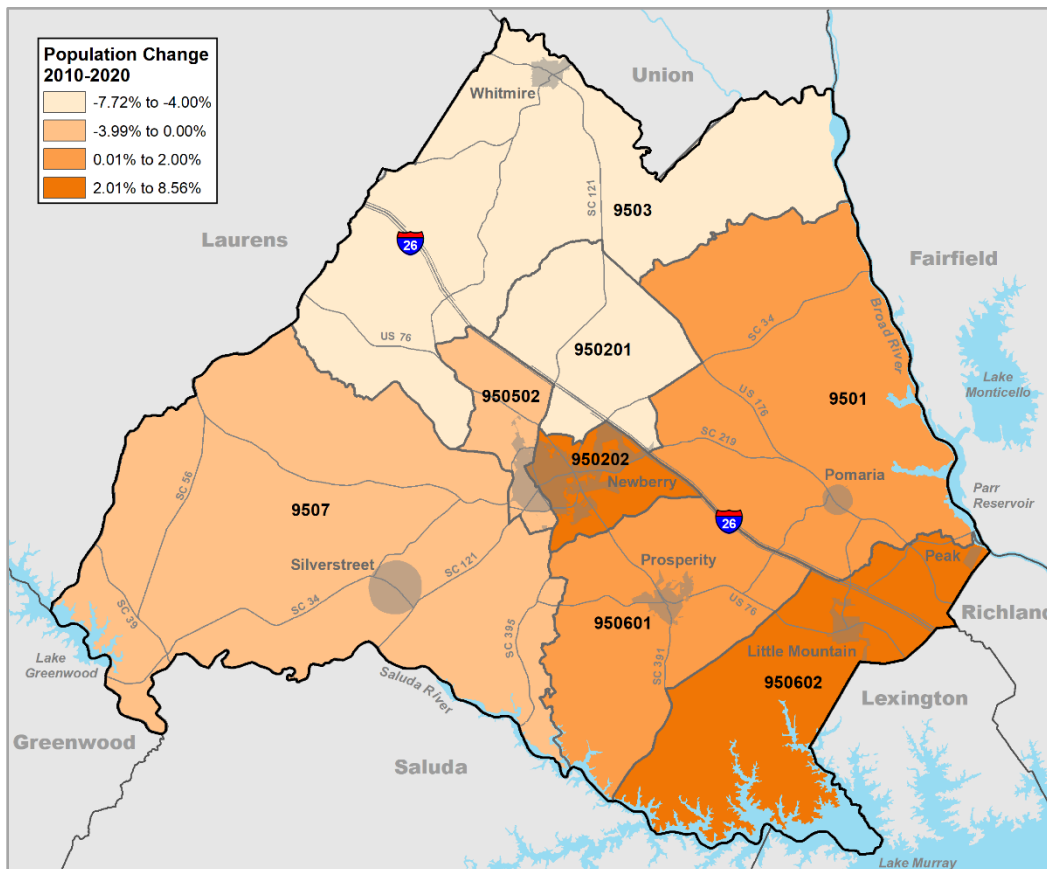
Table 2-4. Population Change by Census Tract*

CENSUS TRACTS	2010	2020	POPULATION CHANGE 2010-2020	% CHANGE 2010-2020
9501	3,631	3,643	12	0.33%
950201	2,615	2,413	-202	-7.72%
950202*	7,391	7,726	335	4.53%
9503	3,351	3,165	-186	-5.55%
950502	5,746	5,560	-186	-3.24%
950601	4,869	4,939	70	1.44%
950602*	5,877	6,380	503	8.56%
9507	4,028	3,893	-135	-3.35%
TOTAL	37,508	37,719	211	0.56%

*Based on 2010 Census tracts. Two tracts were further divided in the 2020 Census.

Sources: U.S. Census Bureau, 2010 and 2020 Census

Map 2-2. Population Change by Census Tract, 2010 to 2020*



* Map based on 2010 Census Tracts

Sources: U.S. Census Bureau, 2010 and 2020 Census

The Census defines urban areas as those that “encompass densely settled territory,” while rural areas are defined as all territory located outside of urban areas. Described early in its history as the largest tract of unbroken farmland in South Carolina, Newberry County has long been known as a largely agrarian, rural community. While 2020 Census urban and rural data is not yet available, approximately two-thirds of the County’s population (67.8%) lived in areas classified as rural in 2010. As illustrated in Map 2-1, a major contributing factor to the County’s predominantly rural character is the Sumter National Forest, which includes much of the area north of U.S. Highway 76 and S.C. Highway 34. The most urbanized area of the County is the greater City of Newberry area (Census tracts 950202 and 950502).

2.2. Demographic Outlook

The percentage of the aging population with the financial resources to relocate will increase as more of the “baby boomer” generation enters retirement. The Midlands region is emerging as an attractive destination for both in-state and out-of-state retirees. South Carolina ranked sixth among states in population growth from 2020 to 2021 (*U.S. Census Bureau, December 2021*). *Wallethub.com* ranked South Carolina twelfth highest among the “Best States to Retire” in 2022, with a ranking of third in affordability. Census data continues to indicate that retirees are continuing their move from the North to the South but are also moving from Florida northward. The frequency and severity of natural disasters, such as recent hurricanes affecting popular retirement destinations along the Gulf and Atlantic coasts, combined with rising property taxes, housing costs, and sharp increases in coastal insurance premiums have led many retirees to seek less expensive, less vulnerable communities further inland that offer many of the same amenities.

This trend is augmented by a new wave of domestic migration in response to the prolonged COVID-19 pandemic, which has prompted an increasing number of residents from Northern and Western states to also relocate to the Southeast. South Carolina ranked among the top ten destination states in 2021, behind only Vermont and South Dakota and leading all southeastern states including Florida, Alabama, and Tennessee (*United Van Lines National Movers Study, 2022*). Factors such as the ability to work remotely and the desire for less densely populated communities are fueling this trend. Newberry County is positioned as an attractive destination with the State for retirees seeking convenient regional and nationwide access through the Interstate, cultural venues, abundant historic resources, and the natural amenities offered by Lake Murray and Lake Greenwood, as well as State parks and the Sumter National Forest.

Annual estimates and five-year projections of population and other demographic data are produced by the Environics Analytics Company. The Company’s Claritas Pop Facts® data combines proprietary methodologies with Census and American Community Survey data to estimate current population and five-year projections for a range of geographies including counties and municipalities. The current edition provides 2022 estimates and 2027 projections for counties and municipalities based on the 2010 Census.

Assuming consistent growth through the coming decade, County population projections through 2032 can be made based on these five-year growth projections. Claritas Pop Facts® estimates indicate that the population of Newberry County is 37,807 in 2022, with a projected increase of

only 0.03% to 37,923 residents by 2032 (Table 2-5). Limited growth is also projected in the towns of Little Mountain, Pomaria, and Prosperity over the ten-year period, with no population change expected in the Town of Peak. The City of Newberry and the towns of Silverstreet and Whitmire are projected to lose a small number of residents in the coming decade. However, future growth rates will be dependent on many factors including household and family size, availability of new housing, in-migration and out-migration trends, economic activity, and the availability of a range of appropriate housing options. For municipalities, future annexations may also play a role in population growth.

Table 2-5. Population Estimates and Projections

JURISDICTION	2010 ² CENSUS	2022 ³ ESTIMATE	2027 ³ PROJECTION	2032 ¹ PROJECTION	PROJECTED CHANGE 2022-2032	
					#	%
NEWBERRY COUNTY	37,508	37,807	37,865	37,923	116	0.3%
Little Mountain	291	306	308	310	4	1.3%
Newberry (City)	10,277	10,234	10,213	10,192	-42	-0.4%
Peak	64	62	62	62	0	0.0%
Pomaria	179	167	168	169	2	1.2%
Prosperity	1,180	1,228	1,230	1,232	4	0.3%
Silverstreet	162	173	171	169	-4	-2.3%
Whitmire	1,441	1,443	1,422	1,401	-42	-2.9%

¹Population projections may be impacted by new and future residential developments

Sources: ²U.S. Census Bureau, 2010 Census; ³Envronics Analytics, Claritas Pop Facts®, 2022

As detailed in the Housing Element, several new residential subdivisions are planned or underway in Newberry County and the City of Newberry that could substantially increase available housing, and therefore population, in the coming years. A total increase of up to 1,060 homes countywide could result if these nine subdivisions are fully developed as planned. However, housing unit totals may change or construction may be delayed as plans are amended in response to a range of variables such as market conditions, labor and materials availability, mortgage rates, funding, infrastructure, and permitting.

While not all the residents of these potential future housing units will be new to the County, it is possible that given an average household size of 2.48 persons in Newberry County and 2.23 in the City (U.S. Census Bureau, 2016-2020 ACS), the population of the unincorporated area of the County could increase by as many as 1,300 and the City by as many as 1,190 persons in association with these new developments.

Given factors including availability of water and sewer, proximity to major transportation routes, and the availability of large, undeveloped properties, it is anticipated that future residential development and growth in Newberry County will continue to be focused along the I-26 corridor within proximity to the Columbia Metro area and along the shores of Lake Murray and Lake Greenwood. Residential growth is also expected in the southern and southeastern area of the County that includes the Towns of Prosperity, Little Mountain, and Pomaria due to the proximity to major transportation corridors and to neighboring high-growth counties and the City of Newberry with its numerous amenities, access to I-26, and water and sewer service.

2.3. Demographic Composition

Consideration of population data relating to age, race, gender, educational attainment, income, and household composition is essential to the planning process. This information is requisite for siting new services or facilities such as parks, schools, emergency service centers, transit routes, health care facilities, and senior centers.

2.3.1. Age and Gender

The large number of baby-boomers, combined with increased life expectancy, has contributed to an aging population nationwide. The Newberry County population mirrors this trend to an even greater extent than most of the other counties of the Central Midlands Region and statewide. The median age for Newberry County residents increased steadily since 1960, surpassing 42 years by 2020 (Table 2-6). Newberry County has the second highest median age in the Midlands region and is 2.5 years higher than the State median. At 42.2 years, the County is four years higher than the national median of 38.2 years.

**Table 2-6. Median Age in Years by Decade
Central Midlands Region and South Carolina**

JURISDICTION	1960	1970	1980	1990	2000	2010	2020
Fairfield County	21.8	23.6	28.2	32.5	36.9	42.4	47.1
Lexington County	25.2	25.7	28.7	32.7	35.7	37.9	39.1
Newberry County	28.8	30.1	32.3	34.2	37.1	39.9	42.2
Richland County	23.9	23.2	26.5	30.4	32.6	32.6	33.7
South Carolina	23.4	24.8	28	32	35.4	37.9	39.7

Sources: U.S. Census Bureau, 1960, 1970, 1980, 1990, 2000, and 2010 Census; 2016-2020 ACS

County population by age group generally mirrors the age distribution statewide. Nearly a fifth (19.8%) of County residents are aged 65 or older, slightly higher than the 17.7% of individuals in this age group statewide (Table 2-7). Newberry County trails the State in the percentage of residents between the ages of 25 to 44 years by more than three percent.

Table 2-7. Population by Age Group

AGE GROUPS	NEWBERRY COUNTY		SOUTH CAROLINA	
	NUMBER	PERCENT	NUMBER	PERCENT
TOTAL POPULATION	38,329	100.0%	5,091,517	100.0%
Under 5 yrs.	2,231	5.8%	291,651	5.7%
5 to 17 yrs.	6,089	15.9%	816,954	16.0%
18 to 24 yrs.	3,587	9.4%	470,286	9.2%
25 to 44 yrs.	8,455	22.1%	1,286,995	25.3%
45 to 64 yrs.	7,753	20.2%	986,476	19.4%
65 to 84 yrs.	9,499	24.8%	1,152,630	22.6%
85+ yrs.	715	1.9%	86,525	1.7%
Total under 18 yrs.	8,320	21.7%	1,108,605	21.8%
Total 18+ yrs.	30,009	78.3%	3,982,912	78.2%
Total 65+ yrs.	7,573	19.8%	900,696	17.7%
MEDIAN AGE	42.2 YEARS		39.7 YEARS	

Source: U.S. Census Bureau, 2016-2020 ACS

While the population of Newberry County generally trends older compared to residents statewide, the population of many of the County's municipalities is even older than that of the County (Table 2-8). The Town of Peak has the County's oldest population with a median age of 64.3 years, followed closely by Silverstreet at 56.1 years. The youngest population among County municipalities is found in Little Mountain at under 37 years. Median age in the City of Newberry is also comparatively younger at 40.6 years. Every municipality in the County exceeds the State median with the exception of Little Mountain.

The Town of Little Mountain has the largest percentage of children under age 18 at 30%, while Peak has the lowest percentage of children at only 13%. Newberry College influences age distribution within the City of Newberry, with nearly 14% of the City's population comprised of college age persons in the 18 to 24 age group. This is by far the largest percentage of residents in this age group among the County's municipalities.

Table 2-8. Percentage of Population by Age Group and Median Age

JURISDICTION	AGE GROUPS (YEARS)				MEDIAN AGE
	UNDER 18	18 TO 24	25 TO 64	65+	
NEWBERRY COUNTY	21.7%	9.4%	49.2%	19.8%	42.2 YEARS
Little Mountain	30.0%	6.2%	40.3%	23.5%	36.6 years
Newberry (City)	19.4%	13.9%	50.1%	16.6%	40.6 years
Peak	13.0%	0.0%	42.6%	44.4%	64.3 years
Pomaria	14.7%	8.6%	60.3%	16.4%	51.0 years
Prosperity	23.7%	4.5%	46.0%	25.8%	46.3 years
Silverstreet	25.2%	0.6%	39.0%	35.2%	56.1 years
Whitmire	21.1%	7.7%	56.8%	14.3%	45.4 years

Source: U.S. Census Bureau, 2016-2020 ACS

Percentages of working age residents between the ages of 25 and 64 years, range from 39% in Little Mountain to 60.3% in Pomaria. More than 44% of residents in Peak and over one-third in Silverstreet are over the age of 65, while seniors comprise only 14.3% of the Whitmire population.

Geographically, the County's youngest populations are found in the eastern portion of the City of Newberry and north of the City (Table 2-9 and Map 2-3). The southernmost corner of the County that borders Lake Murray and Lexington County (Census tract 950604) posted the oldest median age countywide at 53 years.

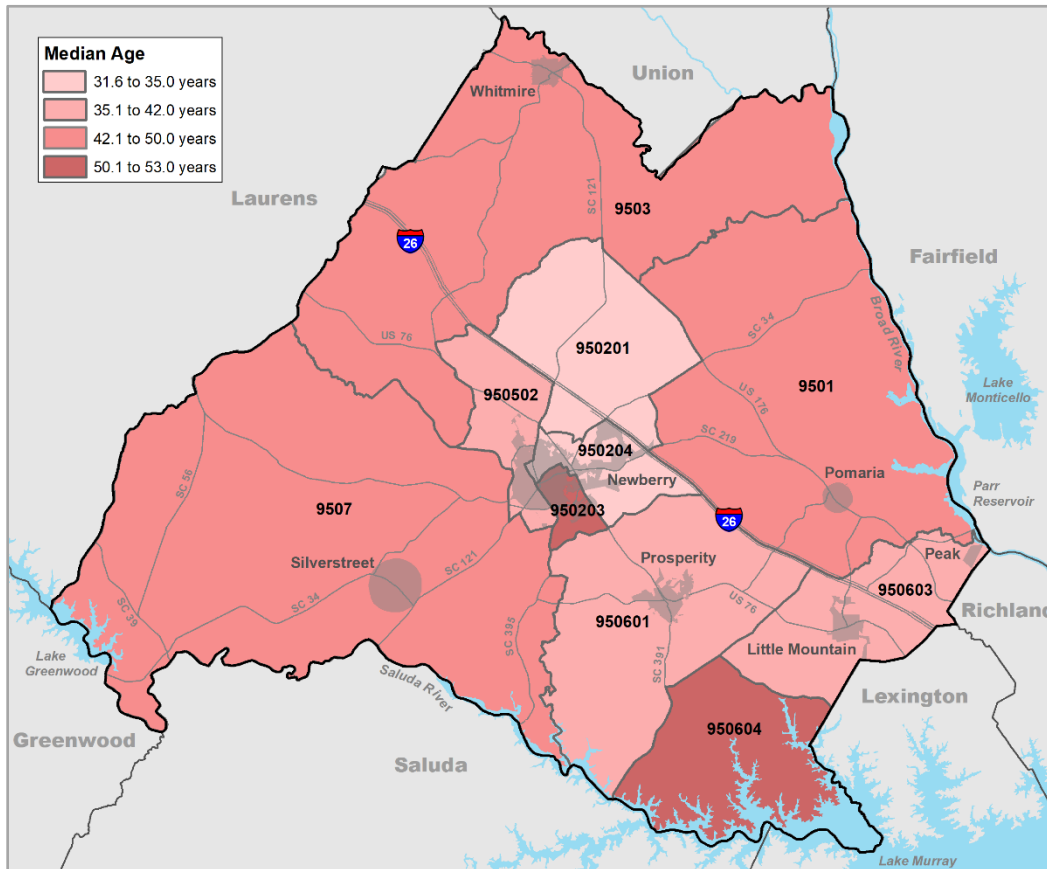
Table 2-9. Median Age by Census Tract

CENSUS TRACTS	MEDIAN AGE (YEARS)
9501	44.0
9502.01	34.8
9502.03	50.1
9502.04	31.6
9503	43.9
9505.02	41.1
9506.01	39.6
9506.03	40.4
9506.04	53.0
9507	45.1

Source: U.S. Census Bureau, 2016-2020 ACS



Map 2-3. Median Age of Population by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

The age and gender composition of County residents can be a significant factor in local planning. An aging population requires a host of special services such as health care, specialized housing, and transportation. The percentage of female residents in Newberry County at 51.7% is nearly equal to that of the State at 51.5% but slightly exceeds the Nation at 50.8%. The ratio of female-to-male residents in Newberry County increases substantially in the 65 and over age group where only 43.6% are male. Among residents aged 85 and older, more than 71% are female (Table 2-10). Younger mortality rates among men are the leading causes of the disparity between males and females in the age 65 and older category. Median age for males in Newberry County at 41.5 years is lower than the County median of 42.2 years. Females have a higher median age at 43 years.

Table 2-10. Age and Gender of Newberry County Residents

AGE GROUPS	TOTAL PERSONS	MALE		FEMALE	
		#	%	#	%
TOTAL POPULATION	38,329	18,530	48.3%	19,799	51.7%
Under 18 yrs.	8,320	4,071	48.9%	4,249	51.1%
18 to 24 yrs.	3,587	1,922	53.6%	1,665	46.4%
25 to 44 yrs.	8,455	4,309	51.0%	4,146	49.0%
45 to 64 years	10,394	4,929	47.4%	5,465	52.6%
65 to 84 years	6,858	3,094	45.1%	3,764	54.9%
85+ years	715	205	28.7%	510	71.3%
Total 18+ years	30,009	14,459	48.2%	15,550	51.8%
Total 65+ years	7,573	3,299	43.6%	4,274	56.4%
MEDIAN AGE	42.2 YEARS	41.5 YEARS		43.0 YEARS	

Source: U.S. Census Bureau, 2016-2020 ACS

2.3.2. Racial and Ethnic Composition

The Newberry County population includes an increasingly diverse mix. Nearly 62% of residents are white, 27.7% are black, and 10.6% are of other races including Asian and American Indian (Table 2-11). The County's percentage of white residents is slightly below that of the State at 63.4% but closer to the national percentage of 61.6%. The County's black population at 27.7% comprises a higher percentage than in South Carolina at 25% and is more than twice that of the Nation at only 12.4%. The percentage of persons of other races in Newberry County is less than 11%. This is lower than the State at 11.6% and considerably lower than nationwide at 26%. However, the ratio of persons of other races in the County has increased substantially over the last three decades, from only 2.9% in 2000 and 6.9% in 2010.

Residents of Hispanic origin are counted within the racial categories of white, black, and other races, as well as shown separately as an ethnic subcategory (Table 2-11). An individual is considered to be of Latino or Hispanic origin if the person is of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish culture or origin, regardless of race. The percentage of Hispanic residents in the County at 8.8% is higher that of the State at 6.9% but less than half that of the Nation at 18.7%.

Table 2-11. Racial Composition

RACE	NEWBERRY COUNTY		SOUTH CAROLINA		UNITED STATES	
	#	%	#	%	#	%
TOTAL	37,719	100.0%	5,118,425	100.0%	331,449,281	100.0%
White	23,263	61.7%	3,243,442	63.4%	204,277,273	61.6%
Black	10,451	27.7%	1,280,531	25.0%	41,104,200	12.4%
Other Races*	4,005	10.6%	594,452	11.6%	86,067,808	26.0%
Hispanic**	3,305	8.8%	352,838	6.9%	62,080,044	18.7%

*Includes two or more races

**Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2020 Census

Change in the racial and ethnic composition of the County since 2000 has been significant among racial categories and the Hispanic population. The percentage of the County population that is white remained relatively steady, increasing by 1.7% in the 2000s but then dropping by 1.8% in the most recent decade. However, the change in the proportion of black residents was substantial, decreasing by 2.7% from 2000 to 2010 and by 12.6% from 2010 to 2020. Conversely, the percentage of persons of other races increased slightly from 10.6% of the County population in 2000 to 11.6% in 2010 and more than doubling to 26% in 2020. The percentage of Hispanic residents countywide decreased from 8.8% of the population in 2000 to 6.9% in 2010, but more than doubled to 18.7% in 2020.

Table 2-12. Racial Composition in Newberry County, 2000, 2010 and 2020

RACE	2000		2010		2020	
	#	%	#	%	#	%
TOTAL	37,719	100.0%	5,118,425	100.0%	331,449,281	100.0%
White	23,263	61.7%	3,243,442	63.4%	204,277,273	61.6%
Black	10,451	27.7%	1,280,531	25.0%	41,104,200	12.4%
Other Races*	4,005	10.6%	594,452	11.6%	86,067,808	26.0%
Hispanic**	3,305	8.8%	352,838	6.9%	62,080,044	18.7%

*Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Sources: U.S. Census Bureau, 2000, 2010, and 2020 Census

Among the County’s municipalities, the City of Newberry has the most diverse population, with the highest percentages of black residents (42.7%), persons of all other races (13.2%) and Hispanics (12.3%). Little Mountain has the lowest percentage of black residents at only 7.6%, while no persons of other races or Hispanics were counted in Peak in the 2020 Census.

Table 2-13. Racial Composition in County Municipalities

RACE	TOTAL	WHITE		BLACK		OTHER RACES		HISPANIC*	
		#	%	#	%	#	%	#	%
Little Mountain	249	217	87.1%	19	7.6%	13	5.2%	4	1.6%
Newberry (City)	10,691	4,722	44.2%	4,560	42.7%	1409	13.2%	1,312	12.3%
Peak	51	36	70.6%	15	29.4%	0	0.0%	0	0.0%
Pomaria	127	79	62.2%	38	29.9%	10	7.9%	5	3.9%
Prosperity	1,178	657	55.8%	425	36.1%	96	8.1%	58	4.9%
Silverstreet	164	127	77.4%	28	17.1%	9	5.5%	2	1.2%
Whitmire	1,390	1,012	72.8%	296	21.3%	82	5.9%	26	1.9%

*Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2020 Census

As provided in Table 2-14 and illustrated in Map 2-6, the most racially diverse area of Newberry County is tract 950502 that includes the western portion of the City of Newberry and the extended area northwest of the City to I-26. More than half (56.4%) of the residents of this tract are black and 15% are of other races. Areas with the lowest racial diversity are tracts 950604 (bordering Lake Murray) and 950603 (bordering Lexington and Richland counties and including the towns of Little Mountain and Peak). Only 11.3% of residents in tract 950604 and 19% of residents in tract

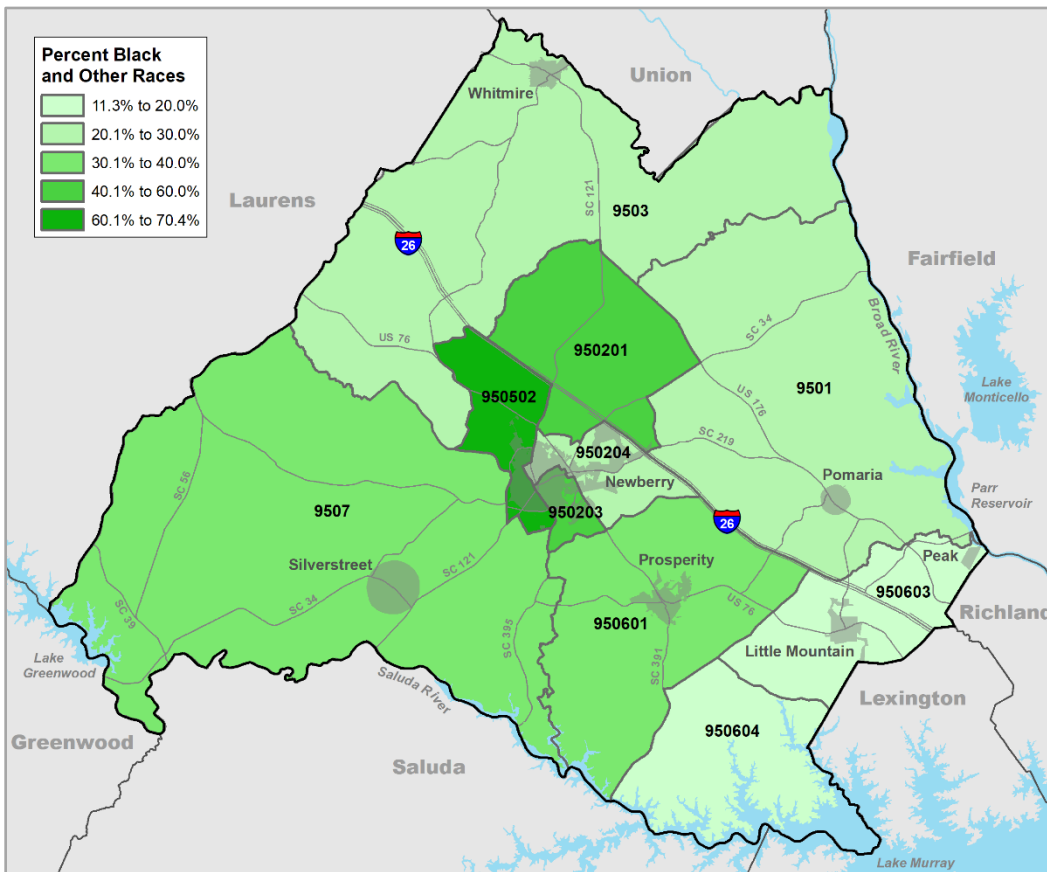
950603 are black or of other races. Nearly 24% of residents in tract 950201 (north of the City of Newberry) and 18.4% of residents in tract 950203 (including the southwestern area of the City of Newberry) are Hispanic.

Table 2-14. Racial Composition by Census Tract

CENSUS TRACTS	TOTAL	WHITE		BLACK		OTHER RACES		HISPANIC*	
		#	%	#	%	#	%	#	%
9501	3,643	2,732	75.0%	633	17.4%	278	7.6%	196	5.4%
950201	2,413	990	41.0%	859	35.6%	564	23.4%	573	23.7%
950203	3,723	1,614	43.4%	1,364	36.6%	745	20.0%	684	18.4%
950204	4,003	2,803	70.0%	776	19.4%	424	10.6%	489	12.2%
9503	3,165	2,262	71.5%	707	22.3%	196	6.2%	74	2.3%
950502	5,560	1,645	29.6%	3,136	56.4%	779	14.0%	624	11.2%
950601	4,939	3,354	67.9%	1,180	23.9%	405	8.2%	288	5.8%
950603	2,571	2,083	81.0%	364	14.2%	124	4.8%	56	2.2%
950604	3,809	3,377	88.7%	252	6.6%	180	4.7%	70	1.8%
9507	3,893	2,403	61.7%	1,180	30.3%	310	8.0%	251	6.4%

*Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race
 Source: U.S. Census Bureau, 2020 Census

Map 2-4. Racial Diversity by Census Tract



Source: U.S. Census Bureau, 2020 Census

In 2020, 1,895 residents (4.9%) of Newberry County were born in another country – similar to the percentage of foreign-born residents statewide at 5.2% (Table 2-15). More than 79% of Newberry County residents are life-long members of the State – substantially higher than the almost 59% of residents statewide who were born in South Carolina. Nearly 20% of County residents native to the United States were born in a state other than South Carolina, much lower than the 40.2% statewide who are not native South Carolinians.

Table 2-15. Place of Birth

PLACE OF BIRTH	NEWBERRY COUNTY				SOUTH CAROLINA			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
TOTAL	37,197	100.0%	38,329	100.0%	4,511,428	100.0%	5,091,517	100.0%
United States Native	35,213	94.7%	36,434	95.1%	4,299,169	95.3%	4,828,314	94.8%
<i>South Carolina</i>	28,065	79.7%	28,840	79.2%	2,678,326	62.3%	2,831,619	58.6%
<i>Different State</i>	6,970	19.8%	7,103	19.5%	1,578,086	36.7%	1,940,413	40.2%
<i>Outside of US*</i>	178	0.5%	491	1.3%	42,757	1.0%	56,282	1.2%
Foreign Born	1,984	5.3%	1,895	4.9%	212,259	4.7%	263,203	5.2%

* Born outside of the United States but entitled to U.S. citizenship

Source: U.S. Census, 2010 Census; 2016-2020 ACS

Limited English proficiency can pose a significant barrier for residents seeking housing, education, employment, and financial and legal services. Nearly 9% of the County’s population over the age of five speaks a language other than English at home. This is higher than the percentage for the State at 7.4% (Table 2-16). Residents speaking a language other than English includes only those who sometimes or always speak a language other than English at home. It does not include those who speak a language other than English only at school or work or those who are limited to only a few expressions of the language. Most people who speak another language at home also speak English. More than three-in-four Newberry County residents (77.2%) who speak another language at home speak Spanish, and of those, over half (50.8%) speak English less than “very well” – an indication of possible language barriers for these County residents.

Table 2-16. Language Spoken at Home and Ability to Speak English

RACE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
POPULATION 5 YEARS AND OVER	36,098	100.0%	4,799,866	100.0%
Speaks English Only	32,901	91.1%	4,446,830	92.6%
Other Language Than English at Home	3,197	8.9%	353,036	7.4%
Speaks Spanish	2,469	77.2%	221,714	62.8%
<i>Speaks English Less Than "Very Well"</i>	1,255	50.8%	91,793	41.4%
Speaks Other Indo-European Language	439	13.7%	69,588	19.7%
<i>Speak English Less Than "Very Well"</i>	43	9.8%	15,673	22.5%
Speaks Asian & Pacific Island Language	17	0.5%	47,722	13.5%
<i>Speak English Less Than "Very Well"</i>	17	100.0%	20,001	41.9%

Source: U.S. Census Bureau, 2016-2020 ACS

2.3.3. Household and Family Characteristics

Household and family status are key indicators of social and economic conditions within the community. Households include all related and unrelated persons who occupy a housing unit. There are 14,976 households in Newberry County, with an average household size of 2.48 persons. This is slightly lower than the statewide average household size of 2.53 persons. More than a quarter (27.9%) of all County households include a child under the age of 18 and over a third (34.4%) include at least one person aged 65 or older (Table 2-17). More than 29% of the County's households consist of an individual living alone, with 46.3% of these single-person householders aged 65 years or older.

More than two-thirds (67.3%) of County households and nearly two-thirds of households statewide (65.3%) consist of a family – defined as two or more persons living in the same household who are related by birth, marriage, or adoption. There are 10,080 families in the County, with an average family size of 3.09 – only slightly lower than the State average of 3.13 persons per family. Over two-thirds (69.7%) of County family households consist of a married couple and nearly 31% of these families include children younger than 18 years. Females with no husband present comprise 22.9% of all family households (2,313 households) and more than half of these (55.8%) include a child under 18 years of age. Among Newberry County grandparents, 211 are responsible for raising their grandchildren under 18 years of age.

Table 2-17. Household Type and Size

HOUSEHOLDS (HH) BY TYPE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	% OF ALL HH OR FAMILIES	#	% OF ALL HH OR FAMILIES
TOTAL HOUSEHOLDS	14,976	100.0%	1,961,481	100.0%
Householder living alone	4,400	29.4%	571,147	29.1%
<i>Householder 65 years and over</i>	2,036	46.3%	233,589	40.9%
Households with children < 18 yrs.	4,171	27.9%	567,817	28.9%
Households with persons 65+ yrs.	5,154	34.4%	631,743	32.2%
Average household size (persons)	2.48		2.53	
FAMILY HOUSEHOLDS (FAMILIES)	10,080	67.3%	1,280,623	65.3%
With own children < 18 yrs.	3,740	37.1%	491,337	38.4%
Married-couple family	7,029	69.7%	923,300	72.1%
<i>With own children < 18 yrs.</i>	2,167	30.8%	314,381	34.0%
Single-parent families with children < 18 yrs.	1,573	15.6%	176,956	13.8%
Female householder, no husband	2,313	22.9%	272,756	21.3%
<i>With own children < 18 yrs.</i>	1,290	55.8%	139,253	51.1%
Average family size (persons)	3.09		3.13	

Source: U.S. Census Bureau, 2016-2020 ACS

Among the County's municipalities, the percentage of family households ranges from 55.2% in Peak to 73.6% in Silverstreet. Nearly one-third of households in Prosperity (31.6%) and Little Mountain (31.2%) include children under 18 years of age, while only 20.7% of households in Peak

and 20.8% in Silverstreet include children. Two-thirds (65.5%) of households in Peak and well over half (56%) of households in Silverstreet include seniors aged 65 and older, while less than 23% of households in Whitmire included persons in that age group.

Table 2-18. Household (HH) Type and Size for County Municipalities

MUNICIPALITY	TOTAL HOUSEHOLDS	FAMILY HHs		% HHs WITH CHILDREN < 18 YRS.	% HHs WITH PERSONS 65+ YRS.	AVG. HH SIZE (PERSONS)	AVG. FAMILY SIZE (PERSONS)
		#	% of HHs				
Little Mountain	141	83	58.9%	31.2%	45.4%	2.61	3.56
Newberry (City)	4,099	2,406	58.7%	22.8%	29.0%	2.28	3.01
Peak	29	16	55.2%	20.7%	65.5%	2.23	2.93
Pomaria	42	25	59.5%	23.8%	31.0%	3.45	3.62
Prosperity	449	291	64.8%	31.6%	39.6%	2.51	3.03
Silverstreet	53	39	73.6%	20.8%	56.6%	2.75	3.20
Whitmire	673	471	70.0%	27.9%	22.9%	2.74	3.46

Source: U.S. Census Bureau, 2016-2020 ACS

Average household size among the County's municipalities ranges from 3.45 persons in Pomaria to only 2.23 persons in Peak (Table 2-18). Pomaria also has the largest average family size at 3.62 persons, followed by Little Mountain at 3.56 persons per family. Average family size is smallest in Peak at 2.93 persons.

Only 3.9% of Newberry County's residents live in group quarters. The Census divides group quarters into two categories: 1) *institutional*, including correctional facilities, nursing homes, and mental hospitals; and 2) *non-institutional*, including college dormitories, military barracks, group homes, missions, and shelters. Newberry College students residing in campus dormitories are included in the non-institutional housing population count. Of the 1,475 Newberry County residents who were counted in group quarters, more than three-fourths (1,118 persons) are in non-institutional housing and 357 persons are in institutional quarters. The majority of persons in non-institutional housing (95.1% or 1,063 persons) are Newberry College students living in on-campus housing provided by the College. Among the County's institutionalized population, 269 persons (75.4%) are in nursing facilities.

Table 2-19. Population in Group Quarters

	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL POPULATION	37,719	100.0%	5,118,425	100.0%
In Group Quarters	1,475	3.9%	138,603	2.7%
<i>Institutionalized Population</i>	357	24.2%	56,578	40.8%
<i>Non-institutionalized Population</i>	1,118	75.8%	82,025	59.2%

Source: U.S. Census Bureau, 2020 Census

2.3.4. Educational Attainment

Educational attainment can have a significant impact on current and future earnings potential. Higher educational attainment can also have a positive financial impact on the community in the form of lower criminal justice and public safety costs, decreased social support payments, lower health care costs, increased tax revenues, and stronger civic engagement. The educational attainment of Newberry County residents will continue to be important, as many new and existing job openings require some form of postsecondary education or training.

As shown in Table 2-20, several educational attainment indicators measurably improved in Newberry County between 2010 and 2020. The percentage of County residents aged 18 and older whose education ended with a high school diploma or equivalent degree rose from 31.1% to 35.9%, while the percentage of persons with no high school diploma dropped from 25% to 15.7% in 2020. The percentage of adults with an associate degree also increased from 7.8% to 10.1% between 2010 and 2020.

More than 84% of Newberry County residents aged 18 and older are high school graduates (including GED recipients). This percentage of graduates is lower than the 88.2% of residents statewide who have earned a high school diploma.

The County trails the State in the percentage of residents with postsecondary degrees, with 17.7% of County residents holding a bachelor's degree or higher, compared to the 26.7% of South Carolinians that hold a postsecondary degree. However, the 10.1% of Newberry County residents who hold an associate degree is higher than the state at 9.2%. This reflects the accessibility and affordability of postsecondary educational opportunities provided by Piedmont Technical College.

Table 2-20. Educational Attainment, Persons 18+ Years

EDUCATIONAL ATTAINMENT	NEWBERRY COUNTY				SOUTH CAROLINA			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
POPULATION 18+ YEARS	28,624	100.0%	30,009	100.0%	3,442,167	100.0%	3,982,912	100.0%
No High School Diploma	7,142	25.0%	4,706	15.7%	592,532	17.2%	469,729	11.8%
High School Graduate*	8,897	31.1%	10,784	35.9%	1,083,016	31.5%	1,170,918	29.4%
Some College, No Degree	5,235	18.3%	6,171	20.6%	752,847	21.9%	910,228	22.9%
Associate Degree	2,234	7.8%	3,022	10.1%	263,511	7.7%	367,900	9.2%
Bachelor's Degree	3,277	11.4%	3,868	12.9%	496,238	14.4%	681,812	17.1%
Graduate/Professional Degree	1,839	6.4%	1,458	4.9%	254,023	7.4%	382,325	9.6%

*Includes equivalency

Sources: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS

Educational attainment of residents in the County's municipalities varies (Table 2-21). Nearly 43% of residents aged 18 and older in Peak, 31.3% of residents in Newberry, and 28.2% in Little Mountain hold a bachelor's degree or higher. Nearly one-fourth of residents in the Town of Peak (21.3%) hold graduate or professional degrees. Conversely, 28% of Whitmire residents, nearly 18% of Prosperity residents, and 16.3% of City of Newberry residents over the age of 18 did not graduate from high school. Less than 2% of Little Mountain residents did not earn a high school diploma.

Table 2-21. Educational Attainment by Percentage of Persons 18+ Years in County Municipalities

EDUCATIONAL ATTAINMENT	LITTLE MOUNTAIN	CITY OF NEWBERRY	PEAK	POMARIA	PROSPERITY	SILVERSTREET	WHITMIRE
No High School Diploma	1.7%	16.3%	6.4%	13.1%	17.7%	13.4%	28.0%
High School Graduate/GED	23.5%	27.4%	29.8%	44.4%	41.6%	38.7%	35.9%
Some College, No Degree	16.0%	22.3%	10.6%	13.1%	18.6%	12.6%	13.2%
Associate Degree	30.7%	2.6%	10.6%	10.1%	7.0%	15.1%	12.0%
Bachelor's Degree	16.8%	17.8%	21.3%	11.1%	9.7%	12.6%	6.9%
Graduate/ Professional Degree	11.3%	13.5%	21.3%	8.1%	5.4%	7.6%	4.0%

Source: US Census Bureau, 2016-2020 ACS

2.3.5. Income and Poverty

Income is a measure of financial prosperity in a community. Comparisons with state data reveal how well a community's income measures are in line with those statewide. Household and family incomes in Newberry County are significantly lower than those statewide. Median household income in the County is \$46,038 – more than \$8,800 lower than the State (Table 2-22). The disparity is even more pronounced in median family income. The Newberry County median of \$58,904 is \$9,909 lower than the statewide median of \$68,813.

Median household income among the County's municipalities ranges from highs of \$60,250 in Little Mountain and \$60,114 in Peak to a low of \$31,464 in Whitmire. Pomaria has by far the highest median family income at \$103,438, while Whitmire posted the lowest median family income among the municipalities at \$33,583.

Table 2-22. Median Household and Family Income

JURISDICTION	MEDIAN HOUSEHOLD INCOME	MEDIAN FAMILY INCOME
NEWBERRY COUNTY	\$46,038	\$58,904
Little Mountain	\$60,250	\$79,063
City of Newberry	\$38,613	\$56,190
Peak	\$60,114	\$60,833
Pomaria	\$52,500	\$103,438
Prosperity	\$47,639	\$53,125
Silverstreet	\$59,375	\$59,375
Whitmire	\$31,464	\$33,583
SOUTH CAROLINA	\$54,864	\$68,813

Source: US Census Bureau, 2015-2019 ACS

In 2020, the County ranked 20th statewide in per capita income at \$26,501 – \$4,226 less than that of residents statewide and \$8,883 below the nation (Table 2-23). Income growth for local residents exceeded the State and the Nation from 1999 to 2010 with a 33.4% increase in per capita income. Income growth has been lower than statewide and nationwide in the most recent decade, slowing to less than 24%.

Table 2-23. Per Capita Income

JURISDICTION	1999	2010	2020	% CHANGE 1999-2010	% CHANGE 2010-2020
Newberry County	\$16,045	\$21,410	\$26,501	33.4%	23.8%
South Carolina	\$18,795	\$23,443	\$30,727	24.7%	31.1%
United States	\$ 21,587	\$27,334	\$35,384	26.6%	29.5%

Sources: U.S. Census Bureau, 2000 Census; 2006-2010 and 2016-2020 ACS

Table 2-24 details the per capita income for racial and ethnic groups in Newberry County. While the per capita income for the County's black residents is only \$1,785 less than the income for black residents statewide, it is \$12,446 lower than the per capita income for the County's white residents (Table 2-24). Countywide per capita income for white residents at \$31,279 is nearly \$4,500 lower than for white residents throughout the State at \$35,727. Per capita income among the County's Hispanic residents at \$13,009 is more than \$5,780 below that of Hispanics statewide.

Within Newberry County municipalities, the Town of Silverstreet has the highest per capita income at \$47,548. Whitmire has the lowest per capita income at \$19,318. Per capita income among white residents is also highest in Silverstreet and lowest in Whitmire. Black residents have the highest per capita income in Whitmire at \$23,531 and the lowest in Little Mountain. Per capita income data is not available for Hispanic residents in five of the seven Newberry County municipalities.

Table 2-24. Per Capita Income by Race and Ethnicity

JURISDICTION	ALL PERSONS	WHITE	BLACK	HISPANIC
NEWBERRY COUNTY	\$26,501	\$31,279	\$18,833	\$13,009
Little Mountain	\$34,029	\$36,523	\$14,208	--*
City of Newberry	\$21,449	\$29,601	\$15,381	\$12,647
Peak	\$27,670	\$39,421	\$15,015	--*
Pomaria	\$30,529	\$35,801	\$17,273	--*
Prosperity	\$22,490	\$26,502	\$17,034	\$22,300
Silverstreet	\$47,548	\$55,812	\$19,847	--*
Whitmire	\$19,318	\$18,482	\$23,531	--*
SOUTH CAROLINA	\$30,727	\$35,727	\$20,618	\$18,790

*Per Capita Income not available

Source: U.S. Census Bureau, 2016-2020 ACS

An examination of household income by age (Table 2-25) reveals that Newberry County's youngest baby-boomers (residents aged 45-to-64) have the County's highest median household income at \$58,560. Incomes are also higher for persons aged 25-to-44 at \$45,800. The lowest median household income is found among the County's youngest residents (aged 25 years and

younger) at \$35,436. Median household income for the County’s oldest residents (aged 65 and older) is also comparatively lower at \$37,907. This mirrors State and national income distribution. County income levels are lower within all age groups than for residents of South Carolina, with the exception of residents under 25 years of age. The median household income for County residents in this age group is \$449 higher than the median household income for that age group statewide. This may be attributed in part to the number of Newberry College students.

Table 2-25. Median Household Income by Age of Householder

AGE OF HOUSEHOLDER	NEWBERRY COUNTY	SOUTH CAROLINA
ALL HOUSEHOLDS	\$46,038	\$54,864
15 to 25 years	\$35,436	\$30,987
25 to 44 years	\$45,800	\$60,452
45 to 64 years	\$58,560	\$64,299
65 years and over	\$37,907	\$43,822

Source: U.S. Census Bureau, 2016-2020 ACS

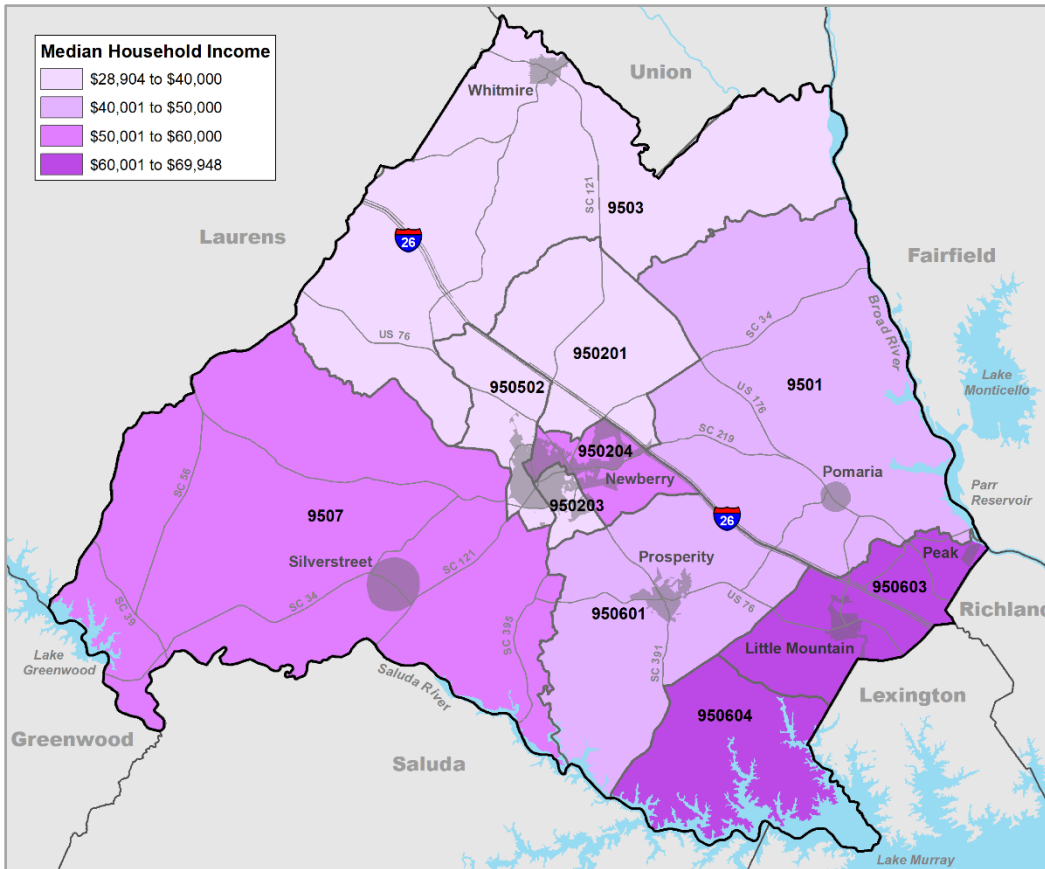
An examination of income by Census tract reveals that the highest median household income of \$69,948 is found in tract 950604 that borders Lake Murray and Lexington County (Table 2-26 and Map 2-5). Tract 950603 that borders Lexington and Richland counties and includes the towns of Little Mountain and Peak also has a comparatively higher median household income at \$67,589. Tract 950502 that includes the western portion of the City of Newberry has the lowest median household income at only \$28,904.

Table 2-26. Median Household Income by Census Tract

CENSUS TRACTS	MEDIAN HOUSEHOLD INCOME
9501	\$46,137
950201	\$36,563
950203	\$35,882
950204	\$54,628
9503	\$38,668
950502	\$28,904
950601	\$49,788
950603	\$67,589
950604	\$69,948
9507	\$51,518

Source: U.S. Census Bureau, 2016-2020 ACS

Map 2-5. Median Household Income by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

Poverty is defined as having insufficient resources to meet basic living expenses, including the costs of food, shelter, clothing, transportation, and medical care. Thirteen percent of Newberry County families and 10.5% of families statewide live in poverty (Table 2-27). Of family households living in poverty in the County, more than two-thirds (68.4%) include related children under 18 years of age. Nearly one-in-four (23.4%) families living in poverty are headed by a single parent, with most of these (806) households headed by a single female. More than 73% of these single parent families include children under 18 years of age.

Table 2-27. Poverty Status by Family Type

FAMILY TYPE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL FAMILIES	10,080	100.0%	1,280,623	100.0%
Family Households in Poverty	1,315	13.0%	133,914	10.5%
<i>with related children < 18 years</i>	900	68.4%	97,898	73.1%
Married Couple Family	348	26.5%	43,303	32.3%
<i>with related children < 18 years</i>	190	54.6%	21,787	50.3%
Single Parent Household, no spouse	967	73.5%	90,611	67.7%
<i>with related children < 18 years</i>	710	73.4%	76,111	84.0%

Source: U.S. Census Bureau, 2016-2020 ACS

Financial data for the School District of Newberry also indicates a significant number of low-income households in the County. The District reported that 71.6% of its students in the 2020-2021 school year live in poverty, based on participation/enrollment in programs such as Temporary Aid to Needy Families (TANF), Medicaid, Supplemental Nutrition Assistance Program (SNAP), and if the child is fostered, homeless, or a migrant. This is higher than the percentage statewide of 61.9%.

Nearly 18% of all County residents live in poverty, higher than the percentage of State residents in poverty at 14.7% (Table 2-28). More than one-third of County residents living in poverty (35.5%) are children under age 18, higher than the percent statewide at 31.8%. Seniors aged 65 and older comprise 10.6% (687 residents) of the County's impoverished population, slightly lower than the percentage statewide at 11.7%. Income is a leading concern for elderly residents that touches almost every facet of life from housing and health care to food and medications.

Table 2-28. Poverty Status by Age

AGE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL PERSONS*	37,223	100.0%	4,950,181	100.0%
Persons in Poverty	6,496	17.5%	726,470	14.7%
<i>Under 5 years</i>	810	12.5%	66,543	9.2%
<i>5 to 17 years</i>	1,494	23.0%	164,518	22.6%
<i>18 to 34 years</i>	1,477	22.7%	186,047	25.6%
<i>35 to 64 years</i>	2,028	31.2%	224,299	30.9%
<i>65+ years</i>	687	10.6%	85,063	11.7%

* Population for whom poverty is determined

Source: U.S. Census Bureau, 2016-2020 ACS

More than one-in-three white residents in Newberry County live in poverty. This is low when compared to the 47.7% of white residents statewide living in poverty (Table 2-29). Over half (55.5%) of the County's black citizens live in poverty, as compared to 42.9% of black residents living in poverty statewide. Among the County's Hispanic residents, 14.7% live in poverty. This is significantly higher than the overall percentage of the State's Hispanic residents living in poverty at 9.6%.

Table 2-29. Persons with Income Below Poverty by Race and Ethnicity

RACE/ETHNICITY	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL PERSONS*	37,223	100.0%	4,950,181	100.0%
Persons in Poverty	6,496	17.5%	726,470	14.7%
<i>White</i>	2,231	34.3%	346,694	47.7%
<i>Black</i>	3,607	55.5%	311,319	42.9%
<i>Other Races</i>	658	10.1%	68,457	9.4%
<i>Hispanic**</i>	953	14.7%	69,992	9.6%

* Population for whom poverty is determined

**Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2016-2020 ACS

Among the County's municipalities, Whitmire and Newberry have the highest poverty rates at 22.1% and 22%, respectively. Little Mountain has by far the lowest poverty rate at 2.4%, with only eight residents living in poverty. Within racial and ethnic categories, poverty rates are much lower for white than black residents of Newberry, Pomaria, and Prosperity. There were no persons living in poverty among white Peak residents and among black residents of Little Mountain and Silverstreet. Poverty rates for white and black Whitmire residents were similar and comparatively high at 22.9% and 21.2%, respectively. All Hispanic residents of Little Mountain (seven) and Silverstreet (two) and one-in-four Hispanic residents in Newberry (133 people) are living in poverty.

Table 2-30. Persons Living in Poverty within County Municipalities*

MUNICIPALITY	PERCENT BELOW POVERTY LEVEL						
	TOTAL	AGE (YEARS)			RACE AND ETHNICITY		
		< 18	18-64	65+	WHITE	BLACK	HISPANIC**
Little Mountain	2.4%	0.0%	5.1%	0.0%	2.6%	0.0%	100.0%
Newberry	22.0%	38.7%	20.1%	7.2%	6.1%	33.7%	29.0%
Peak	14.8%	0.0%	0.0%	33.3%	0.0%	30.8%	0.0%
Pomaria	14.7%	35.3%	13.8%	0.0%	12.0%	21.2%	0.0%
Prosperity	17.0%	20.3%	14.6%	18.5%	7.7%	29.8%	0.0%
Silverstreet	8.3%	18.4%	9.5%	0.0%	9.1%	0.0%	100.0%
Whitmire	22.1%	18.7%	27.5%	2.6%	22.9%	21.2%	0.0%

* Population for whom poverty status is determined

**Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2016-2020 ACS

The percentage of County residents living in poverty by Census tract is illustrated on Map 2-6. Tract 950201 (north of Newberry) has the highest poverty percentage at nearly 34%, followed by tract 950502 (west and northwest of the City of Newberry) at nearly 26% (Table 2-31). Tracts with the lowest poverty rates include 950603 (in the eastern edge of the County including Little Mountain and Peak) at 10% and 9501 (eastern border with Fairfield County including Pomaria) at 10.6%.

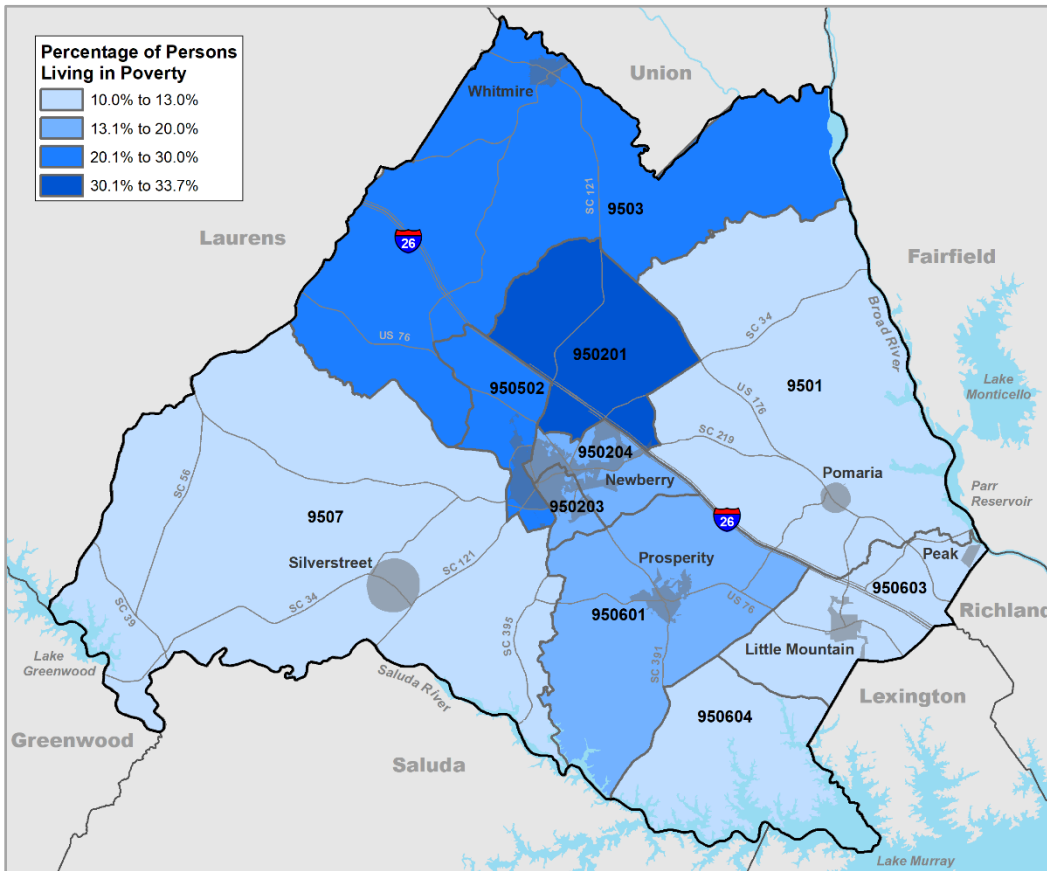
Table 2-31. Percentage of Persons* with Income Below Poverty by Census Tract

CENSUS TRACTS	TOTAL PERSONS*	PERSONS WITH INCOME BELOW POVERTY	
		#	%
9501	4,459	474	10.6%
950201	2,459	828	33.7%
950203	3,505	608	17.3%
950204	3,763	541	14.4%
9503	3,601	826	22.9%
950502	4,544	1172	25.8%
950601	4,829	928	19.2%
950603	2,779	277	10.0%
950604	3,552	430	12.1%
9507	3,732	412	11.0%

* Population for whom poverty status is determined

Source: U.S. Census Bureau, 2016-2020 ACS

Map 2-6. Percentage of Persons with Income Below Poverty by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

The U.S. Department of Housing and Urban Development (HUD) defines low and moderate income (LMI) households as those with incomes below 80% of median family income (MFI). More than 44% of County residents (16,170 persons) are considered to be living in LMI households. Among the County’s seven municipalities, the Town of Peak has by far the highest LMI rate at 70%. The City of Newberry ranks second highest at 55% (Table 2-32). Little Mountain has the lowest rate of LMI households among the County’s municipalities at under 8%.

Table 2-32. Persons with Low and Moderate Incomes

JURISDICTION	TOTAL LMI	PERCENT LMI
NEWBERRY COUNTY	16,170	44.3%
Little Mountain	20	7.7%
City of Newberry	5,075	55.2%
Peak	35	70.0%
Pomaria	25	25.0%
Prosperity	380	35.5%
Silverstreet	50	31.3%
Whitmire	655	48.3%

Source: U.S. HUD Exchange, FY 2021 LMI Summary Data

Comprehensive Housing Affordability Strategy (CHAS) data is a special tabulation of household and income data commissioned by HUD for use by Community Development Block Grant (CDBG) grantees in the development of local consolidated plans. This data includes valuable information on household income for low-income residents. Table 2-33 depicts income as a percentage of the HUD Area Median Family Income (HAMFI) for Newberry County and South Carolina. More than one-third (38%) of all County households are considered to be LMI. Ten percent are considered to have *extremely low incomes* (0% to 30% of MFI). This is lower than the percentage of households statewide at 11.5% in this lowest income category. Nearly 12% of households are considered to have *low incomes* (31% to 50% of MFI), similar to the 11.1% of households statewide in this income group. Sixteen percent of households in Newberry County have *moderate incomes* (51% to 80% of MFI), also similar to the 61% of households statewide in this income category.

Table 2-33. Low and Moderate Income Households

INCOME CATEGORIES	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL HOUSEHOLDS	14,940	100.0%	1,894,710	100.0%
Extremely Low Income (0-30% HAMFI)	1,545	10.3%	218,785	11.5%
Low Income (31-50% HAMFI)	1,730	11.6%	210,380	11.1%
Moderate Income (51-80% HAMFI)	2,400	16.1%	309,105	16.3%
Other Income (> 80% HAMFI)	9,260	62.0%	1,156,445	61.0%

Source: U.S. HUD, HUD User, CHAS Database, 2022

2.4. Special Populations

Special populations can experience a greater need for community services than the public as a whole. Data reveals that special populations in Newberry County include residents with low incomes, the elderly, and single-parent families. Consideration of these residents and their needs should be addressed through each Comprehensive Plan element.

2.4.1. Elderly

The needs of an aging population can increase overall demand for services such as adult day care, home meal delivery, transportation services, in-home respite services, home repair and modification, long-term care, assisted living, and focused recreational and fitness programs. Nearly 20% of Newberry County residents (7,573 persons) are aged 65 and older (2020 ACS). More than 34% percent of County households include at least one person of retirement age and 46.3% of residents living alone are adults aged 65 and older (2,036 persons). Nearly 11% of Newberry County seniors (687 persons) live in poverty. More than one-third of the County's elderly population (2,785 persons) has a disability and of those, one-in-three (965 persons) have a cognitive difficulty. Among the County's elderly residents, 1,334 (18.1%) have difficulty living independently.

2.4.2. Homeless Population

Homeless populations encompass a broad range of individuals and families with special needs. National research indicates that 30% are in families with at least one child and the



remainder are individuals (*2020 Annual Homeless Assessment Report to Congress, U.S. HUD*). More than 8% of the nation's homeless adults are veterans. One-quarter of the unsheltered population is considered chronically homeless – a 15% increase from the previous year. The chronic homeless experience repeated periods of homelessness, coupled with physical or mental disabilities, and require permanent support systems for housing and support services.

Homelessness is a significant risk factor for a broad range of health and social problems. Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless population. Domestic violence is a leading cause of homelessness for females. More than 80% of homeless women with children have experienced domestic violence (*U.S. Interagency Council on Homelessness, 2018*). Among South Carolina's homeless population, an estimated 20% are chronically homeless, 12.7% are identified as having a substance use disorder, and 14.5% are diagnosed with mental illness (*S.C. PIT Count Report, 2020*). Ten percent are veterans and 8.6% are adult survivors of domestic violence.

One-in-five homeless persons in South Carolina are adults and children in families, while the remainder are individuals. Individuals and families without adequate shelter experience greater barriers in obtaining needed support services. The unique circumstances and conditions of the homeless requires close coordination among local agencies and service providers to have a sustained impact.

The Newberry County is located within the service and planning area of the Midlands Area Consortium for the Homeless (MACH). The MACH was created in 1994 following the federal creation of the Continuum of Care (CoC) process for communities in an effort to consolidate, at the local level, federal funds identified for homeless persons. The MACH Consortium encompasses a 13-county region that includes Aiken, Allendale, Bamberg, Barnwell, Calhoun, Chester, Fairfield, Lancaster, Lexington, Newberry, Orangeburg, Richland, and York Counties. The MACH supports more than 100 agencies that provide services to the homeless and near homeless such as the United Way, faith-based organizations, and housing authorities.

Most homeless persons living in the Newberry area tend to either double-up with friends or family or gravitate to the more structured services provided primarily in more urban areas such as the City of Columbia. While families who are doubling up (staying) with friends or relatives because they have no other housing options are not included in the HUD definition of homeless individuals and families, they are often at risk of losing such temporary shelter and becoming homeless. Doubling-up is considered a temporary situation, one that is often prohibited by public housing laws and landlords. Both families can face eviction if the extra household residents are discovered. Moreover, doubled-up friends or families often impose space and financial burdens on the host family and guests are often asked to leave after a short time. In smaller and more rural communities with no public shelters, doubling up is often the stop-gap measure before sleeping on the streets.

The most accurate assessment of the homeless population at the county, state and national levels is provided through bi-annual, HUD mandated *point-in-time* (PIT) counts. Point-in-time counts are one-night counts of both sheltered and unsheltered homeless populations. The homeless



count includes those in shelters, in transitional housing, living on the street, or in other locations not meant for human habitation. The S.C. Homeless Coalition has provided the statewide organization and planning for recent point-in-time counts.

The most recent point-in-time count was conducted in January 2020 in an effort led by the United Way of the Midlands. Although a formal PIT count was not conducted in Newberry County at that time, PIT counts are conducted annually. Participation by the County and associated service agencies and organizations in future counts may provide a more accurate insight into the extent of homelessness in Newberry County. Only six persons living in shelters were attributed to Newberry County in the 2020 count.

Data collected by the School District of Newberry County through the *McKinney-Vento Act* reveals that homelessness is more prevalent than indicated by the PIT count. The Act provides rights and services to children and youth experiencing homelessness, which includes those who are sharing the housing of others due to housing loss, economic hardship, or related cause; staying in motels, trailer parks, or campgrounds due to the lack of an adequate alternative; staying in shelters or transitional housing; or sleeping in cars, parks, abandoned buildings, substandard housing, or similar settings. The McKinney-Vento Education for Homeless Children and Youth program is designed to address the challenges that homeless children and youth face in enrolling, attending, and succeeding in school. Under this program, each school district is required to have a trained, local homeless education liaison to identify and assist these families with enrolling and fully participating in school. The number of homeless students in the School District of Newberry County has steadily increased over the last five years. The District identified 79 homeless students enrolled in the 2022-2023 school year. This represents a 65% increase from 48 students in the previous year and nearly seven times the increase from only 12 students in the 2018-2019 school year.

It is estimated that many Americans are just one paycheck away from becoming homeless, with 64% of adults having no emergency savings for unexpected and costly expenses such as a major health issue or home or auto repair (*Federal Reserve, Report on the Economic Well-Being of U.S. Households in 2020*). These precariously housed individuals and families are most at risk for crisis poverty and very vulnerable to becoming homeless. Indicators for families at risk of becoming homeless include those with low to moderate incomes, who are cost-burdened, with children receiving free or reduced lunch at school, or living in overcrowded conditions.

Residents with low and moderate incomes can have difficulty affording adequate and safe housing in Newberry County. As detailed in Table 2-32, more than one-third of all Newberry households are considered to be LMI with incomes below 80% of the Median Family Income (MFI). One-in-six County residents are living in poverty. Over half of families in poverty (710 families) are single-parent families with children.

2.4.3. Veterans

South Carolina's large veteran population often experiences a need for employment assistance, long-term care, shelter, and specialized medical care. Nearly 48% of living veterans in South

Carolina and more than half (55.2%) in Newberry County are aged 65 years or older. However, due to more recent conflicts in the Middle East and Asia, younger veterans aged 35-to-54 and females represent a growing percentage of the veteran population. These changing demographics generate an expanded need for a full spectrum of home and community-based support programs.

Twenty-eight percent of all veterans in Newberry County and 29.6% statewide are disabled. The majority of the County's disabled veterans (84.9%) and 64.9% of the State's disabled veteran population are aged 65 and older. The number and percentage of disabled veterans continues to climb as aging veterans of the baby boom era develop disabilities and younger service personnel deal with disabling injuries incurred while serving in more recent conflicts such as those in Iraq and Afghanistan.

The U.S. Department of Housing and Urban Development estimates that 8% of the nation's homeless adult population are veterans, with many more living in poverty and at risk of becoming homeless (*2020 Annual Homeless Assessment Report to Congress, U.S. HUD*). Nearly half of these homeless veterans (49%) live in unsheltered locations. However, homelessness among veterans has generally declined since 2009, with declines recorded each year since 2010, with the exception of a slight increase in 2017. Veterans comprised 10% of the total homeless population during the 2020 South Carolina PIT count, with more than one-in-four living without shelter.

There are 1,999 veterans living in Newberry County, of which the majority (86.4%) are male. Nearly 15% of the County's older residents (aged 65 and older) and one-in-three (33.4%) older males are veterans. Veterans comprise 6.7% of the County population aged 18 and older and 9.1% of the population statewide.

While area veterans are attracted to the Midlands region by many of the same factors that most retirees seek – recreation, temperate weather, and lower housing prices – many are also drawn by the close proximity of Fort Jackson in Richland County and Shaw Air Force Base in Sumter. In addition, the Veterans Administration (VA) operates the William Jennings Bryan Dorn VA Medical Center in Columbia. The Dorn VA Medical Center is a 216-bed facility providing a wide range of primary care and specialty health services including mental health services, surgery, psychiatry, physical medicine and rehabilitation, cardiology, neurology, oncology, dentistry, geriatrics, and extended care.

2.4.4. Persons with Disabilities and Chronic Health Conditions

Disabilities can include a wide range of conditions – from physical limitations and mental illness to serious medical conditions. An individual is considered to have a disability when he or she experiences difficulty performing functions such as seeing, hearing, talking, walking, climbing stairs, lifting and carrying; has difficulty performing activities of daily living; or has difficulty with social roles such as helping children with homework, working at a job or doing household chores. A person who is unable to perform one or more activities, who uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability. Included are persons with mental retardation, autism, traumatic brain injury, spinal cord injury, and similar disabilities. Nearly 13% of Americans have some form of disability (Table 2-34). The percentage is higher in Newberry County with 15.8% of the population

(5,967 persons) having at least one type of disability. More than one-in-three County residents aged 65 and older are disabled (37.7%), slightly higher than the statewide percentage of 34.7%. Nearly 47% of all disabled persons in Newberry County are 65 years or older. One-in-ten County residents aged 65 and older have a disability that makes it difficult to care for themselves (specifically bathing and dressing) and one-in-four have difficulty walking or climbing stairs. Thirteen percent of older County residents (965 people) have cognitive issues that make it difficult to remember, concentrate, or make decisions.

Newberry County residents also suffer from potentially serious chronic health conditions such as cancer, heart disease, stroke, respiratory disease and diabetes that can lead to hospitalization, disability, and even death. The leading causes of death in Newberry County include heart disease, cancer, stroke, accidents, Alzheimer’s, lung disease, and diabetes (*Community Health Needs Assessment and Implementation Strategy, Newberry County Memorial Hospital, 2019*). The rates of death for heart disease, cancer, stroke, Alzheimer’s, and diabetes in the County are higher than the state and are higher than expected when compared to the nation. Newberry County ranks third highest out of 46 counties in deaths due to Alzheimer’s and 16th highest statewide in deaths due to diabetes. In addition, the County ranks third highest statewide for COVID-19 cases per 100,000 population, with 168 confirmed deaths attributed to the virus to date. (*SCDHEC, COVID-19 Data, 2022*).

Table 2-34. Disability Status of Civilian Non-institutionalized Population

AGE GROUPS	NEWBERRY COUNTY			SOUTH CAROLINA		
	TOTAL	# WITH A DISABILITY	% WITH A DISABILITY	TOTAL	# WITH A DISABILITY	% WITH A DISABILITY
TOTAL POPULATION	37,872	5,967	15.8%	4,990,992	725,628	14.5%
Population under 5 years	2,231	4	0.2%	291,630	2,479	0.9%
Population 5 to 17 years	6,073	296	4.9%	814,338	49,674	6.1%
Population 18 to 64 years	22,190	2,882	13.0%	3,002,335	366,910	12.2%
Population 65+ years	7,378	2,785	37.7%	882,689	306,565	34.7%

Source: U.S. Census, 2016-2020 ACS

2.4.5. Immigrants

Immigrants face particular challenges and barriers relative to language, education, employment, housing, transportation, and health care. According to the 2020 ACS, 13.5% of the population of the United States and 5.2% of South Carolinians were born in another country. Of the foreign-born South Carolina residents, more than one-in-three were born in Latin America. These figures do not include an estimated 88,000 undocumented immigrants living in South Carolina (*Migration Policy Institute, 2022*).

In Newberry County, Hispanic residents comprise 8.8% of the population (3,305 persons), a decrease of more than 600 since 2010. In addition to being predominantly Mexican (68.8%), the County’s Hispanic population is comprised of slighter more males (50.6%) than females, with a median age of 25.4 years. Nearly half (44.7%) of the County’s Hispanic residents (1,160 persons) speak English “less than very well.” Almost 43% (637 persons) of the County’s Hispanic residents

aged 25 and older lack a high school education. One-in-three (953 persons) live in poverty, including 517 children under 18 years of age.

The County’s Hispanic population presents unique community needs for local service providers, including the Newberry County School District and the Newberry County Memorial Hospital. The Centers for Disease Control and Prevention (CDC) report that the leading causes of death for the Hispanic or Latino population are COVID-19, heart disease, and cancer (*CDC Fastats, 2022*). Forty-six percent of men and 35.4% of women have high blood pressure. Hispanic residents are more likely not to seek medical care due to cost than white, black, or other non-Hispanic residents. Hispanics are also more likely to lack health insurance than other racial or ethnic groups, with nearly one-in-three adults uninsured (*CDC Interactive Biannual Early Release Estimates, 2022*). The local hospital emergency room often becomes the primary source for medical treatment for immigrant residents who lack a primary care physician.

2.5. Goals, Objectives and Implementation Strategies

The goals, objectives, and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Population element. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 2.1. Improve the quality of life for existing and future County residents		
OBJECTIVE 2.1.1. Encourage young adults and families to remain in or relocate to Newberry County		
<i>STRATEGY 2.1.1.1.</i> Continue to create economic opportunities for residents and potential residents through recruitment and retention of industries, businesses, and other employers.	Newberry County, Central SC Alliance, Chamber of Commerce	Ongoing
<i>STRATEGY 2.1.1.2.</i> Work with the Newberry County School District, private schools, and the County’s postsecondary institutions to improve educational quality, foster workforce readiness, and promote advanced training opportunities.	Newberry County, School District of Newberry County (SDNC), Private Schools, Piedmont Technical College (PTC), Newberry College	Ongoing
OBJECTIVE 2.1.2. Assess and seek to address the needs of the County’s special populations		
<i>STRATEGY 2.1.2.1.</i> Encourage participation by appropriate local service agencies and organizations in the Midlands Area Consortium for the Homeless (MACH).	Newberry County, Municipalities, Local Service Agencies and Organizations, Faith-based Organizations	Ongoing
<i>STRATEGY 2.1.2.2.</i> Seek partnerships with appropriate local organizations to explore County participation in the Point-in-Time Homeless Counts for the Midlands Region.	Newberry County, Municipalities, Local Organizations, MACH	Annually



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 2.2. Promote a livable community in which residents are healthy, engaged, and productive		
OBJECTIVE 2.2.1. Ensure access to adequate health care and preventative services		
<i>STRATEGY 2.2.1.1.</i> Support County health care providers in establishing the medical services and expertise needed by local residents, especially geriatric care for the elderly and programs that address the leading chronic health problems among local residents.	Newberry County Hospital, County Health Department, Newberry DSNB, Council on Aging, Newberry County	Ongoing
OBJECTIVE 2.2.2. Provide a range of wellness resources and programs for residents		
<i>STRATEGY 2.2.2.1.</i> Provide a range of fitness and recreational opportunities that encourage health and well-being and that safely accommodate residents with disabilities, older adults, youth, and other special needs populations.	Newberry County, Municipalities, YMCA, Newberry College, SDNC	Ongoing
OBJECTIVE 2.2.3. Promote higher levels of educational attainment and job readiness among County residents		
<i>STRATEGY 2.2.3.1.</i> Support workforce development programs that address the skilled labor needs of current and potential employers in the County.	Newberry County, Municipalities, Upper Savannah WIA, SDNC, Piedmont Technical College, Adult Education, Local Employers	Ongoing
GOAL 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services to meet the diverse needs of residents		
OBJECTIVE 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions		
<i>STRATEGY 2.3.1.1.</i> Prepare a new County Comprehensive Plan every ten years.	Newberry County	2033
<i>STRATEGY 2.3.1.2.</i> Coordinate service delivery planning among the County, municipalities, and neighboring jurisdictions to eliminate duplication of effort and address long-term needs of residents.	Newberry County, Municipalities, Neighboring Jurisdictions, CMCOG	Ongoing
<i>STRATEGY 2.3.1.3.</i> Foster on-going coordination and communication among Newberry County, municipalities, and neighboring jurisdictions on a wide range of issues including land use planning and regulation, facilities planning, transportation, mobility, employment, and the extension and upgrade of utilities and other infrastructure to meet the needs of residents.	Newberry County, Municipalities, CMCOG, Neighboring Jurisdictions, Public and Private Utility Providers	Ongoing
<i>STRATEGY 2.3.1.4.</i> Strive to maintain existing County and municipal service levels and examine ways to enhance public services as needed.	Newberry County, Municipalities	Ongoing



Adequate, safe housing is a basic human need. The American Public Health Association ranks housing as one of the top three issues affecting personal and community health. Housing quality, availability, and affordability weigh heavily in the decision-making process of businesses and employers when considering new locations. Newcomers to Newberry County consider a variety of factors when choosing their new homes such as the quality of schools, public safety, and convenience to jobs and services, as well as proximity to other community amenities. However, the most common deciding factor in housing choice is the quality and affordability of available homes.

The purpose of the Housing Element of the Comprehensive Plan is to assess the condition, availability, and affordability of the Newberry County housing stock and to project future housing needs. The prediction of future housing needs poses a distinct challenge – houses are very expensive consumer products with a demand and cost that is greatly influenced by economic conditions. Interest rates and the overall economy have dramatic effects on the housing market. When such factors make home ownership unattainable for lower income households, many residents find themselves dependent on the rental market. This element of the Comprehensive Plan considers both owner-occupied and rental housing needs in the County.

Amid increased residential growth near Lake Murray and Lake Greenwood, economic growth near the Interstate, and continued growth spurred by the revitalization of downtown Newberry, Newberry County faces a myriad of possibilities and challenges in planning for the future of housing. Growing diversity in educational, cultural, recreational, entertainment, and employment opportunities is shaping a vibrant community for County residents. Newberry County is attracting

the attention of a growing number of potential residents, including retirees as well as couples and families seeking relief from traffic and other issues associated with living in a larger metropolitan area in a post-pandemic recovery. The area is particularly attractive to retirees who are seeking a temperate climate, a more rural and suburban southern lifestyle, and abundant cultural and recreational amenities. A thorough and thoughtful study of current housing conditions and likely trends will help identify a balance of housing types that can accommodate the diverse housing needs of current and future County residents.

3.1. Housing Growth

Population growth usually has a direct correlation with growth in housing stock. Newberry County experienced a population increase of only 0.6% from 2010 to 2020, with a slightly higher increase in housing units of 1.6% (291 housing units) during the same time period. As detailed in Table 3-1, Newberry County has 18,213 housing units, with two-thirds of these units (12,031 housing units) located in incorporated areas. More than a third of these units (4,595 units) are located within the City of Newberry.

The Newberry County housing supply grew by 8.4% from 2000 to 2020. This rate trails the 36.9% housing growth rate of the Central Midlands region that includes Fairfield, Lexington, and Richland counties. The statewide rate was also significantly higher at 33.7%. In contrast, the change in housing stock among the County's municipalities has varied widely in since 2000. Housing growth ranged from a high of 22.4% (399 units) in Prosperity and 4.7% (207 units) in Newberry to housing losses of up to 24% in the five other municipalities from 2000 to 2020.

Table 3-1. Housing Unit Change, 2000, 2010, and 2020

JURISDICTION	2000	% CHANGE 2000-2010	2010	% CHANGE 2010-2020	2020	% CHANGE 2000-2020
NEWBERRY COUNTY	16,805	6.6%	17,922	1.6%	18,213	8.4%
Little Mountain	132	3.0%	136	-12.5%	119	-9.8%
Newberry (City)	4,388	3.0%	4,521	1.6%	4,595	4.7%
Peak	36	2.8%	37	-13.5%	32	-11.1%
Pomaria	84	-7.1%	78	-17.9%	64	-23.8%
Prosperity	456	13.8%	519	7.5%	558	22.4%
Silverstreet	92	-10.9%	82	-9.8%	74	-19.6%
Whitmire	776	-2.1%	760	-2.6%	740	-4.6%
CENTRAL MIDLANDS REGION	247,959	23.1%	305,285	11.2%	339,346	36.9%
SOUTH CAROLINA	1,753,670	21.9%	2,137,683	9.7%	2,344,963	33.7%

Sources: U.S. Census Bureau, 2000, 2010 and 2020 Census

Newberry County ranks as the 16th most rural county statewide and the second most rural of the four-county Central Midlands region. While more current rural/urban data is not yet available from the 2020 Census, earlier data provides a picture of the rural nature of the County over the previous decades. Nearly 71% of County housing units (17,922 units) are in rural areas outside of municipalities (Table 3-2). The percentage of rural housing units in the County is substantially higher than the 33.4% of statewide housing considered as rural, but consistent with the percentage of rural homes in Newberry County in the previous decade at 70.3%.



Table 3-2. Urban and Rural Housing Units

AGE GROUPS	2000		2010		% CHANGE 2000-2010
	#	%	#	%	
NEWBERRY COUNTY	16,805	100.0%	17,922	100.0%	6.6%
Urban	4,983	29.7%	5,260	29.3%	5.6%
Rural	11,822	70.3%	12,662	70.7%	7.1%
SOUTH CAROLINA	1,753,670	100.0%	2,137,683	100.0%	21.9%
Urban	1,073,187	61.2%	1,423,307	66.6%	32.6%
Rural	680,483	38.8%	714,376	33.4%	5.0%

Sources: U.S. Census Bureau, 2000 and 2010

Housing growth by Census tract is shown in Table 3-3 and illustrated in Map 3-1. Housing gains among the County's Census tracts from 2010 to 2020 ranged from 4.6% (101 units) in tract 950601 that includes Prosperity and 4% (140 units) in tract 950602 that borders Lake Murray and includes Little Mountain and Peak. Housing losses occurred in tract 950502 that includes the western portion of the City of Newberry and tract 9503 in the northern area of the County that includes Whitmire.

Table 3-3. Housing Unit Change by Census Tract*

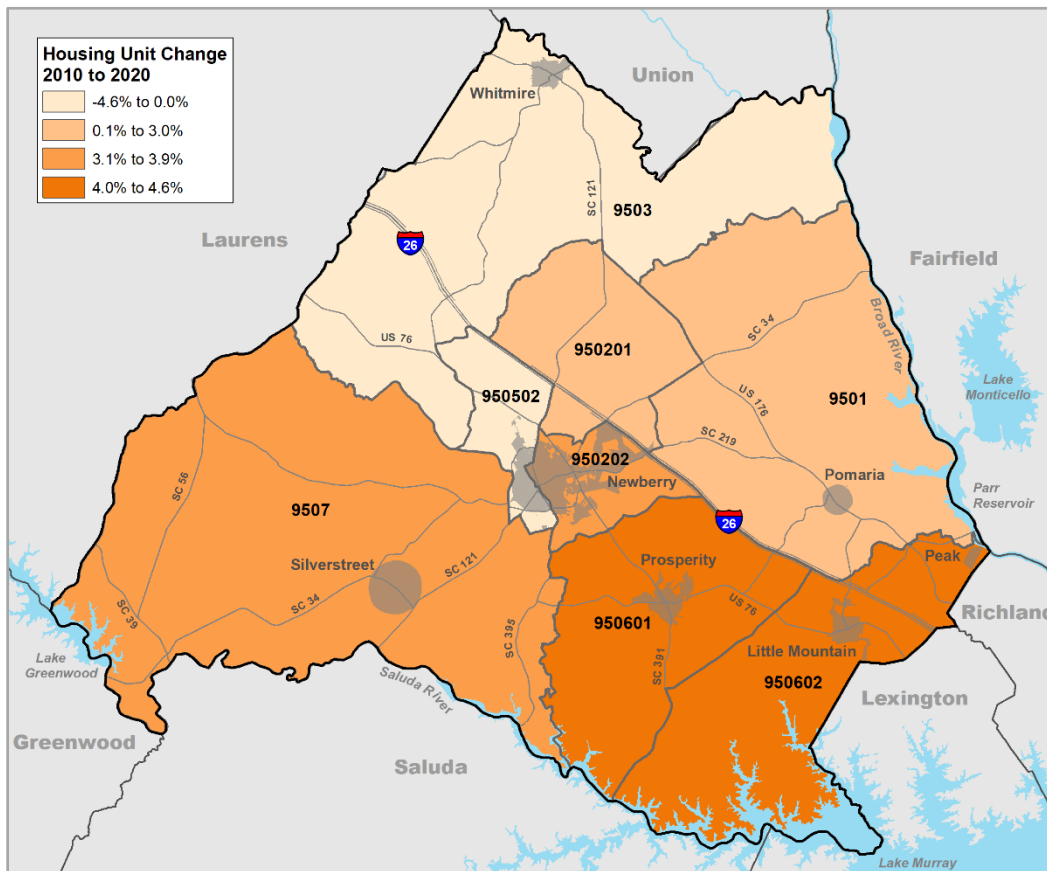
CENSUS TRACTS	2010	2020	HOUSING UNIT CHANGE 2010-2020	% CHANGE 2010-2020
9501	1,617	1,651	34	2.1%
950201	971	980	9	0.9%
950202*	3,099	3,221	122	3.9%
9503	1,764	1,683	-81	-4.6%
950502	2,630	2,527	-103	-3.9%
950601	2,175	2,276	101	4.6%
950602*	3,505	3,645	140	4.0%
9507	2,161	2,230	69	3.2%
TOTAL	17,922	18,213	291	1.6%

* Based on 2010 Census tracts. Two tracts were further divided in the 2020 Census

Sources: U.S. Census Bureau, 2010 and 2020 Census



Map 3-1. Housing Growth by Census Tract, 2010 to 2020



Sources: U.S. Census Bureau, 2010 and 2020 Census

3.1.1. Residential Building Permits

An examination of single-family residential building permits provides additional insight on housing growth trends. Single-family residential permit data for Newberry County from 2012 through 2021 is listed in Table 3-4 and illustrated in Figure 3-2. This data includes single-family, site-built construction and manufactured homes that are new to the County or have been moved from one location to another within the County.

Nearly 1,700 residential building permits were issued in Newberry County during the most recent decade. Single-family, site-built homes accounted for more than half (53%) of these permits (893 housing units), followed closely by permits for manufactured homes at 44% (741 housing units). Multi-family accounted for a very small portion of the housing growth, adding only 50 units in 2012.

Permitting in Newberry County for all single-family residential peaked in 2021 at 219 total permits. Permits for single-family, site-built homes have exceeded those issued for manufactured homes since 2015, with the exception of 2018. There has been a net increase in annual single-family, site-built home permits since 2012, with the number more than doubling to 139 by 2021. Permitting for manufactured homes has ranged from a 10-year low in 2015 of only 47 permits to a peak of 89 permits in 2018.

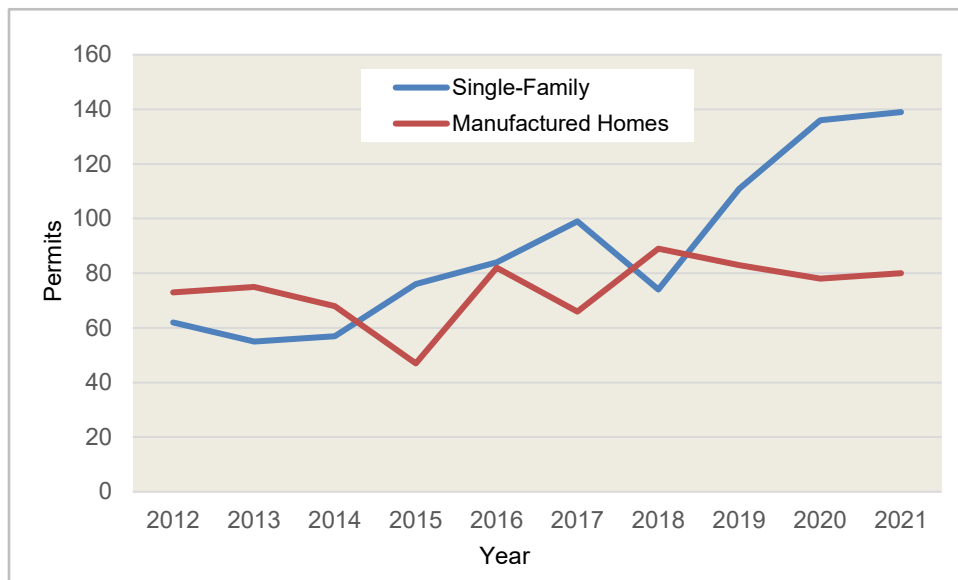
Permitting in the City of Newberry accounted for 8.4% of single-family, site-built housing units in the last decade (75 housing units). While only five permits were issued in the City in 2021, 54 permits were issued in January through March of 2022 in the Newberry Landing Subdivision. No new permits have been issued for manufactured homes in the City since 2012.

Table 3-4. New Residential Construction and Manufactured Homes (Housing Units) Permitted in Newberry County, 2012 to 2021

YEAR	SINGLE-FAMILY		MULTI-FAMILY		MANUFACTURED HOMES		ANNUAL TOTAL
	#	%	#	%	#	%	
2012	62	33.5%	50	27.0%	73	39.5%	185
2013	55	42.3%	0	0.0%	75	57.7%	130
2014	57	45.6%	0	0.0%	68	54.4%	125
2015	76	61.8%	0	0.0%	47	38.2%	123
2016	84	50.6%	0	0.0%	82	49.4%	166
2017	99	60.0%	0	0.0%	66	40.0%	165
2018	74	45.4%	0	0.0%	89	54.6%	163
2019	111	57.2%	0	0.0%	83	42.8%	194
2020	136	63.6%	0	0.0%	78	36.4%	214
2021	139	63.5%	0	0.0%	80	36.5%	219
10-YEAR TOTAL	893	53.0%	50	3.0%	741	44.0%	1,684

Sources: CMCOG, March 2022; Newberry County Building & Inspection Dept., March 2022; City of Newberry Planning & Development, March 2022

Figure 3-1. New Single-Family Residential Permits, 2012 to 2021

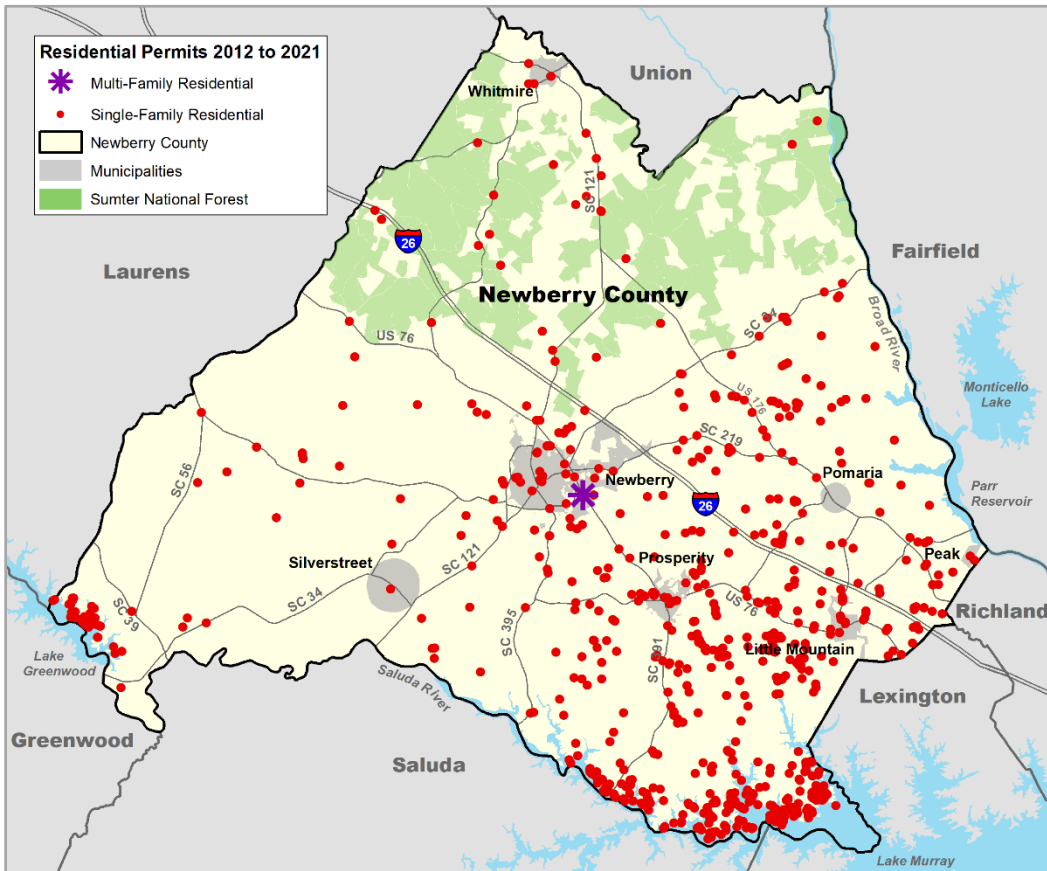


Sources: CMCOG, March 2022; Newberry County Building & Inspection Dept., March 2022; City of Newberry Planning & Development, March 2022

As illustrated in Map 3-2, most of the site-built housing units permitted from 2012 to 2021 are concentrated in the southeastern area of the County. Permitting for site-built housing in the last decade was also clustered along the shores of Lake Murray and Lake Greenwood.



Map 3-2. Residential Site-Built Permit Locations, 2012 to 2021



Sources: CMCOG, March 2022; Newberry County Building & Inspection Dept., March 2022

3.2. Housing Location

Land in residential use comprises nearly a quarter (95,643 acres) of the County’s unincorporated land area (Table 3-5). Single-family is by far the most prevalent type of residential use, accounting for 99.4% of all residential land in the County. Single-family residential includes single-family, site-built homes, manufactured homes on individual properties, and duplexes. Properties less than ten acres in size that are classified as agriculture or forestry for tax purposes, but have improvements on the property, are also included as single-family residential.

Less than one-half of a percent of residential land is in use as manufactured home parks and only 197.5 acres as multi-family. Multi-family residential includes structures with three or more dwelling units, zero lot line and patio home developments, condominium developments, and townhouses. Manufactured home parks in Newberry County are defined as “a lot providing rented parking space for five or more manufactured homes used for dwelling units.” Map 3-3 illustrates the location of residential uses by type in Newberry County.

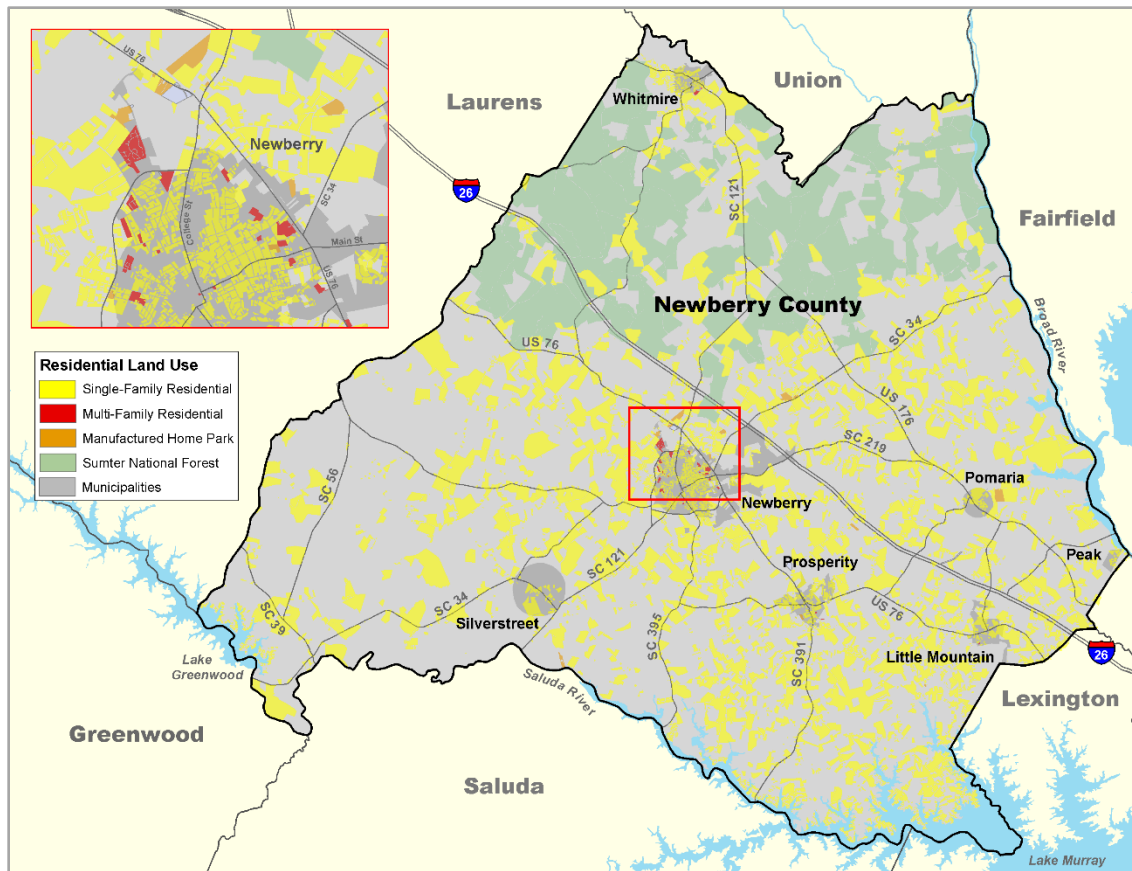
Table 3-5. Land Area in Residential Land Use

LAND USE	ACRES	PERCENTAGE
TOTAL ALL LAND USES	390,551.2	100.0%
TOTAL ALL RESIDENTIAL USES	95,643.2	24.5% OF ALL LAND USES
Single-Family	95,055.9	99.4% of all residential uses
Multi-Family	197.5	0.2% of all residential uses
Manufactured Home Park	389.9	0.4% of all residential uses

Source: Newberry County GIS, March 2022

Residential uses are found throughout the County, although limited within the Sumter National Forest. Single-family residential land is most prevalent within and near municipalities, along major transportation routes, and in proximity to Lake Murray and Lake Greenwood. Much of the County's multi-family housing is found within and near the City of Newberry as illustrated in the map insert.

Map 3-3. Land in Residential Use



Sources: Newberry County GIS, March 2022

3.3. Housing Outlook

Housing growth projections are used by local governments to plan for the infrastructure and services needed to accommodate future growth. Future housing growth is influenced by the economy, interest rates, infrastructure, in and out-migration, job growth, the condition and availability of existing housing, and intangible factors such as buyer or renter preference.

Additional factors for municipalities include annexation and land availability. These variables can significantly impact housing development in smaller jurisdictions, while the impacts on larger jurisdictions with larger populations and land area may be less measurable.

Claritas Pop-Facts provides 2022 housing unit estimates and five-year growth projections. Ten-year projections are based on yearly growth trends derived from the five-year growth projections. Assumptions based on these estimates require updating over time as they are influenced by multiple economic, migration, demographic, and housing preference factors. These base projections of future housing growth can be adjusted based on information and trend updates.

Assuming consistent growth through the coming decade, Newberry County's housing supply is projected to reach 18,565 units by 2032, a 10-year increase of only 1.2% or 215 housing units. Little to no housing growth is projected in each of the County's municipalities, ranging from a loss of two units in Whitmire to an increase of six units in Prosperity. Table 3-6 includes housing unit estimates and projections for the County and its five municipalities.

Table 3-6. Housing Unit Estimates and Projections

JURISDICTION	2010 ^{1,3} CENSUS	2022 ³ ESTIMATES	2027 ³ PROJECTION	2032 PROJECTION	PROJECTED CHANGE 2022-2032	
					#	%
NEWBERRY COUNTY	17,922	18,350	18,457	18,565 ²	215	1.2%
Little Mountain	135	144	145	146	2	1.4%
Newberry (City)	4,425	4,472	4,472	4,472 ²	0	0.0%
Peak	30	29	29	29	0	0.0%
Pomaria	79	75	76	77	2	2.7%
Prosperity	509	532	535	538	6	1.1%
Silverstreet	85	94	94	94	0	0.0%
Whitmire	767	811	810	809	-2	-0.2%

¹Claritas 2010 housing unit counts for municipalities vary slightly from Census data due to compilation methodology

²Housing unit projections may be impacted by new residential developments

Source: ³Environics Analytics, *Claritas Pop Facts*®, 2022

Several new residential subdivisions are planned or underway in Newberry County that could substantially increase available housing in the coming years. The largest is Stuart Landing on Hollands Land Road and Circle H Woods Road that will total 230 new homes at buildout. Rolling Hills subdivision on S.C. Highway 773 and Jollystreet Road will include 89 new homes, while Saluda River Estates on Saluda River Road will include 63 new homes. Woodside Shores on Osprey Point Lane is planned to include four phases with 130 new home sites. A smaller 14-lot subdivision is also planned off of Hamms Landing Road.

Three new subdivisions are currently in the planning phase within the City of Newberry that could also add 534 units to future housing totals. The Parkview subdivision, located off Dixie Drive, will include 100 single-family homes and 72 duplex units, with an additional 70 townhomes. A second single-family subdivision is also planned for 309 homes in the Dixie Drive area. Both Dixie Drive developments are scheduled to begin earthwork and utility installation in early 2024. The third proposed development located off Hillbrook Drive is in the concept phase and will include 100 to 125 single-family homes.

In total, an increase of up to 1,060 homes countywide could result if these subdivisions are developed as planned. However, housing unit totals may change or construction may be delayed as plans are amended in response to a range of variables such as market conditions, labor and materials availability, mortgage rates, funding, infrastructure, and permitting.

Future housing location depends on multiple factors such as the availability of water and sewer, proximity to major transportation routes and employment centers, the availability of large undeveloped properties, past development trends, and related amenities associated with urbanized areas. While residential growth is possible on most of the County's vacant land and land currently in use for agriculture or forestry (209,682 acres), it is anticipated that future residential development and growth in Newberry County will continue to be focused along the I-26 corridor within proximity to the Columbia Metro area and along the shores of Lake Murray and Lake Greenwood. Residential growth is also expected in the southern and southeastern area of the County that includes the Towns of Prosperity, Little Mountain, and Pomaria. This is due to the area's proximity to major transportation corridors and to neighboring high-growth counties and the City of Newberry with its amenities, access to I-26, and water and sewer service.

3.4. Housing Type

Housing types available to Newberry County residents range from single-family units to multi-family housing and manufactured homes. Detached single-family units have open space on all four sides. The U.S. Bureau of the Census includes single-unit modular housing (built off-site and transported to the lot) in the definition of single-family units. Attached single-family homes have one or more walls extending from ground-to-roof that separate the unit from adjoining structures. Most single-family housing is constructed entirely on-site in compliance with local building codes. Although this is the most popular type of housing, it is also generally the most expensive to construct. Duplexes include two housing units in one structure. Multi-family buildings contain more than two housing units within the structure. Manufactured (or mobile) homes are constructed off-site and transported to the site on wheels that are attached to the structure.

As of 2020, more than two-thirds (68.1%) of all housing units in the County were single-family, detached homes, a slight increase from the 2010 Census share of 66.2% (Table 3-7). These percentages exceeded the statewide percentages of 62.2% in 2010 and 63.8 % in 2020. Most housing units in the municipalities are also single-family, detached units. The percentage of single-family units ranges from a high of 92% in Pomaria and 88% in Whitmire to 68% in Prosperity and a low of 63% in Peak.

Table 3-7. Housing Unit Type

UNIT TYPE	NEWBERRY COUNTY				SOUTH CAROLINA			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
TOTAL UNITS	17,790	100.0%	18,363	100.0%	2,088,161	100.0%	2,319,112	100.0%
1 unit, detached	11,771	66.2%	12,514	68.1%	1,298,984	62.2%	1,479,589	63.8%
1 unit, attached	337	1.9%	39	0.2%	50,753	2.4%	73,173	3.2%
Duplex	208	1.2%	335	1.8%	47,808	2.3%	42,225	1.8%
Multi-family (3-19)	720	4.0%	761	4.1%	237,565	11.4%	234,314	10.1%
Multi-family (20+)	117	0.7%	129	0.7%	78,008	3.7%	120,084	5.2%
Mobile Home	4,632	26.0%	4,576	24.9%	373,534	17.9%	367,358	15.8%
Boat, RV, Van, etc.	5	0.0%	9	0.0%	1,509	0.1%	2,369	0.1%

Sources: U.S. Census Bureau, 2010 and 2020 ACS

Costs for attached single-family and duplex construction are also generally less per housing unit than site-built single-family homes. However, in Newberry County these housing types make up a very small percentage of the total housing stock, together accounting for only two percent of all housing units. Among the County's municipalities, only the City of Newberry has significant housing stock of this type, with 271 duplexes. The City has no single-family, attached units.

Manufactured housing offers a less expensive alternative to site-built housing. The *Newberry County Zoning Ordinance* defines a Manufactured Home as "A manufactured single-family dwelling, or integral part thereof, so constructed that it may be transported, temporarily or permanently affixed to real estate, and comprised of one or more components, that meet the *National Manufactured Home Construction and Safety Standard Act* (42 U.S.C. §§ 5401 *et seq.*), commonly known as the HUD Code." Manufactured or "mobile" homes manufactured before June 15, 1976, may not be moved into the County, but can continue to be occupied and used in the location where they are currently located or moved to another permanent location, on property owned by the same owner, within the County.

Manufactured homes account for nearly one-in-four Newberry County housing units, a slightly lower percentage than in 2010 when 26% of housing units were manufactured homes. By comparison, only 15.8% of housing statewide is manufactured housing. Manufactured homes comprise a larger percentage of housing units in the municipalities of Peak (37%), Prosperity (26%), and Silverstreet (20%). The City of Newberry has 265 manufactured homes (5.7%).

Table 3-8 lists the 22 manufactured home parks within Newberry County, including the size and number of lots in each park. The *Newberry County Zoning Ordinance* defines a Manufactured Home Park as "a lot providing rented parking space for five or more manufactured homes used for dwelling units, including service buildings and facilities." A minimum area of eight acres is required for manufactured home parks and the maximum allowed density is five units per acre. Each unit space must total at least 7,500 square feet in area, with at least 2,500 square feet of common open space required for each acre in a park.

Table 3-8. Manufactured Home Parks in Newberry County

NAME	JURISDICTION	SIZE	# OF LOTS
BeBe Way	County	7 acres	9
Chaplin	County	6 acres	15
Cherlynn Mobile Home Park	Newberry	6 acres	22
Craig Webber	County	166 acres	12
Dehart Mobile Home Park	County	53 acres	7
Fox Run	County	28 acres	100
Franklin	County	11 acres	16
Fred's	County	10 acres	10
Fulmer	County	7 acres	12
Gateway Trailer Court	County	96 acres	50
Hawkins Court	County	6 acres	8
K's Rentals LLC	County	16 acres	14
Koon's	County	> 1 acre	4
Metts Trail Park	Little Mountain	4 acres	9
Newberry Estates	County	15 acres	30
Orchard Park Trail	County	50 acres	11
Plantation Mobile Homes	County	1 acre each lot	12
R & N	County	2 acres	19
Saluda River Resort	County	20 acres	97
Shealy Brothers	County	3 acres	4
Frog Level Mobile Home Park	Prosperity	19 acres	31
White's	County	44 acres	142

Source: Newberry County, March 2022

Construction costs for multi-family development are generally less per housing unit. Savings from lower construction costs are passed on to buyers of condominium units and renters, making this housing type generally a less expensive alternative for residents. Only 4.8% of the County's housing stock is multi-family, low when compared to the 15.3% of housing units statewide. Most of the County's multi-family housing (761 units) is in smaller developments of 3 to 19 units.

While multi-family housing constitutes a very small percentage of the housing stock in most of the County's municipalities, it comprises more than 16% of housing units in Newberry (770 units) and Little Mountain (32 units). All multi-family units in Little Mountain and 670 of the units in the City of Newberry are in smaller developments of less than 20 units.

Table 3-9. Apartment Complexes in Newberry County

COMPLEX NAME	LOCATION	HOUSING UNITS
Bethlehem Gardens (NHA)	926 Suber Drive, Newberry	60
Brookside Manor	1871 Brookside Drive, Newberry	42
College Park	3013 College Park, Newberry	24
Drayton Village	700 Center Street, Newberry	16
E. Gordon Able (NHA)	3589 Grant Avenue, Newberry	55

COMPLEX NAME	LOCATION	HOUSING UNITS
Grant Homes (NHA)	3589 Grant Avenue, Newberry	200
Heritage Square	2604 Myrtle Street, Newberry	52
Holly Hall	763 Pope Street, Newberry	16
Indian Hills	250 Friendly Villa, Newberry	60
Indian Land	1728 Indian Land Drive, Newberry	52
Johnstone Street	1934 Johnstone Street, Newberry	4
Magnolia Manor	960122 Nance Street, Newberry	14
Miller Street	635 South Main Street, Prosperity	22
Nance Forest	175 Nance Forest Drive, Newberry	74
Newberry Arms	186 Newberry Arms, Newberry	60
Newberry Green	411 Monroe Street, Newberry	44
Newberry Senior Housing	1306 Hunt Street, Newberry	35
Oakland Mill	942 Fair Street, Newberry	12
Palmetto Pointe	First Street, Newberry	48
Pebblebrook	5000 Pebblebrook Drive, Newberry	50
Pineridge	125 Pine Street, Prosperity	24
Pope Terrace	2031 Shelly Street, Newberry	12
Regency Woods	2061 Smith Road, Newberry	40
The Old Hotel	1200 Main Street, Newberry	9
The Standard on Main	1530 Main Street, Newberry	11
Town Square	148 N. Main Street, Prosperity	6
Tremont	1139 Copeland Street, Newberry	36
Vincent Place	Vincent Place Drive, Newberry	12
TOTAL		1,114

*Table may not include a complete listing of existing facilities

Source: Newberry County, March 2022

A multi-family inventory reveals that there are 29 apartment complexes within the County, providing a total of 1,114 housing units (Table 3-9). Nearly one-third of these housing units (315 units) are within three apartment complexes owned and managed by the Newberry Housing Authority (NHA). The NHA is a self-governing public agency that provides public housing and housing assistance, as well as related programs and activities, for the residents of Newberry County.

An estimate of the size of housing units can be obtained from an examination of the median number of rooms per occupied housing unit. Median housing unit size in Newberry County is 5.5 rooms, slightly less than the statewide median of 5.7 rooms. Housing unit size is larger in some of the municipalities, with medians of 6.9 rooms in Pomaria, 6.3 rooms in Little Mountain. Silverstreet has the smallest median of 5.1 rooms.

3.5. Housing Age and Condition

Newberry County housing is older when compared to housing statewide, with a median year built of 1981 (Table 3-10). The County's municipalities generally have older housing stock, with median construction years ranging from 1953 in Whitmire and 1961 in Newberry to 1978 in Prosperity and 1979 in Little Mountain.

Table 3-10. Year Housing Units Built

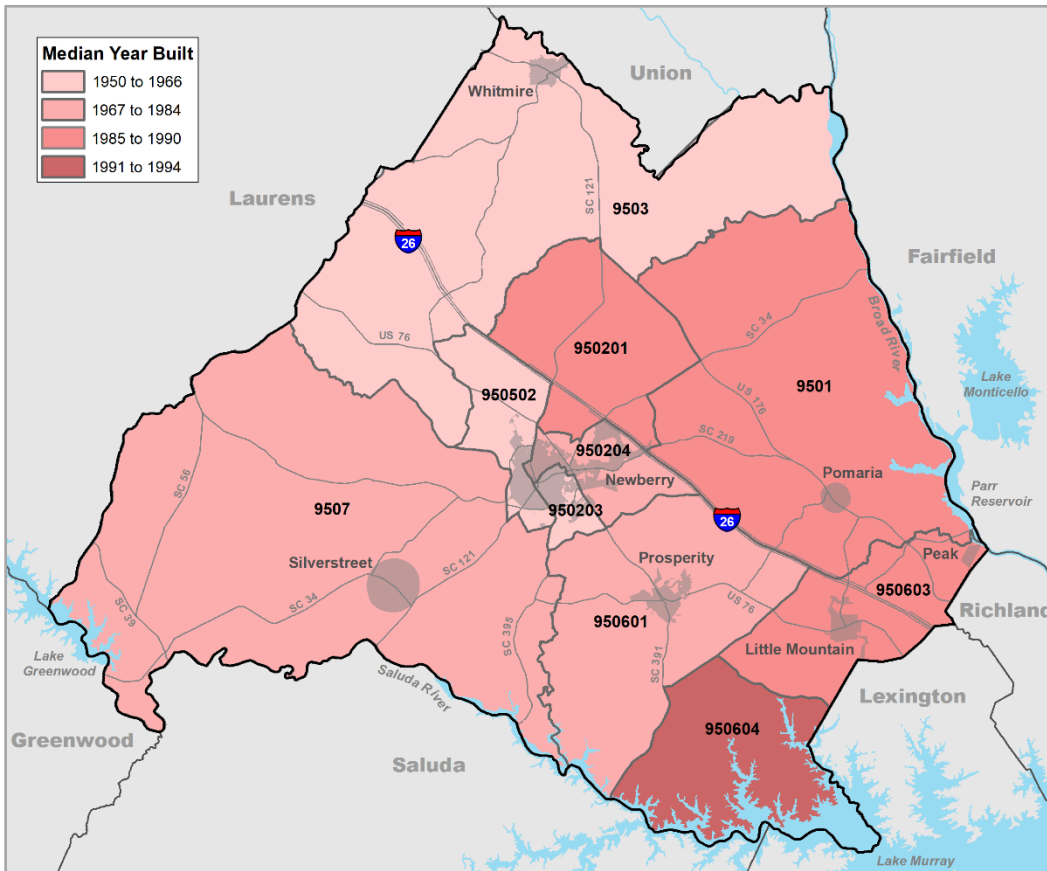
JURISDICTION	TOTAL UNITS	2010 OR LATER		1980 TO 2009		1979 OR EARLIER		MEDIAN YEAR BUILT
		#	%	#	%	#	%	
NEWBERRY COUNTY	18,363	973	5.3%	8,347	45.5%	9,043	49.2%	1981
Little Mountain	198	24	12.1%	71	35.9%	103	52.0%	1979
Newberry (City)	4,632	202	4.4%	1,321	28.5%	3,109	67.1%	1961
Peak	35	0	0.0%	14	40.0%	21	60.0%	1973
Pomaria	47	0	0.0%	10	21.3%	37	78.7%	1972
Prosperity	558	0	0.0%	257	46.1%	301	53.9%	1978
Silverstreet	64	3	4.7%	12	18.8%	49	76.6%	1965
Whitmire	883	6	0.7%	109	12.3%	768	87.0%	1953
SOUTH CAROLINA	2,319,112	228,824	9.9%	1,242,304	53.6%	847,984	36.6%	1989

Source: U.S. Census Bureau, 2016-2020 ACS

Nearly half (49.2%) of Newberry County's housing stock (9,043 units) was built more than four decades ago (1979 or earlier), including 2,441 homes that were built on or before 1939. Almost 46% of homes (8,347 units) were constructed between 1980 and 2009. Only 5.3% of housing units (973 units) were built after 2010, with 402 of these newer units constructed in 2014 or later.

As illustrated in Map 3-4, Census tracts with older housing include 950203 (1950), 950502 (1958), and 9503 (1966). Tracts 950203 and 950502 include portions of the City of Newberry, while 9503 includes the northern area of the County. Six tracts have a median year built in the early to mid-1980s. The tract with the newest median housing age is 950604, which borders Lake Murray and Lexington County.

Map 3-4. Median Year Homes Built by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

Several factors are used to evaluate housing condition. Housing units that lack complete plumbing or kitchen facilities can generally be considered substandard. Based on these criteria, the quality of housing in Newberry County is slightly below that of the State, with 173 units lacking plumbing facilities (1.2% of all units) and 190 units (1.3%) lacking complete kitchen facilities. In comparison, less than one-third of a percent of housing units statewide lack complete plumbing facilities and just over one-half of a percent lack complete kitchen facilities. Housing within dormitories or similar group housing that offer common kitchen and bathing facilities are the exception and are not included in the data provided in Table 3-11.

Table 3-11. Selected Housing Characteristics for Occupied Units

JURISDICTION	TOTAL OCCUPIED UNITS	WITH NO VEHICLE AVAILABLE		LACKING PLUMBING		LACKING COMPLETE KITCHEN	
		#	%	#	%	#	%
Newberry County	14,976	1,041	7.0%	173	1.2%	190	1.3%
South Carolina	1,961,481	118,599	6.0%	5,729	0.3%	12,727	0.6%

Source: U.S. Census Bureau, 2016-2020 ACS

Vehicle ownership is another indicator of household economic resources. Vehicle ownership, while considered a necessity by most, is a luxury to persons of limited means, particularly in an area where few options for alternative transportation are available. Of the occupied housing units in

Newberry, 1,041 units (7%) have no vehicle available to the occupants. This is slightly higher than the State, where 6% of housing units lack access to a vehicle. This percentage nears 19% in the City of Newberry, which includes housing units occupied by Newberry College students, as well as College staff. The College is easily accessible from several residential areas of the City by walking or bicycling, which reduces the need for vehicles among these residents.

3.6. Housing Occupancy and Tenure

More than 18.4% of Newberry County housing units are vacant. While this percentage is high compared with the State rate of 15.4%, it has decreased from the 19.8% rate in the previous decade. Nearly three-in-four County homes are occupied by the homeowner, a slight increase from 73.1% in 2010. In comparison, only 68% of homes statewide are owner-occupied.

Table 3-12. Housing Occupancy and Tenure

JURISDICTION	2010		2020	
	#	%	#	%
TOTAL HOUSING UNITS	17,790	100.0%	18,363	100.0%
Occupied HU	14,266	80.2%	14,976	81.6%
Owner-Occupied HU	10,427	73.1%	11,221	74.9%
Renter-Occupied HU	3,839	26.9%	3,755	25.1%
Vacant HU	3,524	19.8%	3,387	18.4%

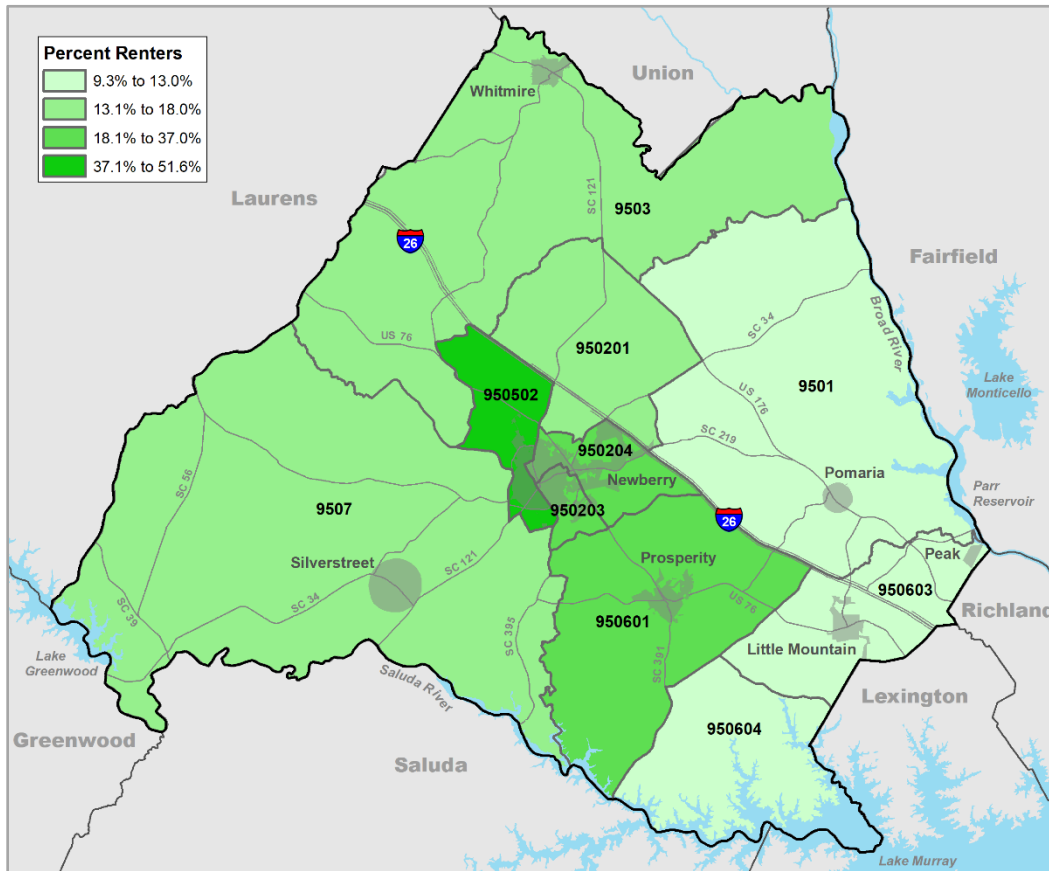
Sources: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS

As illustrated in Map 3-5, the highest concentration of rental housing is found in Census tract 950502 at 51.6%. This area includes the western portion of the City of Newberry and the Newberry County Housing Authority's Grant Homes complex. Tracts 950204 (36.9%) and 950203 (35.6%) that include eastern portions of the City and tract 950601 (30.4%) that includes Prosperity also have comparatively high percentages of renter-occupied units.

The area of the County with the highest concentration of owner-occupied units, and lowest percentage of renters at 9.3%, is tract 9501. This tract includes Pomaria and borders Fairfield County. Other tracts with low percentages of renters are tract 950604 at 10.5% and tract 950603 at 12.6%. These adjacent tracts border Lake Murray and Peak and Little Mountain near the high-growth counties of Lexington and Richland.



Map 3-5. Percentage Renters of Occupied Housing Units by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

Average household size is an indication of the number of persons, whether related or unrelated, that live in a dwelling unit. The average number of persons per housing unit in Newberry County is 2.48, slightly lower than the statewide average of 2.53 (Table 3-13). The average for owner-occupied units is also lower for the County at 2.46 persons than for the State at 2.55 occupants. Unlike the State, where owner-occupied units have a larger household size than renter-occupied units, the average number of persons residing in rental units in Newberry County is significantly higher at 2.55 than in owner-occupied units.

Table 3-13. Average Household Size of Occupied Housing Units

TENURE	NEWBERRY COUNTY	SOUTH CAROLINA
TOTAL PERSONS PER UNIT	2.48	2.53
Owner-Occupied	2.46	2.55
Renter-Occupied	2.55	2.46

Source: U.S. Census Bureau, 2016-2020 ACS

The Census defines a householder as the person in whose name a housing unit is owned or rented. Adults aged 65 or older are the householder for nearly one-third of all housing units (4,877 units) in the County, higher than the State percentage of 28.7% (Table 3-14). The percentage of County householders between the ages of 35 to 54 years mirrors the state at nearly 34%. Adults aged 55 to 64 comprise more than 20% of all County householders.

Seniors aged 65 and older account for nearly 38% of householders living in owner-occupied units, while only 17.3% of senior householders are in rental units. Householders aged 35 to 54 comprise the highest percentage of renters in the County at 39.5% and the second highest percentage of homeowners at 31.9%.

Table 3-14. Age of Householder by Tenure

HOUSEHOLDER AGE BY TENURE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL ALL OCCUPIED UNITS	14,976	100.0%	1,961,481	100.0%
15 to 24 years	339	2.3%	66,820	3.4%
25 to 34 years	1,680	11.2%	280,149	14.3%
35 to 54 years	5,060	33.8%	664,950	33.9%
55 to 64 years	3,020	20.2%	385,639	19.7%
65+ years	4,877	32.6%	563,923	28.7%
OWNER OCCUPIED UNITS	11,221	74.9%	1,375,391	70.1%
15 to 24 years	61	0.5%	12,981	0.9%
25 to 34 years	886	7.9%	126,170	9.2%
35 to 54 years	3,578	31.9%	453,462	33.0%
55 to 64 years	2,467	22.0%	301,999	22.0%
65+ years	4,229	37.7%	480,779	35.0%
RENTER OCCUPIED UNITS	3,755	25.1%	586,090	29.9%
15 to 24 years	278	7.4%	53,839	9.2%
25 to 34 years	794	21.1%	153,979	26.3%
35 to 54 years	1,482	39.5%	211,488	36.1%
55 to 64 years	553	14.7%	83,640	14.3%
65+ years	648	17.3%	83,144	14.2%

Source: U.S. Census Bureau, 2016-2020 ACS

Newberry County is a more diverse community in terms of race. As detailed in Table 3-15, nearly two-thirds (64.7%) of Newberry County householders are white, 31.6% are black, and 3.6% are of other races. Nearly 5% are Hispanic. By comparison, nearly 70% of households statewide are white, more than one-in-four are black, and 4.7% are of other races. Four percent of South Carolina residents are Hispanic.

More than half (54.6%) of City of Newberry residents are black, 39.9% are white, and 5.4% are of other races. The towns of Prosperity and Peak also have higher percentages of black residents at 48.3% and 44.3%, respectively. Whitmire has the largest percentage of persons of other races at 7.3%.

The City of Newberry has the largest municipal Hispanic population in the County at 125 persons. This equates to only 3% of the City's total population. Hispanic residents tend to live in the unincorporated areas of the County and comprise a much smaller percentage of municipal populations.

Table 3-15. Race of Householder for Occupied Housing Units

JURISDICTION	TOTAL UNITS	HOUSEHOLDER RACE						HISPANIC*	
		WHITE		BLACK		OTHER		#	%
		#	%	#	%	#	%		
NEWBERRY COUNTY	14,976	9,695	64.7%	4,737	31.6%	544	3.6%	730	4.9%
Little Mountain	141	127	90.1%	14	9.9%	0	0.0%	7	5.0%
Newberry (City)	4,099	1,637	39.9%	2,240	54.6%	222	5.4%	125	3.0%
Peak	29	15	51.7%	14	48.3%	0	0.0%	0	0.0%
Pomaria	42	31	73.8%	11	26.2%	0	0.0%	0	0.0%
Prosperity	449	249	55.5%	199	44.3%	1	0.2%	7	1.6%
Silverstreet	53	44	83.0%	9	17.0%	0	0.0%	0	0.0%
Whitmire	673	511	75.9%	113	16.8%	49	7.3%	10	1.5%
SOUTH CAROLINA	1,961,481	1,365,017	69.6%	503,410	25.7%	93,054	4.7%	77,697	4.0%

*Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2016-2020 ACS

3.7. Housing Costs and Value

The cost of housing in a community is an influential factor in relocation decisions. While it is attractive to have affordable housing available, it is equally important to offer a choice of housing types and sizes. The “trickle-down” effect – or the process of residents buying or moving into more expensive housing when their financial situations allow and freeing less expensive housing for persons with lower incomes – only works when there is an adequate range of 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.

The median value of owner-occupied housing units in Newberry County is \$118,500. This is \$51,600 lower than the statewide median of \$170,100 (Table 3-16). Median housing values among the County’s municipalities vary widely from a high of \$193,800 in Little Mountain to a low of \$36,800 in Whitmire – a stark difference of \$157,000.

Gross rent is defined as the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, and wood) if these costs are paid by the renter or paid for the renter by another party. Median monthly gross rent in Newberry County at \$776 is significantly lower than the State median of \$918. Median gross rents vary among the municipalities, from \$675 in Little Mountain and Peak to \$950 in Pomaria.



Table 3-16. Median Value and Gross Rent of Occupied Housing Units

JURISDICTION	OWNER-OCCUPIED HOUSING UNITS		RENTER-OCCUPIED HOUSING UNITS	
	MEDIAN YEAR BUILT	MEDIAN VALUE	MEDIAN YEAR BUILT	MEDIAN MONTHLY GROSS RENT
NEWBERRY COUNTY	1982	\$118,500	1977	\$776
Little Mountain	1977	\$193,800	1973	\$675
Newberry (City)	1955	\$100,700	1969	\$788
Peak	1996	--*	1939	\$675
Pomaria	1970	\$135,400	1968	\$950
Prosperity	1978	\$116,200	2000	\$679
Silverstreet	1965	\$150,000	1973	--*
Whitmire	1952	\$ 36,800	1955	\$690
SOUTH CAROLINA	1991	\$170,100	1986	\$918

*Data not available for the Town of Peak or Silverstreet

Source: U.S. Census Bureau, 2016-2020 ACS

A more detailed analysis reveals that values of owner-occupied homes in Newberry County are comparatively lower than those of the State (Table 3-17). One-in-five County homes are valued in the lowest category of \$50,000 or less, compared to only 10.7% of units valued at this level statewide. The percentage of County homes valued from \$50,000 to \$99,000 is also higher at 22.5% when compared to the State at only 15.4%. Fewer County homes are in the middle and more expensive price ranges, as the gap widens with higher price ranges. Only 2.4% of homes in Newberry County (270 homes) are valued from \$500,000 to \$999,999 and less than one-half of a percent (44 homes) are valued at one million or greater.

The local housing market is dominated by lower-priced homes, with nearly 61% of the housing stock valued at less than \$150,000. This indicates a possible shortage of homes in the middle value ranges in the Newberry County housing market, making it difficult for families seeking homes in these ranges to enter the market. This can be a barrier for employers seeking to attract management and professionals to the area, particularly for new industry and health care providers.

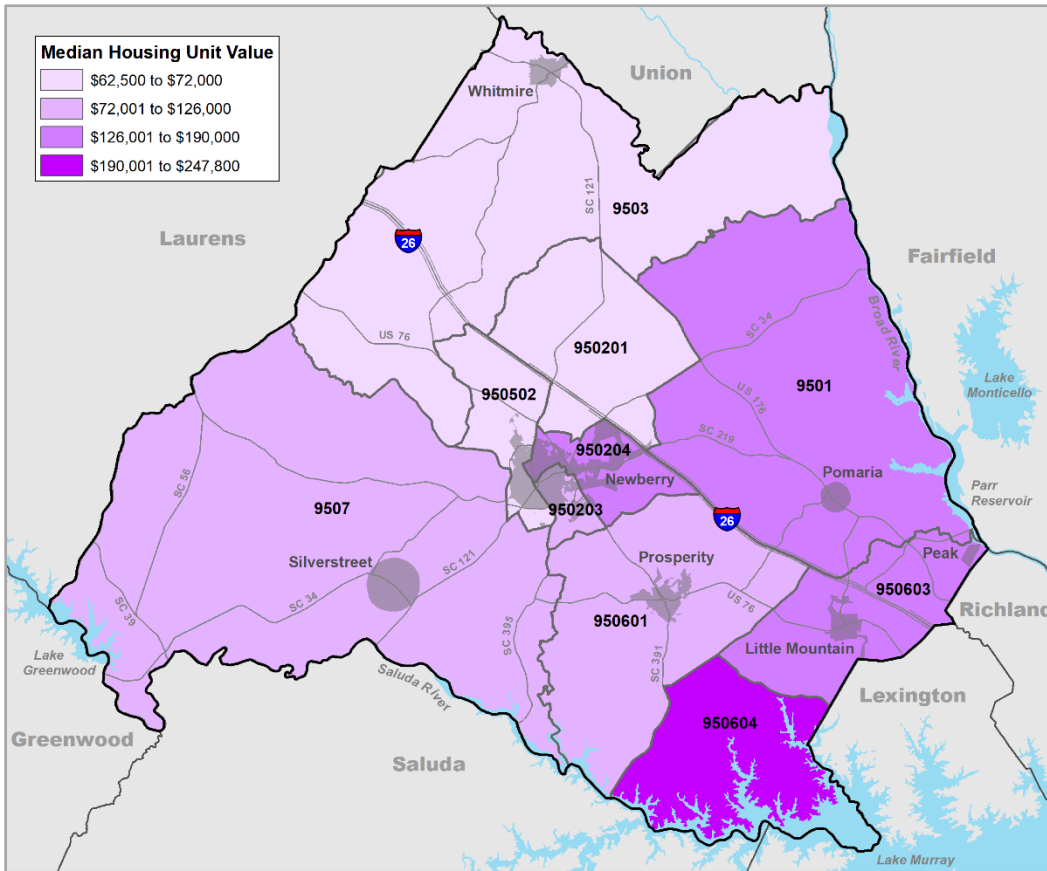
Table 3-17. Housing Values - Owner-occupied Housing Units

HOUSING UNIT VALUE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL OCCUPIED UNITS	11,221	100.0%	1,375,391	100.0%
Less than \$50,000	2,338	20.8%	147,583	10.7%
\$50,000 to \$99,999	2,521	22.5%	211,250	15.4%
\$100,000 to \$149,000	1,934	17.2%	220,685	16.0%
\$150,000 to \$199,999	1,561	13.9%	227,679	16.6%
\$200,000 to \$299,999	1,535	13.7%	264,249	19.2%
\$300,000 to \$499,999	1,018	9.1%	197,846	14.4%
\$500,000 to \$999,999	270	2.4%	83,763	6.1%
\$1,000,000 or more	44	0.4%	22,336	1.6%

Source: U.S. Census Bureau, 2016-2020 ACS

Census tracts with the lowest median home value for owner-occupied units are 950502 (\$62,500) that includes the western portion of the City of Newberry, 9503 (\$62,700) in the northern area of the County that includes Whitmire, and 950201 (\$71,400) north of I-26 in the center of the County. The tract with the highest median home value is 950604 (\$247,800) that borders Lake Murray. Median home values are also comparatively higher in tracts 950603 (\$189,100) that includes Little Mountain and Peak and borders Lexington and Richland counties, 950204 (\$168,900) that includes a portion of the City of Newberry and is bordered by I-26, and 9501 (\$148,000) that includes Pomaria and borders Fairfield County.

Map 3-6. Median Housing Value for Occupied Housing Units by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

An examination of recent Consolidated Multiple Listing Service (MLS) data for Newberry County reveals an increasingly strong market for sellers (Table 3-18). Sales prices have increased since 2016, with a corresponding decrease in the difference between listed price and actual sale price each year through 2020. Average days on the market was the lowest in ten years in 2021 at only 44 days. These are all indications that while available housing stock is somewhat limited in terms of type, overall demand continues to drive prices up and time on the market down.

Table 3-18. Residential Housing Units - MLS Listings Summary for Newberry County

YEAR	# HOUSING UNITS		AVERAGE PRICE		DIFFERENCE - AVERAGE SALE AND LISTED PRICES	AVERAGE DAYS ON THE MARKET
	LISTED	SOLD	LISTED PRICE	SALE PRICE		
2012	165	139	\$132,984	\$ 95,232	-\$37,752	125
2013	212	186	\$128,345	\$ 98,918	-\$29,427	146
2014	213	187	\$142,510	\$113,156	-\$29,354	125
2015	231	205	\$145,157	\$119,410	-\$25,747	146
2016	235	209	\$138,747	\$113,688	-\$25,059	90
2017	220	195	\$148,160	\$121,092	-\$27,068	77
2018	256	230	\$154,512	\$131,116	-\$23,396	88
2019	220	194	\$173,535	\$150,665	-\$22,870	67
2020	230	204	\$159,950	\$146,950	-\$13,000	67
2021	259	233	\$203,310	\$187,562	-\$15,748	44

Source: Consolidated Multiple Listing Service, April 2022

Compared to renters statewide, Newberry County residents pay less for monthly gross rent (Table 3-19). Nearly 16% of County residents pay less than \$500 a month for rent. This is a higher percentage than the statewide percentage of only 9.4%. More than half of County renters pay between \$500 and \$999 a month in gross rent as compared with 44% of renters statewide. Twenty-one percent of County renters (793 units) spend more than \$1,000 on monthly gross rent, with the majority paying from \$1,000 to \$1,499 per month. This is a much lower percentage than renters statewide in this price range at 37.5%.

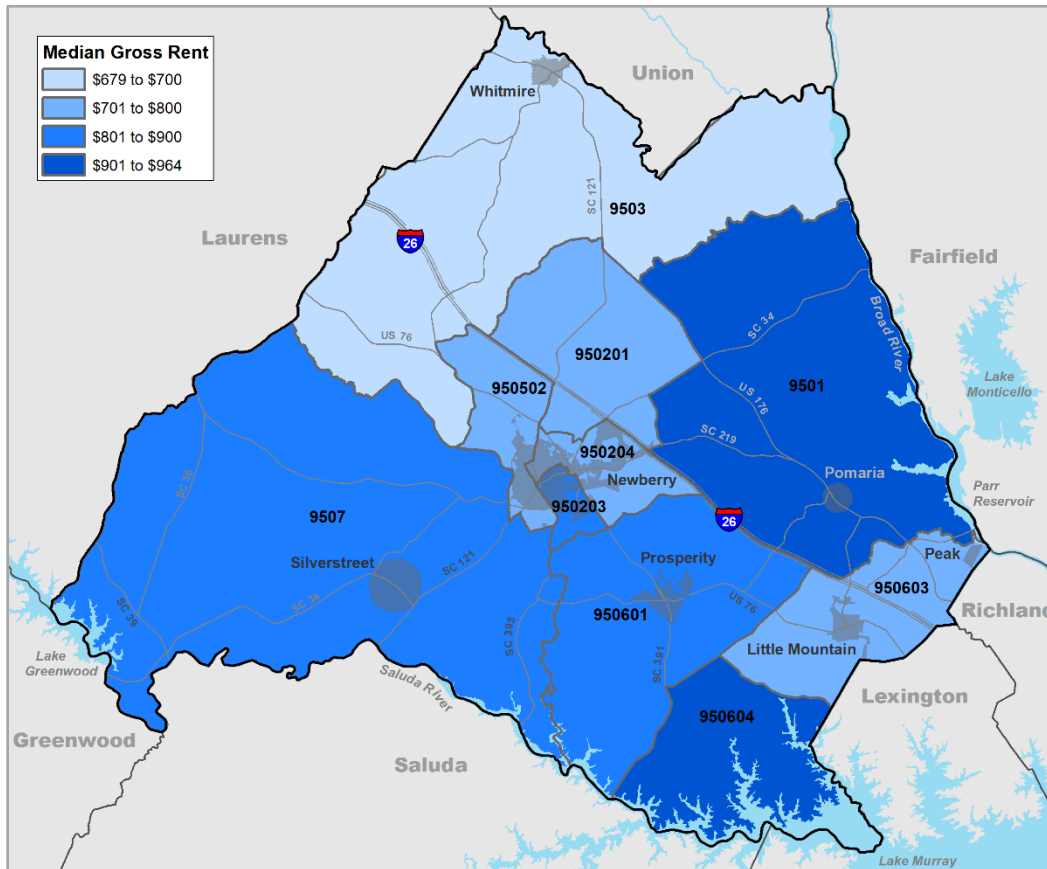
Table 3-19. Monthly Gross Rent for Renter-Occupied Units

HOUSING UNIT VALUE	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
TOTAL OCCUPIED UNITS	3,755	100.0%	586,090	100.0%
Less than \$500	590	15.7%	54,926	9.4%
\$500 to \$999	1,997	53.2%	257,266	43.9%
\$1,000 to \$1,499	696	18.5%	159,235	27.2%
\$1,500 to \$1,999	81	2.2%	42,959	7.3%
\$2,000 to \$2,499	16	0.4%	10,772	1.8%
\$2,500 or more	0	0.0%	7,319	1.2%
No cash rent	375	10.0%	53,613	9.1%

Source: U.S. Census Bureau, 2016-2020 ACS

As illustrated in Map 3-7, the Census Tract with the lowest median gross rent for occupied units in Newberry County is 9503 at only \$679 per month. This tract includes the northern area of the County and the Town of Whitmire. The tract with the highest median monthly gross rent of \$964 is 950604 that borders Lake Murray. Median gross rent is also comparatively higher in tract 9501 that includes Pomaria and borders Fairfield County at \$946 per month.

Map 3-7. Median Gross Rent by Census Tract



Source: U.S. Census Bureau, 2016-2020 ACS

3.8. Residential Energy Costs

While rent or mortgage payments represent the largest share of monthly housing costs, additional expenses such as electricity, heating fuel, and water and sewer charges can also play a major role in affordability. Heating and cooling comprise more than 46% of energy usage in a typical new single-family home and can represent an even greater percentage of energy usage in older housing units that lack adequate insulation, weatherproofing, and thermal windows and doors. Homes constructed in the County prior to 2002 were built to much less stringent efficiency standards. This is particularly true for homes built prior to the mid-1970s and manufactured homes built before 1977.

In an effort to reduce residential energy usage, a mandatory statewide building code was enacted in 1997 that includes the Council of American Building Officials' *Model Energy Code*. The Energy Code establishes minimum insulation standards and requires double-paned or storm windows. Newberry County adopted the *International Residential Code (IRC)* in 2002, which included minimum energy efficiency standards. In 2005, South Carolina jurisdictions including Newberry County began specific enforcement of the *International Energy Code*.

As profiled in Table 3-9, much of the housing stock within the County was built before the adoption of the Energy Code. Older homes generally have lower values and rent for less, making them attractive to families and individuals with low and moderate incomes. Unfortunately, the

lower rents and mortgage payments are sometimes offset by the additional cost of heating and cooling an older, less energy-efficient structure. A family may move into an older home because of the appeal of lower rent but may be forced to move because they simply cannot afford the higher electric or heating fuel bills. However, as detailed in the *Community Facilities Element*, Newberry County residents benefit from reasonable electric rates.

3.9. Housing Affordability

Affordability is a key factor in the housing market. The cost of housing must be in sync with local household incomes if a community is to meet future housing needs. Lending institutions generally base affordability on housing costs not exceeding 2.5 times the gross household income. This translates to about 30% of household income available for gross housing expenses. HUD defines gross housing expenses to include utilities for renters and mortgage payments, utilities, taxes, and insurance for homeowners. Under HUD criteria, a housing unit is considered *affordable* if its gross cost does not exceed 30% of the occupant’s income. Conversely, a household is considered *cost-burdened* if its occupants are paying more than 30% of their income for housing costs.

Median costs for homeowners with a mortgage comprise only 20.1% of household income in Newberry County – well within the definition of affordable housing and slightly higher than the statewide percentage of 19.9% (Table 3-20). County homeowners without a mortgage spend only 10.9% of their household income on housing costs. While detailed data is not available for the Town of Peak, median costs for homeowners in the other County municipalities are also well below 30%. The exception is Whitmire, where homeowners with a mortgage spend more than 50% of their income for housing.

Cost burden is more prevalent among County renters than homeowners. Median gross rent comprises 31.5% of household income countywide, as compared to 29.7% statewide. Median gross rent exceeds 30% of household income in the City of Newberry (34.4%) and Prosperity (50%) but falls below 30% in the other municipalities. This data is unavailable for the Town of Silverstreet.

Table 3-20. Owner and Renter Costs as a Percentage of Household Income

JURISDICTION	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		\$	%
	\$	%	\$	%		
NEWBERRY COUNTY	\$1,101	20.1%	\$344	10.9%	\$776	31.5%
Little Mountain	\$1,417	16.3%	\$373	15.9%	\$675	14.0%
Newberry (City)	\$1,041	26.9%	\$388	14.4%	\$788	34.4%
Peak	--*	--*	--*	≤10.0%	\$675	21.5%
Pomaria	\$981	20.0%	\$336	10.4%	\$950	17.5%
Prosperity	\$1,271	18.8%	\$374	10.9%	\$679	50.0%+
Silverstreet	\$967	19.2%	\$414	≤10.0%	--*	--*
Whitmire	\$719	50.0%+	\$279	11.7%	\$690	25.2%
SOUTH CAROLINA	\$1,265	19.9%	\$377	10.0%	\$918	29.7

*Data not available

Source: U.S. Census Bureau, 2016-2020 ACS

Additional data on housing costs as a percentage of household income provide insight into local housing affordability. Among those living in homes in Newberry County, 1,859 (16.6% of all owner-occupied housing units) live in homes that cost more than they can comfortably afford, lower than the percentage statewide at 19% (Table 3-21). Twenty-seven percent of County homeowners (1,331 housing units) pay mortgages and associated housing costs totaling 30% or more of their income, compared to 25.1% of State homeowners. Among County homeowners without a mortgage, only 8.4% (528 housing units) are cost-burdened. Nearly 46% of County renters are cost-burdened, spending more than 30% of their monthly income on rent and utilities, higher than the statewide percentage of 43.7%.

However, of greater concern are the 807 homeowners (7.2% of all homeowners) and 933 renters (24.8% of all renters) in Newberry County who spend more than half of their household incomes on housing costs (2016-2020 ACS). A significant percentage of County residents are paying more than they can afford for housing, with many of these paying considerably more than they can afford. Households with such significant housing cost must sometimes delay purchase of essentials such as food, health care, and medications in order to remain in their homes. This problem is exacerbated by rising prices on basic necessities such as health care, food, and fuel.

Table 3-21. Housing Units (HU) Paying more than 30% of Household Income for Selected Monthly Homeowner Costs or Gross Rent

JURISDICTION	SELECTED MONTHLY COSTS – OWNER OCCUPIED HU						GROSS RENT – RENTER-OCCUPIED HU	
	ALL OWNER-OCCUPIED HU		WITH A MORTGAGE		WITHOUT A MORTGAGE		#	%
	#	%	#	%	#	%		
Newberry County	1,859	16.6%	1,331	27.0%	528	8.4%	1,718	45.8%
South Carolina	261,872	19.0%	198,872	25.1%	63,000	10.8%	25,6079	43.7%

Source: U.S. Census Bureau, 2016-2020 ACS

Newberry County residents would also benefit from housing options that allow them to “age in place,” remaining in the community throughout the various stages of life. This concept requires housing that accommodates a variety of ages, prices, and lifestyles. Young families need affordable options near schools, employment centers, recreation, and activities. College students and young professionals generally prefer higher density housing options with amenities and in proximity to employment, recreation, and entertainment. Older residents need housing options that can accommodate limited mobility and are near essential healthcare services and transportation, with an option to transition to nearby assisted living or nursing care if needed. Most residents also seek housing with convenient access to essential services such as grocery stores and shopping.

A more detailed analysis of housing affordability on the county level is provided by the *National Low Income Housing Coalition* (NLIHC). The Coalition works to end the affordable housing crisis in America by providing up-to-date information to the public, formulating policy, and educating the public on housing need and strategies. One of the obstacles that the NLIHC targets is raising awareness among the general public on the extent of the affordability problem in their own communities.

The NLIHC produces an annual publication entitled *Out of Reach* in an effort to disseminate this information to policy makers and advocates. *Out of Reach* contains income and rental housing cost data by state, metropolitan area, and county. For each geographic area, the report calculates the income that renter households need in order to afford housing, estimates the number of households that cannot afford to pay the local Fair Market Rent (FMR), and projects what such households would need to earn in order to pay the rent and maintain housing costs at no more than 30% of their incomes.

2021 NLIHC data reveals that it can be difficult for persons of low and moderate incomes to afford housing in Newberry County. An extremely low-income Newberry County householder earning \$16,470 (30% of the area median income of \$54,900) can afford a monthly rent of no more than \$518, while the Fair Market Rent (FMR) for a two-bedroom housing unit is \$603 in Newberry County.

According to data from the latest NLIHC *Out of Reach* report, a Newberry County resident earning the 2021 Federal Minimum Wage of \$7.25 per hour must work 84 hours per week, 52 weeks per year, to afford a two-bedroom unit at the County's FMR (Table 3-22). Alternatively, such households must include 2.1 minimum wage earners working 40 hours a week year-round in order to make a two-bedroom FMR affordable. For a household with two workers in the labor force this may be attainable, but for single parents living alone these required work hours are all but impossible to meet. A Newberry County resident would have to earn \$8.04 more per hour than the minimum wage, or \$15.29 per hour, for 40 hours a week, 52 weeks a year, to afford a two-bedroom unit at the area FMR. This earning level is 211% of the 2021 Federal Minimum Wage.

Monthly Supplemental Security Income (SSI) payments were estimated to be \$794 for individual residents of Newberry County in 2021. If SSI represents an individual's sole source of income, a County resident on SSI can only afford a monthly rent of \$238. The local FMR for a one-bedroom apartment is more than double that amount at \$603.

Table 3-22. Maximum Affordable Housing Cost

LOCATION	HOUSING WAGE				WORK HOURS PER WEEK AT FEDERAL MIN. WAGE NEEDED TO AFFORD		NUMBER OF FULL TIME JOBS AT FEDERAL MIN. WAGE NEEDED TO AFFORD	
	HOURLY WAGE NEEDED TO AFFORD (@ 40 HOURS/WEEK)		AS % OF FEDERAL MIN. WAGE (\$7.25/HOUR)		ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR
	ONE BEDRM FMR	TWO BEDRM FMR	ONE BEDRM FMR	TWO BEDRM FMR				
Newberry County	\$11.60	\$15.29	160%	211%	64	84	1.6	2.1
South Carolina	\$15.50	\$18.08	214%	249%	86	100	2.1	2.5

Source: National Low Income Housing Coalition, "Out of Reach," 2021

The U.S. Department of Housing and Urban Development (HUD) defines low and moderate income (LMI) households as those with incomes below 80% of median family income (MFI). Using this definition, more than 44% of residents in Newberry County (2,235 people) are considered by HUD to be LMI – slightly higher than the percentage statewide at 43% (Table 3-23). Seventy

percent of the residents of the Town of Peak (35 people) and 55% of City of Newberry residents (5,075 people) are LMI.

Table 3-23. Persons of Low- and Moderate Income

CENSUS TRACT	LMI PERSONS	PERCENTAGE LMI
NEWBERRY COUNTY	16,170	44.33%
Little Mountain	20	7.69%
Newberry (City)	5,075	55.16%
Peak	35	70.0%
Pomaria	25	25.0%
Prosperity	380	35.51%
Silverstreet	50	31.25%
Whitmire	655	48.34%
SOUTH CAROLINA	1,949,674	43.02%

Source: U.S. HUD Low and Moderate-Income Summary Data, 2021

Income data at the Census tract level enables communities to determine the location of areas with at least 51% of households having low or moderate incomes. Table 3-24 lists the numbers and percentages of low- and moderate-income residents for each Census Tract. Map 3-8 illustrates the locations of two tracts with high concentrations (51% or more) of persons with low and moderate incomes. Nearly 58% of residents in tract 950502, which includes the western portion of the City of Newberry, have low and moderate incomes along with 56% of tract 950201 residents.

Table 3-24. Persons of Low- and Moderate-Income by Census Tract*

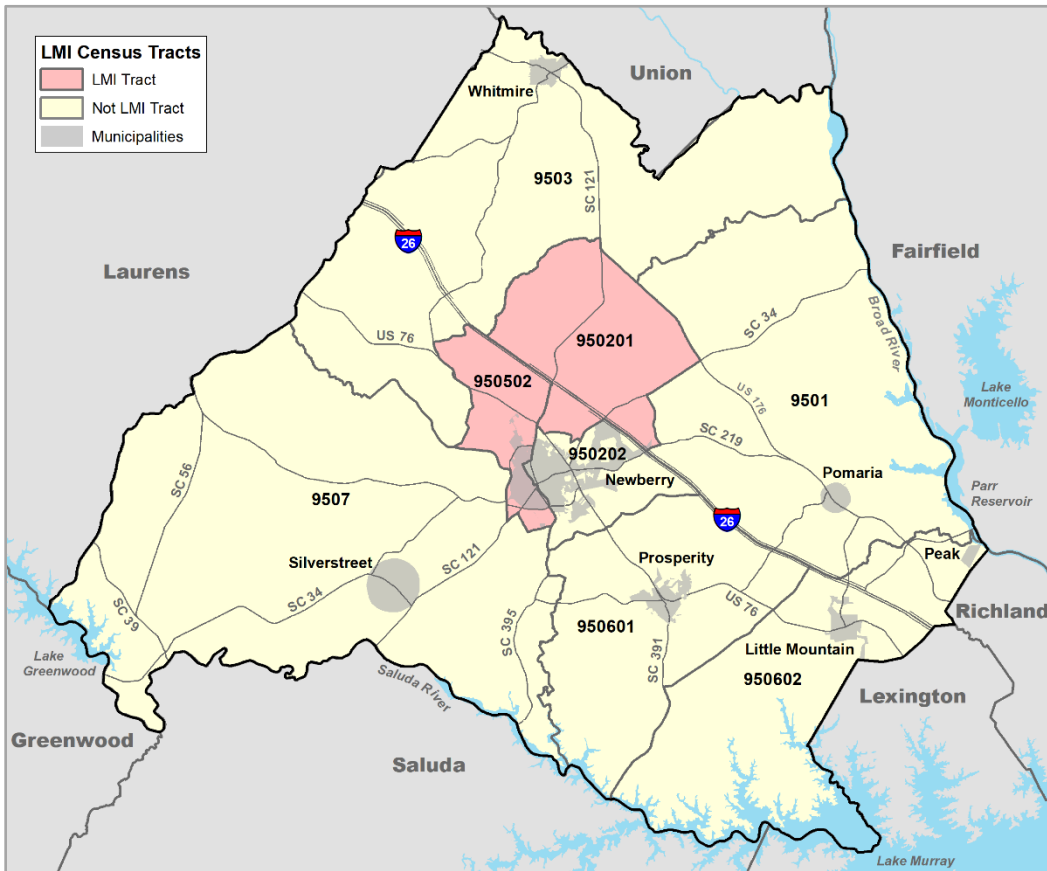
CENSUS TRACT	LMI PERSONS	PERCENTAGE LMI
9501	1,000	27.6%
950201	1,690	56.3%
950202	2,620	44.4%
9503	1,530	46.8%
950502	3,035	57.6%
950601	1,900	42.0%
950602	2,150	34.8%
9507	2,235	47.0%

* Based on 2010 Census tracts

Source: U.S. HUD Low and Moderate-Income Summary Data, 2021



Map 3-8. Concentrations of Low- and Moderate-Income Persons*



* Based on 2010 Census tracts

Source: U.S. HUD Low and Moderate-Income Summary Data, 2021

3.10. Public and Assisted Housing Programs

Many Newberry County residents lack the means to afford market housing prices or rents. Several programs are in place to assist them in obtaining adequate, safe, and affordable housing.

3.10.1. Newberry Housing Authority

The Newberry Housing Authority (NHA) is a local, self-governing public agency created in 1971 to provide public housing and housing assistance for the residents of Newberry County. The Housing Authority is operated by a seven-member Board of Commissioners appointed by the Mayor and City Council for five-year terms. The mission of the NHA is to ensure safe, decent, and affordable housing, create resident opportunities for achieving self-sufficiency and economic independence, and assure fiscal integrity by all program participants.

NHA owns and manages three public housing developments, including Bethlehem Gardens (on Suber Drive) with 60 housing units, Grant Homes (on Grant Avenue) with 200 housing units, and E. Gordon Able (on Grant Avenue) with 55 housing units. Tenants are required to pay 30% of their income toward the rent. Eligibility is primarily income-based using a priority rating system that also considers factors such as if the applicant is a veteran, elderly, or a displaced family.

The Housing Authority also administers the *Housing Choice Voucher Program* for Newberry County, which provides subsidies for privately-owned housing for eligible applicants. Eligibility is primarily based on income as established by HUD and adjusted annually.

In 2002, the NHA established a non-profit housing organization, *Affordable Housing Community Services*, to secure HOME funding through the South Carolina State Housing Finance and Development Authority (SCSHFDA) for the construction of Vincent Place, a 12-unit affordable housing development located on Vincent Place Drive. HOME funds are available for the acquisition, rehabilitation, conversion, and new construction of rental housing serving persons at or below 80% of the area median income. All HOME-based housing and rental assistance must be targeted to low-income families.

In addition, the NHA provides and sponsors a number of programs and activities for their clients including on-site childcare and a tutoring enrichment program. Many of the Housing Authority programs and activities are provided at the Clara D. Wertz Activity Center, located on the NHA property on Grant Avenue. The 12,750 square foot facility houses a gymnasium, a kitchen, two classrooms, and a computer room.

3.10.2. Public Housing Assistance

There are 19 assisted housing developments in the City of Newberry, supported by various types of funding assistance. A total of 942 assisted housing units are available within these developments to qualified residents of the Newberry area. The rent for assisted units is set at a price that is affordable to low-income households. Assistance varies from project-to-project and includes public housing; Section 8 rental subsidies for low and very low-income households; financing incentives to developers for building multi-family rental units for low and moderate income families; and the provision of tax credits to developers of multi-family rental units who provide affordable housing for low-income families in 20% or more of their units.

The Newberry Housing Authority administers the *Housing Choice Voucher (HVC) Program* (formerly known as the *Section 8 Rental Assistance Program*) for the County of Newberry. *Housing Choice* provides subsidies for privately-owned housing for eligible applicants. Eligibility is based primarily on income as established and adjusted annually by HUD. Housing Choice Vouchers can be used to subsidize rent for a home or apartment on the private rental market (tenant-based). As of May 2022, the Newberry Housing Authority provides housing assistance to approximately 530 families in the Newberry service area through public housing and Housing Choice vouchers.

The NHA is allocated 235 Housing Choice vouchers but is financially able to assist only 195 families in Newberry County as of May 2022. The HCV Program was also allocated 40 Mainstream vouchers for households with at least one disabled person aged 18 to 62. Vouchers have been provided to 20 people as of May 2022. Housing Authority vouchers cannot be used in project-based apartment complexes. The Housing Authority accepts new applications for public housing and HCV assistance through an online application portal found at www.newberryhousing.org.

In addition, the South Carolina Regional Housing Authority owns and manages the Miller Street Apartments in Prosperity. The public housing complex includes 22 housing units.



3.10.3. Assisted Housing

In addition to public housing developments, there are 18 subsidy-assisted multi-family housing developments in Newberry County (Table 3-25). An estimated 924 multi-family housing units are occupied by residents who receive some form of financial assistance. The rent for most of these units is set at a price that is affordable to low-income households. Assistance varies from project-to-project, as well as family-to-family as listed below.

- Housing Choice (Section 8) Voucher rent subsidies for low- and very low-income households.
- Financing incentives to developers for building multi-family rental units for low- and moderate-income families.
- The provision of tax credits to developers of multi-family rental units who provide affordable housing for low-income families in 20% or more of their units.

Among assisted rental units, 191 of the units are specifically allocated to elderly or individuals with physical disabilities.

Table 3-25. Inventory of Assisted Rental Housing for Newberry County

COMPLEX NAME	ASSISTANCE TYPE	TOTAL UNITS	ASSISTED UNITS	FAMILY UNITS		ELDERLY OR DISABLED UNITS	
				#	% OF ASSISTED	#	% OF ASSISTED
Bethlehem Gardens 926 Suber Dr., Newberry	NHA	60	60	57	95.0%	0	0.0%
Brookside Manor 1871 Brookside Dr., Newberry	USDA Rural Dev.	42	42	0	0.0%	42	100.0%
Drayton Village 700 Center St., Newberry	HUD Sec. 202	16	16	0	0.0%	16	100.0%
E. Gordon Able 3589 Grant Ave., Newberry	NHA	55	55	52	94.5%	3	5.5%
Grant Homes 3589 Grant Ave., Newberry	NHA	200	200	168	84.0%	32	16.0%
Heritage Square 2604 Myrtle St., Newberry	USDA Rural Dev.	52	52	50	96.2%	3	5.8%
Indian Hills Apts. 250 Friendly Villa, Newberry	USDA Rural Dev.	60	60	60	100.0%	0	0.0%
Miller Street Apts. 635 South Main St., Newberry	SCRHA	22	22	22	100.0%	0	0.0%
Nance Forest Apts. 175 Nance Forest Dr., Newberry	Sec. 8	74	74	70	94.6%	4	5.4%
Newberry Arms 186 Newberry Arms, Newberry	Sec. 8	60	60	24	40.0%	12	20.0%
Newberry Green Apts. 411 Monroe St., Newberry	LIHTC	44	44	44	100.0%	0	0.0%
Newberry Senior Housing 1306 Hunt St., Newberry	Tax Credits, CDBG funds	35	35	0	0.0%	35	100.0%
Palmetto Pointe First St., Newberry	LIHTC	48	48	48	100.0%	0	0.0%
Pebblebrook Apts. 5000 Pebblebrook Dr., Newberry	LIHTC	50	50	50	100.0%	0	0.0%
Pineridge Apts. 125 Pine St., Prosperity	USDA Rural Dev.	24	18	18	100.0%	0	0.0%
Regency Woods Apts. 2061 Smith Rd., Newberry	HUD Sec. 202	40	40	0	0.0%	40	100.0%
Tremont Apts. 1139 Copeland St., Newberry	USDA Rural Dev.	36	36	34	94.4%	2	5.6%
Vincent Place Vincent Place Dr., Newberry	HOME, SCDMH	12	12	10	83.3%	2	16.7%
TOTAL		930	924	707	76.5%	191	20.7%

*Table may not include a complete listing of existing facilities

Sources: Newberry Housing Authority, May 2022; U.S. HUD LIHTC Database, May 2022; USDA Rural Development Multi-family Housing Rentals, May 2022; Affordable Housing Online, May 2022

3.10.4. State and Federal Housing Authority Programs

Several housing ownership and development programs are provided through the South Carolina State Housing Finance and Development Authority (SCSHFDA) and its partners. These programs include:

The SCSHFDA's *Homebuyer Program* offers competitive fixed interest rate mortgage loans to low-to-moderate income families and individuals who are first-time homebuyers for down payment assistance and closing costs. The maximum home price limit is \$325,000. In "targeted" counties such as Newberry County the borrower must not own a home or have any ownership interest in a home at the time of closing. Down payment assistance is offered with a zero percent interest rate and no monthly payments. It serves as a second lien with 10 to 20-year terms based on the borrower(s) total household income. The lien is forgiven for borrower(s) who remain in the home for the full term.

Administered by the SCSHFDA, the *SC Mortgage Tax Credit* provides a federal income tax credit to qualified homebuyers of up to \$2,000 per calendar year. The program allows the homebuyer to reduce the amount of federal income taxes owed by allowing a federal income tax credit for interest paid on the mortgage loan. The Tax Credit is available to the homebuyer for the life of the mortgage loan as long as the homebuyer lives in the home and the MCC has not been revoked. It may be used with Fannie Mae, Freddie Mac, conventional, fixed rate, adjustable rate, Federal Housing Authority (FHA), U.S. Department of Veterans Affairs (VA), and Rural Development financing through the U.S. Department of Agriculture (USDA).

SCSHFDA's *Palmetto Home Advantage* program offers conventional, FHA, VA, and USDA loan options for first-time, move-up, and repeat buyers. There are no first-time home buyer requirements or sale price limits for new and existing homes. The program offers forgivable down payment assistance of 0%, 3%, or 4% of the loan amount. For FHA, VA, and USDA financing options the income limit for borrowers is \$115,000 on both one and two-unit owner-occupied properties. The income limit does not include total household income and is not dependent on family size. Conventional financing options offer up to 97% of loan to value on one-unit properties and 95% loan to value on Fannie Mae two-unit properties. Maximum borrower income limit is 80% of area median income as determined by Fannie Mae or Freddie Mac.

The *Palmetto Heroes Program* is available to teachers, first responders and community service personnel in the fields of law enforcement, corrections, firefighting, emergency medical services and health care, as well as active-duty military, members of the S.C. Army National Guard, S.C. Air National Guard and Veterans of the U.S. Armed Forces. The program offers FHA, VA, USDA, and conventional financing with a reduced fixed interest rate and enhanced \$10,000 Down Payment Assistance. All approved Lending Partners are eligible to participate. Borrowers must have a fully executed sales contract for the purchase of a home prior to locking the interest rate.

County First is a rural initiative providing potential homebuyers in underserved communities such as Newberry County with additional resources when local economic conditions make homeownership difficult. Funding is available for both first-time and move-up borrowers. The program includes up to \$8,500 forgivable down payment assistance and special fixed rate financing for FHA, Conventional, USDA, or VA mortgages.



The *Housing Tax Credit* or *Low-Income Housing Tax Credit Program (LIHTC)* provides an incentive for development of multi-family rental housing. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive reuse. Owners of and investors in qualifying developments can use the credit as a dollar-for-dollar reduction of federal income tax liability. Allocations of credits are used to leverage public, private, and other funds to keep rents affordable. A development must have at least 20% of its units occupied by households earning at or below 50% of the area median income, or 40% of its units occupied by households earning at or below 60% of the area median income to be eligible for tax credits. Income limits are adjusted based on household size. Maximum rents are set for each unit size based on 30% of the maximum allowable income for specified household size in the area. Utilities paid by the tenant are counted as part of the maximum rent.

3.10.5. USDA Rural Development Housing Programs

The U.S. Department of Agriculture (USDA) administers several housing programs in the rural areas of Newberry County through the Rural Development program. Rural housing is a major component of the Rural Development mission with a commitment to assisting families and individuals in South Carolina with their need for decent, safe, sanitary, and affordable housing. Single-Family Housing (SFH) programs administered by the USDA offer homeownership and home improvement loans and grants for individuals and families in rural areas. Multi-Family Housing (MFH) programs include *Multi-family Housing Direct Loans* that provide financing for rental housing for low-income, elderly, or disabled individuals and families; *Multi-family Housing Loan Guarantees* designed to work with private sector lenders to increase the supply of affordable housing for LMI individuals and families; *Off- and On-Farm Labor Direct Loans and Grants* that provide affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers; *Multi-family Housing Preservation and Revitalization* loan restructuring for existing rental and farm labor housing to help improve and preserve safe and affordable housing; and *Multi-family Housing Rental Assistance* that provides payments to owners of USDA-financed rural rental or farm labor housing on behalf of low-income tenants unable to pay their full rent.

3.10.6. Veterans Administration

The U.S. Department of Veterans Affairs (VA) guarantees home loans to service members, veterans, and eligible surviving spouses for site-built and manufactured housing through the South Carolina VA office. There is no down payment required as long as the sales price is at or below the home's appraised value and no loan limit. Loans are made by private lenders and can be used for the purchase or construction of a home, home repair or improvement, or home refinancing. The home must be the primary place of residence for the veteran. Veterans applying for loans using these programs must obtain a *Certificate of Eligibility* from the VA, must have enough income to pay the mortgage payments and other associated costs of owning a home, and must have a good credit record.

3.11. Affordable Housing Obstacles and Opportunities

The *South Carolina Priority Investment Act of 2007* requires local governments to analyze regulatory requirements that act as barriers to affordable housing and to analyze the use of

market-based incentives that may be offered to encourage the development of affordable housing. The Act defines affordable housing as:

"...in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or associations fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development and, in the case of dwelling units for rent, housing for which the rent and utilities constitute not more than 30% of the area median income, by household size, for the metropolitan statistical area."

As detailed in *Section 3.9 – Public and Assisted Housing Programs*, multiple State and Federal programs provide housing assistance to County residents, as well as financial assistance and incentives to developers of affordable housing. Newberry County's regulatory requirements and procedures are also generally conducive to the development of affordable housing, as evidenced by a number of conditions. Nineteen of the County's apartment complexes, providing 942 assisted units, were built under Federal programs that require the provision of housing units that are affordable to persons of low- and moderate-incomes. However, most of the multi-family housing in the County, particularly newer developments, is located within the City of Newberry. Multi-family housing in the unincorporated area of the County is restricted to the General Residential (RG) zoning district.

Manufactured homes, widely considered a viable affordable housing option, comprise nearly one-fourth of all housing units in the County (Table 3-7). More than one-in-three permits in Newberry County are for manufactured homes (Table 3-4). There are 22 manufactured home parks, providing 142 manufactured home spaces, in the County. Manufactured homes are allowed on individual properties throughout much of the County but are much more restricted within the municipalities. Manufactured home parks are limited to the RG zoning district.

While water and sewer service is unavailable in most of the County, wells and septic tanks can be a less expensive alternative to publicly provided water and sewer service over time. However, the lack of water and sewer service requires the initial expense of well and septic tank installation which can add to development costs. Lot sizes must also be larger to accommodate septic tank requirements.

Overall, housing data reveals median homeowner costs for homeowners with a mortgage are only 20% of household income in Newberry County – well within the definition of affordable housing and similar to median costs statewide. Median value for County owner-occupied housing units is \$51,600 below median value statewide. More than 43% of owner-occupied homes in the County are valued at less than \$99,999. Newberry County renters pay a median monthly gross rent of \$776 – much lower than the median gross rent statewide at \$918.

However, the disparity between housing cost and income for a significant segment of Newberry County residents, particularly renters, poses a potential barrier to affordable housing. More than one-in-four County homeowners with mortgages and almost half of renters are cost-burdened, spending more than 30% of their incomes on housing and associated costs.

Opportunities to address housing affordability in Newberry County include efforts to raise the incomes of County residents, reduce residential development costs, and encourage the development of affordable housing options in appropriate locations. Economic and workforce development efforts that focus on raising the earnings potential of residents to better afford available housing are key. These efforts include recruiting businesses that offer higher paying employment opportunities with increased advancement opportunities, combined with providing advanced training to prepare Newberry County residents to fill and retain such jobs. Reviewing permit and subdivision application, review, and inspection procedures to seek ways to further streamline the process could help to lower development costs. Staff and County leaders can encourage residential developers to consider the development of housing options that are affordable to a wide range of residents in a number of ways ranging from the provision of information on local requirements and available programs to providing incentives such as density increases or reductions in certain requirements in exchange for the inclusion of affordable units.

The expansion of water and sewer service can reduce initial residential construction and development costs and enable smaller residential lot sizes in appropriate areas. These conditions can in turn make residential development more attractive to prospective developers and less expensive for potential buyers or persons who inherit or are given individual properties by family members. Increased availability of water and sewer can also encourage the location of new industries and businesses and provide additional jobs and increased investment in the community.

As in many communities, the cost of land can be an impediment to affordable housing in Newberry County, particularly in the areas along Lake Murray and Lake Greenwood and near the City of Newberry. However, land prices in other areas of the County, particularly in more rural areas, tend to be lower. In addition, land prices in Newberry County are generally much less than in neighboring Lexington and Richland counties.

3.12. Housing for Special Needs Populations

Special needs populations – the elderly, persons with disabilities, persons with chronic illnesses, individuals and families in crisis, and the homeless – often have special housing needs. These specialized housing needs can be met in the form of nursing homes, assisted living facilities, emergency and crisis shelters, halfway houses and group quarters, and temporary homeless shelters.

3.12.1. Senior Citizens and Persons with Disabilities

Nearly one-fifth of Newberry County residents (7,573 people) are aged 65 and older. As detailed in the *Population Element*, nearly 6,000 County residents are disabled, and of these, nearly half (2,785 people) are aged 65 and older. As the population of Newberry County ages and baby boomers seek alternative housing options, the availability of appropriate housing for older residents becomes increasingly important. Housing options for younger persons with disabilities are also needed. There are several types of housing available for the elderly and persons with disabilities, representing a range of assistance and care options in the County.

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. The Division of Health Licensing of the South Carolina Department of Health and Environmental Control (SCDHEC) lists two facilities in Newberry County, providing space for up to 264 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 the changing needs and preferences of residents; maximize the dignity, autonomy, privacy, independence, and safety of residents; and encourage family and community involvement. There are three community residential care facilities in Newberry County, providing a total of 95 housing units.

Intermediate Care Facilities (ICF/IID) serve four or more individuals with intellectual disabilities or with related conditions. These facilities provide health or rehabilitative services on a regular basis to individuals whose developmental and physical conditions require services including room, board, and active treatment for their disabilities or related conditions. ICF/IIDs provide a protected residential setting with ongoing evaluation, planning, 24-hour supervision, and coordination and integration of health and rehabilitative services to help each individual function at full potential. There is one Intermediate Care Facility for individuals with intellectual disabilities in Newberry County, providing space for twelve residents.

The *Community Training Home-II Model (CTH II)* offers residents the opportunity to live in a homelike environment in the community under the supervision of qualified and trained staff. Care, skills training, and supervision are provided according to individualized needs. No more than four people live in each residence. There are eleven Community Training Homes for individuals with intellectual disabilities in Newberry County, providing space for 44 residents.

Table 3-26 lists the Nursing Homes, Community Residential Care Facilities and Intermediate Residential Care Facilities currently located in Newberry County.

Table 3-26. Nursing Homes and Assisted Care Facilities in Newberry County

FACILITY NAME	ADDRESS	TOTAL
NURSING HOMES	2 FACILITIES	264 BEDS
J.F. Hawkins Nursing Home	1330 Kinard Street, Newberry	118 beds
White Oak Manor – Newberry	2555 Kinard Street, Newberry	146 beds
COMMUNITY RESIDENTIAL CARE FACILITY	3 FACILITIES	95 UNITS
Open Arms Community Care	324 Meadowlark Road, Little Mountain	15 units
Palmetto Gardens	425 South Wheeler Ave., Prosperity	30 units
Springfield Place Residential Care	2006 Springfield Cir., Newberry	50 units
INTERMEDIATE CARE FACILITY	1 FACILITY	12 BEDS
H.A. McCullough Community Residence	2600 Holloway St., Newberry	12 beds
COMMUNITY TRAINING HOME II	11 FACILITIES	44 BEDS
Adelaide	2128 Adelaide Street, Newberry	4 beds
Brown	2109 Brown Street, Newberry	4 beds
Byrd	111 Byrd Street, Prosperity	4 beds
Circle	411 Circle Drive, Prosperity	4 beds

FACILITY NAME	ADDRESS	TOTAL
Conifer	190 Conifer Drive, Prosperity	4 beds
Hunter	2307 Nance Street, Newberry	4 beds
Leland	2209 Leland Avenue, Newberry	4 beds
Old Jolly	1388 Old Jolly Street Road, Prosperity	4 beds
Roberts	1505 Johnstone Street, Newberry	4 beds
Trent	1417 Trent Street, Newberry	4 beds
Williams Wood	150 Williams Wood Drive, Prosperity	4 beds

*Table may not include a complete listing of existing facilities

Sources: S.C. DHEC, Division of Health Licensing, 2022; Newberry County DSNB, 2022

3.12.2. Homeless and Victims of Domestic Violence

Most homeless individuals and families in Newberry County tend to either double-up with friends or family or gravitate to more structured shelter and support services found in larger urban areas such as the City of Columbia. This makes it difficult to get an accurate picture of the true extent of homelessness in the County. Data provided by SDNC through the McKinney-Vento Act reveals that 79 homeless students were enrolled in the 2022-2023 school year – a 65% increase from the previous year.

Cost burden and overcrowding data, as well as income and poverty data detailed in the *Population Element*, point to a significant local number of precariously housed families and individuals who are at risk for homelessness. Many of these households are only one rent payment or unexpected expense away from housing loss.

Emergency shelter assistance for Newberry County homeless families and individuals primarily through regional providers centered outside the County. In cases of natural disaster, shelter and assistance are provided through the *American Red Cross* and the *Salvation Army* as needed. As part of the statewide *Shelter Management Plan*, SCDHEC has designated the Newberry County Memorial Hospital as the Special Medical Need Shelter (SMNS) in Newberry County for evacuees with medical conditions during disaster events such as hurricanes.

Domestic violence is defined as aggravated assault, simple assault, and intimidation involving victims and offenders who are related to one another. The vast majority of victims of domestic violence are women and children. Victims of domestic violence also comprise a substantial portion of the homeless and near homeless population. Unfortunately, it is widely recognized that most cases of family violence go unreported, with far more families in turmoil than the data indicates.

Abused women and children do not have current access to a shelter within the County. These services and safe temporary housing in Lexington and Richland Counties are available through *Sistercare*. Sistercare is a private, non-profit agency providing shelter, services, and advocacy to battered women and their children in a five-county region that includes Newberry County. The program sheltered 210 battered women and children in 2020. The average shelter stay is 30 days. The agency operates three shelters in Richland and Lexington counties to accommodate domestic violence survivors and their children. Assistance with transitional housing is also available for clients. Sistercare also operates a satellite office with professional counseling staff in Newberry County to give domestic violence victims greater access to critically needed services.

In addition to these public providers, numerous faith-based efforts in Newberry County provide a critical safety net of community-based assistance through emergency financial assistance with electric bills, rent, and other essentials for residents in need.

3.13. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the Housing element. Element goals are broad-based ideals intended to guide the future of the community, while objectives elaborate the goals to outline the framework and provide the basis for the more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of County residents		
OBJECTIVE 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and housing preferences		
<i>STRATEGY 3.1.1.1.</i> Seek to accommodate housing options throughout the County to include single-family homes, town homes, patio homes, multi-family developments, and manufactured homes in appropriate areas.	Newberry County, Municipalities, Residential Developers, Special Needs Housing Providers	Ongoing
<i>STRATEGY 3.1.1.2.</i> Review land use plans and development regulations to ensure compatibility with a variety of housing options and residential development types.	Newberry County, Municipalities	2024
OBJECTIVE 3.1.2. Ensure that new residential development preserves and enhances the character of the community and surrounding areas		
<i>STRATEGY 3.1.2.1.</i> Review and update the Subdivision Regulations to address identified issues, improve efficiency and effectiveness, and promote quality development.	Newberry County, Participating Municipalities	2024
<i>STRATEGY 3.1.2.2.</i> Explore ways to encourage and promote quality residential development that enhances and protects the character, scale, and safety of the community and surrounding areas.	Newberry County, Participating Municipalities, Residential Developers	2028
<i>STRATEGY 3.1.2.3.</i> Explore ways to encourage and enable innovative residential development design, including development options that incorporate enhancements such as landscaped/natural buffers and/or setbacks, passive recreation, sidewalks, bike lanes, etc.	Newberry County, Participating Municipalities, Residential Developers	2028
GOAL 3.2. Promote opportunities for safe, decent, and affordable housing for all residents		
OBJECTIVE 3.2.1. Promote programs that encourage and support homeownership in new and existing neighborhoods		
<i>STRATEGY 3.2.1.1.</i> Encourage programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.	USDA Rural Development, S.C. Dept. of Commerce, Financial Institutions, Newberry County, Municipalities,	Ongoing



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 3.2.1.2.</i> Encourage the development of affordable housing for low- and middle-income families.	USDA Rural Development, S.C. Dept. of Commerce, Residential Developers, Newberry County, Municipalities, Special Needs Housing Providers	Ongoing
<i>STRATEGY 3.2.1.3.</i> Promote the expansion and upgrade of water and sewer infrastructure and facilities to increase opportunities for new residential development and improve service for existing residential areas.	Newberry County, Municipalities, Water and Sewer Providers, S.C. Dept. of Commerce (CDBG)	Ongoing
<i>STRATEGY 3.2.1.4.</i> Review proposed amendments to land use and development regulations and other relevant requirements or procedures for possible obstacles or opportunities for the provision of affordable housing options for low- and middle-income families.	Newberry County, Municipalities, Special Needs Housing Providers	Ongoing
OBJECTIVE 3.2.2. Promote safety, appearance, and cohesiveness of residential development throughout the County		
<i>STRATEGY 3.2.2.1.</i> Continue to enforce existing codes to address unlicensed or inoperative vehicles, trash and dumping, and dilapidated and unsafe structures.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 3.2.2.2.</i> Encourage residents to take an active role in promoting code and regulation compliance in their neighborhoods.	Newberry County, Municipalities, Neighborhood Associations	Ongoing
<i>STRATEGY 3.2.2.3.</i> Encourage the development of neighborhood associations.	Newberry County, Municipalities	Ongoing



ECONOMIC DEVELOPMENT

The local economy affects every aspect of community life from jobs, earnings, and taxes to environmental quality. A healthy economic climate offers increased income potential for Newberry County residents, a supportive environment for business and industry to succeed, and increased fiscal stability of local governments that allows them to maintain and expand community services and infrastructure. A balanced and diversified economy can also help the County, its municipalities, and its residents and employers to successfully weather economic downturns.

The Economic Element focuses on the components of the economy of Newberry County and its municipalities within the context of the surrounding region. It examines labor force characteristics, income and wealth, commuting patterns, educational attainment and workforce readiness, occupational outlook, the existing business and industrial base, market forces, and realized and untapped economic assets. The element also considers the diversity of the economic base, current economic trends, and economic recruitment strategies.

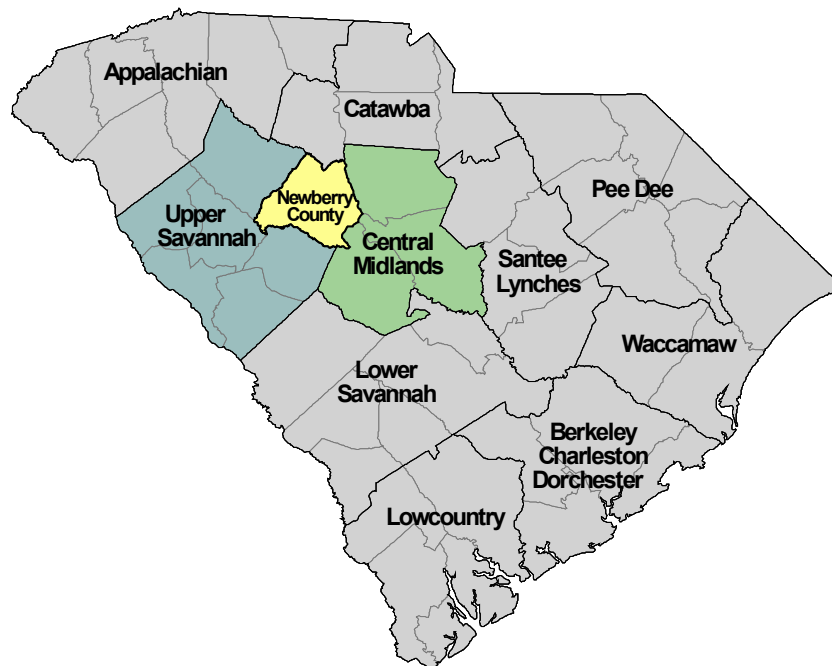
The intent of this Element is to promote the development of a sound and diverse economic base for the County that offers a wide range of employment opportunities for residents, supports the economic competitiveness and resiliency of existing and future employers, promotes a highly skilled and educated workforce, complements the community's rich cultural and natural resource base, and strengthens the overall health and quality of life for all residents.

4.1. Regional Economic Context

Economic diversity is a vital component in achieving community sustainability. The ability of residents to live near their places of work and the local availability of goods and services are major factors in a healthy economy. Newberry County is the northwest quadrant of the Midlands region of South Carolina, bisected east-to-west by the I-26 corridor that links the Columbia and the Greenville-Spartanburg Metro areas. This strategic location between Columbia and the Greenville-Spartanburg area offers the County opportunity for future growth.

The County is situated at the intersection of multiple planning, economic, workforce development, and employment delivery regions, with regional affiliation varying based on the service or issue. Together with Richland, Lexington, and Fairfield Counties, Newberry County is part of the four-county Central Midlands region for planning purposes; the ten-county region of the Central Alliance for industrial recruitment and economic development; and the seven-county Upper Savannah Workforce Investment Area for workforce development and job training and placement services (Map 4-1).

Map 4-1. Newberry County Regional Context Map



The Central Midlands region is home to a population of more than 768,800. The region has a combined civilian labor force of more than 388,100. With a population of nearly 38,000 residents, Newberry County has an active civilian labor force of nearly 18,600. The City of Newberry is the county seat and the largest of the County's seven municipalities with a population of 10,707 and a participating labor force of 4,932 – approximately 27% of the Newberry County labor force.



4.2. Income and Wealth

South Carolina as a whole has successfully navigated the transformation of its economy into a diversified base of manufacturing, trade, health care, services, and tourism activity over recent decades. The Midlands region shared in growth, with the infusion of new employers and rapid residential and commercial growth, particularly in neighboring Richland and Lexington Counties. Although not at the level of its urban neighbors to the east, Newberry County has experienced notable commercial and industrial development, with most growth concentrated in and around the City of Newberry as well as the Prosperity area. This diverse employment base also helped the Central Midlands region quickly rebound from the statewide economic repercussions of the COVID-19 pandemic.

The continued recruitment and expansion of existing industries and businesses will significantly strengthen the County by raising the tax base and increasing the number and quality of job opportunities available to local residents. However, economic development is more than job creation. A well-designed economic development strategy raises the standard of living and increases the assets and income levels of local residents. In addition to employment rates, companion measures of economic health include the property tax base, sales revenue, diversity of employment sectors, capital investment, income levels, educational attainment, and cost of living.

4.2.1. Property Tax Base

Property taxes are the leading source of revenue for local governments. The value of the property tax base impacts the ability of the County to provide vital services and facilities and to make the necessary public investments to encourage private investment. Assessment ratios applied to manufacturing, commercial, and other classes of real property are based on classifications and rates established by the State of South Carolina (Table 4-1). For residential uses, the assessment ratio is 4% for owner-occupied, principal residences and 6% for other non-principal residential uses. Residential owner-occupied properties are exempt from school property taxes. The State also offers a homestead exemption for residents based on multiple qualifying factors that include age and disability.

Table 4-1. South Carolina Real Property Assessment Rates

PROPERTY CLASSIFICATION	TAX RATE
Manufacturing ¹	9.0%
Residential Real Estate (Owner-Occupied)	4.0%
Commercial and Residential (Non-Owner-Occupied)	6.0%
Agricultural Property (Corporate)	6.0%
Agricultural Property (Private)	4.0%
Motor Vehicles	6.0%
Utilities	10.5%
All Other Personal Property	10.5%

¹Decreased from 10.5% to 9% in 2023

Source: 2022 Property Tax Report, S.C. Association of Counties

A tax rate of 6% applies to other real estate such as commercial properties and agricultural real property owned by corporations, while private agricultural properties are assessed at 4.0%. Manufacturers pay a tax rate of 9% for real and personal property as of 2023. The assessment ratio for all other businesses is 6% for real property and 10.5% for personal property.

There are three elements to South Carolina’s property tax system: the tax rate (millage); the assessment ratio for type of property; and the appraised and assessed property values. Although the State sets the assessment rates, only local governments levy property taxes. Newberry County levies a tax on both real and personal properties located within its boundaries.

The tax rate is generally reflected in mills or the millage rate. A mill is a unit of monetary value equal to one tenth of a cent, or one thousandth of a dollar, and is assessed at the rate per \$1,000 of assessed value. For example, a tax rate of 200 mills translates into a tax of \$200 per \$1,000 of assessed value. In general terms, the appropriate tax or millage rate is reached by dividing the assessed value of all property to be taxed by the revenues needed to be generated by the property taxes.

For densely populated areas and those with major tax contributors, the millage rate is generally lower than in areas with sparse development and few industries or major commercial businesses. Because individual property taxes are determined by multiplying the fair market value of the property by the assessment ratio and then by the tax rate (millage), the millage rate is a determining factor in how high taxes are on properties within a county.

The County’s base millage rate for operations, community services, and debt service was 133.0 mills with a value of one mil at \$160,370 in 2022. The School District of Newberry County also exacts an additional, overlapping millage of 233.0 countywide.

Table 4-2. Tax Millage Rates for Newberry County, the Newberry County School District and Municipalities

JURISDICTION	2021 MILLAGE RATE
Newberry County (base millage)	133.0
City of Newberry	80.7
Town of Little Mountain	44.1
Town of Pomaria	3.7
Town of Prosperity	41.0
Town of Whitmire	103.0
School District of Newberry County	233.0

Source: 2022 Property Tax Report, S.C. Association of Counties

The County had a total assessed property value of \$184,497,918 in 2022, of which \$111,593,442 (61%) was for real property that includes lots, acreage, associated improvements, and manufactured homes (*Newberry County Auditor, January 2024*). Property assessments related to industry and manufacturing, including fee-in-lieu and the industrial park, totaled \$22,805,042 (17% of all assessed property). The top ten taxpayers in Newberry County are listed in Table 4-3. These businesses include manufacturers and utilities that collectively paid more than \$12.4 million of the County’s total tax levy.

Table 4-3. Ten Largest Taxpayers in Newberry County

PROPERTY OWNER	TAXABLE ASSESSED VALUE	TOTAL TAX LEVIED
Kraft Foods	\$7,478,878	\$2,268,015
Dominion Energy	\$5,823,860	\$2,137,357
Newberry Electric Cooperative	\$4,621,850	\$1,696,219
Kiswire	\$3,293,894	\$1,208,859
Duke Energy Carolinas	\$2,979,400	\$1,093,440
Georgia Pacific Wood Products	\$3,657,720	\$1,091,671
West Fraser	\$2,985,905	\$1,070,427
Samsung	\$2,724,796	\$1,000,000
AT&T Mobility	\$1,095,390	\$ 402,008
Pioneer Frozen Foods	\$1,068,493	\$ 392,137

Source: Newberry County, 2023

4.2.2. Taxable Sales

Other key indicators of community wealth include revenues from retail sales, the local option sales tax, and accommodations and admissions taxes. The State of South Carolina has established a statewide base sales tax of 6% that is applied to the retail sale, lease, or rental of tangible personal property. Supplemental taxes can be added by South Carolina local governments based on community needs and voter approval for an additional one percent tax for local option, school district, transportation, capital projects, tourism development, county green space, and education capital improvement purposes. Newberry County is currently one of 22 counties statewide with a Capital Projects tax, raising the sales tax to 7% countywide.

The level of taxable sales generally reflects the overall state of the economy, which can influence purchasing decisions. The County had total retail sales approaching \$431 million in 2017, the most recent *Economic Census* reporting year. As the commercial hub of the County, the City of Newberry had more than \$270 million in annual retail sales, more than half of the County total. The City's retail sales per capita of \$26,205 was well above the statewide retail per capita of \$13,921 and the County per capita of \$11,230.

Travel and tourism is a leading industry in South Carolina. However, the State's tourism sector was devastated by the COVID-19 pandemic in 2020, with domestic travel expenditures dropping nearly 31% (*SCPRT, 2021*). In 2020, travel related spending generated \$18.5 billion, 26% lower than the previous year's revenue of \$24.4 billion (*SCPRT, 2022*). The decline in tourism spending directly impacted sales and employment in retail trade, food service, recreation, lodging, and transportation.

Prior to the pandemic, one of every ten jobs in the State was supported by tourism, with the greatest workforce impact in the food service and lodging sectors. State data reveals that despite the pandemic, tourism spending added more than \$1.37 billion in State and local tax revenues in 2020. Although this was a substantial drop from the 2019 contribution of \$1.8 billion, the 2020 tax revenue equated to a tax burden transfer from residents to tourists of \$716 per household (*U.S. Travel Association, 2022*). Locally, Newberry County had more than \$28 million in total expenditures related to travel and tourism in 2020, suffering a 27% loss in domestic travel revenue

over the pre-pandemic revenue of nearly \$38 million in 2019 (*SCPRT, 2021*). Despite this setback, the tourism sector is quickly rebounding with post-pandemic travel activity on the rise.

Admissions taxes are collected at a rate of 5% of the paid admission for any amusement venue for which an admission fee is charged, including night clubs, sporting events, amusement parks, golf courses, movie theaters, bowling alleys, concerts, and health clubs. Admissions taxes collected countywide totaled \$17,723 in FY 2021, the most recent data available. An additional 2% state sales tax is imposed on the gross proceeds from the rental of rooms, campground spaces, lodging, and sleeping accommodations. Accommodations tax distribution for all jurisdictions within Newberry County totaled \$285,068 in FY 2022, with the City of Newberry receiving the highest amount of \$158,402 in accommodations tax allocations. The County received \$118,431, with allocations to each smaller municipality ranging from \$118 to the Town of Peak to \$3,216 to the Town of Whitmire (*SCPRT, 2023*).

South Carolina local governments may also adopt a hospitality tax of up to 2% on prepared food and beverages sold within their jurisdiction. Hospitality tax revenues are generally used to fund necessary buildings and improvements related to tourism, such as beautification projects, advertising and promotional efforts, tourism-related facilities and tourism-related infrastructure.

Since much of the tourism activity in Newberry County is centered in the City of Newberry, the City also collects an additional 3% local accommodations fee on lodging. The City of Newberry generated \$915,701 in Hospitality Fee revenues in 2022 and an additional \$162,704 in Accommodations revenue (*City of Newberry CAFR, 2022*).

County and city governments may impose a business license and tax on businesses operating within their jurisdictional limits. The base tax rate is dependent upon the local jurisdiction and the nature of the business. While only nine of the State's 46 counties issue business licenses, nearly all municipalities have a license requirement. While Newberry County does not have a business license requirement, the City of Newberry and Towns of Prosperity, Pomaria, and Little Mountain have enacted business licensing ordinances.

4.2.3. Bank Deposits

The presence of financial institutions and growth in personal bank deposits are key indicators of individual wealth and economic independence. There are six FDIC-insured commercial banks in Newberry County, including branches of First Community Bank, First Citizens Bank & Trust, South State, Truist, TD Bank, and Wells Fargo. The total value of bank deposits in the County exceed \$583 million (*Federal Deposit Insurance Corporation, 2022*).

4.2.4. Commercial and Industrial Land Uses

The availability of desirable land for industrial and commercial purposes is necessary for economic growth. For planning purposes, industrial land areas are those used to manufacture, assemble, process, or fabricate goods and/or to store (warehouse) or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. Industrial properties within the County comprise 0.3% (1,330 acres) of the County's total land area (Table 4-4). Of the eighteen industrial properties and vacant buildings marketed through the Newberry County

Economic Development Office, fifteen are in or near the City of Newberry, two are in Whitmire, and one is in Prosperity (Table 4-20).

Commercial land areas are used to conduct business, trade activities, administrative activities, professional activities or services, or personal services. Examples of commercial uses include establishments for retail sale or wholesale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, clothing stores, furniture stores, hair stylists, dry cleaners, car sales, law offices, doctor offices, real estate offices, hotels/motels, lumber sales, private gyms, post offices, and nursery or garden centers. Less than one percent (0.8%) of land in the County (3,036 acres) is in commercial use. Commercial uses are primarily concentrated in and around the City of Newberry and along Interstate 26, U.S. Highway 76, and S.C. Highways 34, 219, and 391, with additional concentrations in and around the towns of Little Mountain, Prosperity, and Whitmire.

Table 4-4. Existing Industrial and Commercial Land Use by Area in Newberry County

EXISTING LAND USE	ACRES	PERCENTAGE OF AREA
Commercial	3,035.8	0.8%
Industrial	1,329.7	0.3%
Vacant Land	11,575.2	3.0%
All Other Land Uses	374,610.5	95.9%
Total of all Uses	390,551.2	100.0%

Source: Newberry County, 2022

4.2.5. Capital Investment

Industrial-related capital investment is an important contributor to the local economy, yielding more tax revenue per investment dollar to schools and local governments than residential and commercial development. Capital investments by employers include equipment, buildings, and land. These investments create a multiplier effect in the form of benefits that spread across other parts of the economy through spin-off industries, jobs creation, suppliers, contractors, and retail and associated spending. The economic multiplier for manufacturing industries is much higher than for retail, health services, and personal business services. On average, one manufacturing job generates another 4.4 jobs in other parts of the local economy (*National Association of Manufacturers, 2021*).

Efforts to recruit new employers to Newberry County have targeted industries in timber, energy, automotive components, and advanced materials and manufacturing. Diversified industrial growth has included international investment in facilities and job creation. The County is now home to facilities of international companies based in Canada (West Fraser, Arctichill/Trane), Germany (MM Technics), Japan (Komatsu America, ISE Newberry), South Korea (Samsung, KRA Operations, Kiswire), and the United Kingdom (Trucast). From 2013 to mid-2023, new and expanded manufacturing capital investment in Newberry County surpassed \$663.7 million and yielded 1,755 new jobs (*S.C. Department of Commerce, 2023*). The largest economic impact to date was by Samsung Electronics in 2017, with a capital investment of \$380 million and the addition of 950 jobs.

Table 4-5. New Capital Investments, 2013 through 2022

YEAR	EMPLOYER	JOBS CREATED	CAPITAL INVESTMENT	PRODUCT
2013	Kiswire (E)	30	\$13,000,000	Steel Cord
2014	West Fraser (E)	0	\$27,700,000	Lumber and Wood Products
2014	Metal Masters (E)	20	\$ 3,000,000	Metal Products
2014	Kiswire (E)	45	\$30,000,000	Bead Wire
2015	Sea Pro Boats (N)	238	\$ 5,500,000	Boats
2016	Falcon Boats (N)	35	\$ 1,500,000	Boats
2016	West Fraser, Inc. (E)	0	\$33,000,000	Lumber and Wood Products
2016	MM Technics (N)	65	\$12,600,000	Metal Stamping
2016	ThermaFlo (N)	20	Undisclosed	Industrial Steam and Fluid Systems
2017	Samsung Electronics (N)	950	\$380,000,000	Home Appliances
2017	Trucast (E)	10	\$ 3,000,000	High-precision Alloy Components
2018	Pioneer Frozen Foods (E)	0	\$ 6,000,000	Dough Products
2019	Big Gun Robotics (E)	16	\$ 3,600,000	Robotic Welding
2019	MM Technics (E)	35	\$ 6,000,000	Metal Stamping
2019	Hecate (N)	0	\$ 5,000,000	Solar
2019	Metal Masters (E)	20	\$ 2,000,000	Metal Products
2020	KRA Operations (N)	57	\$ 11,500,000	Home Appliance Washer Parts
2020	American Appliance (N)	34	\$ 1,100,000	Components for Home Appliances
2021	Sea Pro Boats (E)	50	\$ 3,700,000	Boats
2021	KRA Operations (E)	120	\$ 23,500,000	Home Appliance Washer Parts
2022	Ecoplexus (N)	0	\$ 89,000,000	Photovoltaic Solar Farm
2022	Trucast (E)	10	\$ 3,000,000	High-precision Alloy Components

(N) – New Industry; (E) - Expansion

Source: S.C. Commerce; Newberry County Economic Development, 2023

4.2.6. Leading Employers

The top public and private employers in Newberry County represent manufacturing, health care, PK-12 and higher education, retail, and local government (Table 4-6). The list is topped by Kraft Heinz Foods, followed by the Newberry County School District.

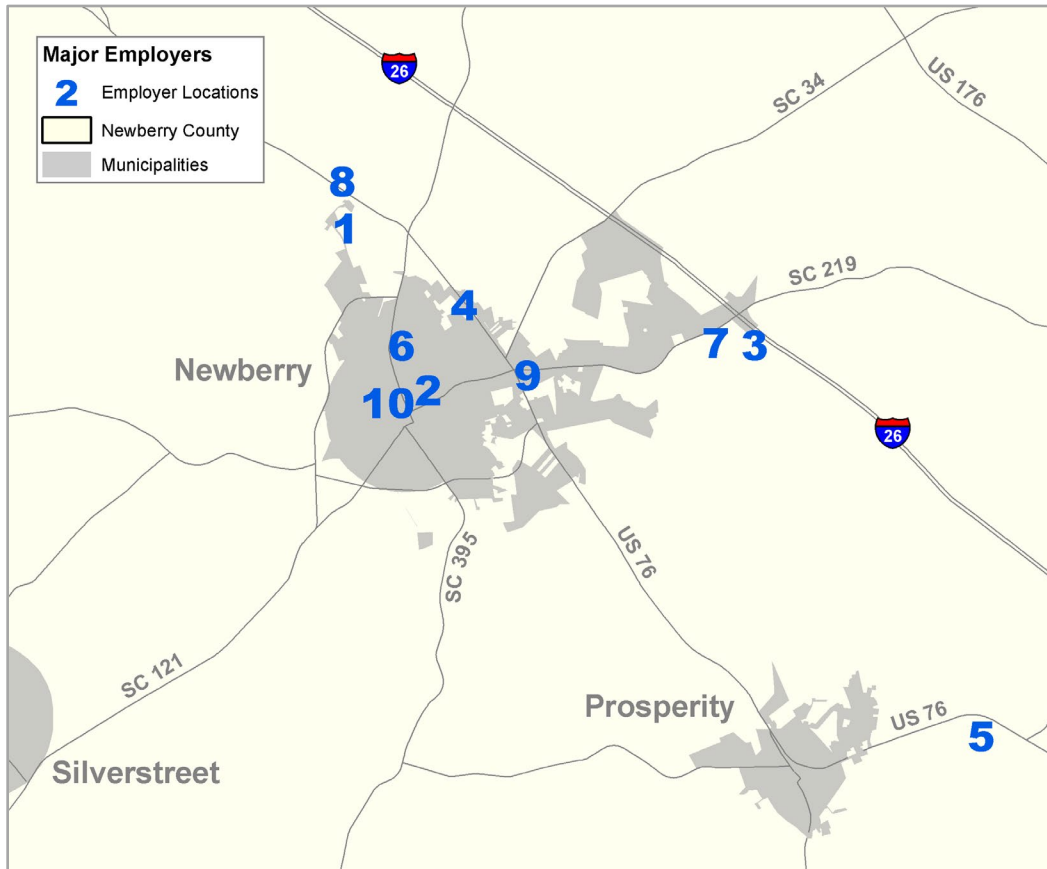
Table 4-6. Major Employers in Newberry County

RANK	EMPLOYER	EMPLOYED	EMPLOYER TYPE
1	Kraft Heinz Foods	1,330	Manufacturing
2	Newberry County School District	924	Public - K-12 Education
3	Samsung	650	Manufacturing
4	Newberry County Memorial Hospital	447	Public - Health Care
5	Georgia Pacific	295	Manufacturing
6	Newberry College	237	Private – Higher Ed
7	Komatsu	225	Manufacturing
8	Valmont Composite Structures	200	Manufacturing
9	Walmart	187	Retail
10	County of Newberry	180	Public - Government

Sources: City of Newberry CAFR, 2022; Newberry County Economic Development, 2023

Map 4-2 depicts the location of these major manufacturing and non-manufacturing employers by numbered rank as listed in Table 4-6.

Map 4-2. Major Employers in Newberry County



4.2.7. Income

Income is measured through a variety of indicators that include per capita income, total personal income, poverty levels, living wage indicators, and earnings. *Per capita income* is an income average computed for each individual in the population. Per capita income for Newberry County residents at \$28,591 is considerably lower than per capita incomes for the State at \$32,823 and nation at \$37,638. Median Household Income for County residents is \$50,950 compared to a statewide median of \$59,318 and a national median of \$69,717.

Poverty level data is based on thresholds established by the Federal government that are linked to changes in the cost of living and the Consumer Price Index (CPI). Poverty is defined as having insufficient resources to meet basic living expenses, including the costs of food, shelter, clothing, transportation, and medical expenses. The percentage of Newberry County residents living in poverty is 15.7%, notably higher than the percentages of State and national residents in poverty at 14.6% and 12.8%, respectively.

Low and moderate income (LMI) households are those households with incomes below 80% of median family income. As detailed in the *Housing Element*, 44.3% of Newberry County residents are considered to be in LMI households, compared to more than half (55%) of City of Newberry

residents, 70% of Peak residents, and 48% of Whitmire residents. The Towns of Pomaria, Prosperity, and Silverstreet have lower percentages of LMI populations that range from 25% to 36%. The Town of Little Mountain has the lowest LMI population at less than 8% (*Housing Element, Table 3-23*).

The Bureau of Economic Analysis also maintains a county-level database of *economic distress criteria* using unemployment and per capita personal income. This information is used for some federal funding opportunities to measure community economic need and eligibility. The County's local two-year unemployment rate was lower than State and national averages, while both the five-year per capita money income (PCMI) and 2021 per capita personal income (PCPI) for County residents were only 76% and 73% of the national per capita, respectively (Table 4-7).

Table 4-7. Economic Distress Criteria for Newberry County

AREA	24 MONTH UNEMPLOYMENT	BEA PCPI	ACS 5-YEAR PCMI
Newberry County	2.93	\$46,917	\$28,591
United States	4.05	\$64,143	\$37,638

Sources: U.S. Census Bureau, 2017-2021 American Community Survey (ACS); Stats America, 2023

Living wage indicators determine the market-based cost of living within communities in each state. The living wage estimate for families living and working in Newberry County projects the full-time hourly rate that a resident (employed full-time at 2,080 hours annually) must earn to support family expenses for food, childcare, transportation, medical, and housing costs (Table 4-8).

Table 4-8. 2022 Living Wage Estimates for Newberry County

CATEGORY	HOUSEHOLD SIZE					
	1 ADULT	1 ADULT, 1 CHILD	1 ADULT, 2 CHILDREN	2 ADULTS	2 ADULTS, 1 CHILD	2 ADULTS, 2 CHILDREN
ANNUAL EXPENSE						
Food	\$ 3,926	\$ 5,795	\$ 8,707	\$ 7,198	\$ 8,966	\$ 11,564
Childcare	\$ 0	\$ 5,294	\$ 10,589	\$ 0	\$ 0	\$ 0
Medical	\$ 3,041	\$ 7,777	\$ 7,787	\$ 6,350	\$ 7,787	\$ 7,713
Housing	\$ 7,687	\$ 10,176	\$ 10,176	\$ 7,736	\$ 10,176	\$ 10,176
Transportation	\$ 5,477	\$ 9,851	\$ 12,045	\$ 9,851	\$ 12,045	\$ 14,484
Civic	\$ 3,074	\$ 6,107	\$ 6,821	\$ 6,107	\$ 6,821	\$ 9,300
Other	\$ 4,253	\$ 7,420	\$ 8,755	\$ 7,420	\$ 8,755	\$ 9,610
ANNUAL INCOME						
Required After-Tax Income	\$ 27,589	\$ 52,551	\$ 65,011	\$ 44,793	\$ 54,682	\$ 62,977
Annual Taxes	\$ 4,160	\$ 8,961	\$ 11,755	\$ 6,100	\$ 8,392	\$ 10,292
Before Tax Income Required	\$ 31,750	\$ 61,511	\$ 76,766	\$ 50,894	\$ 63,075	\$ 73,269
WAGES						
Living Wage (Hourly)	\$ 15.26	\$ 29.57	\$ 36.91	\$ 24.47	\$ 30.32	\$ 35.23
Poverty Wage	\$ 6.53	\$ 8.80	\$ 11.07	\$ 8.80	\$ 11.07	\$ 13.34
Minimum Wage	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25	\$ 7.25

Note: All models assume one working adult
Source: *Living Wage Calculator, MIT, 2023*

Using the *Living Wage Calculator* formula, the working head of household for a typical family of four in the County would have to make approximately \$35.23 an hour to support the family's basic needs for housing, medical, childcare, transportation, and food.

The *Basic Family Budget Calculator* developed by the Economic Policy Institute (EPI) estimates the minimum income needed to cover basic living expenses to provide a secure, yet modest standard of living. Under the EPI model, a family of four with two adults and two children living in Newberry County would need an annual income of \$65,433 (a monthly income of \$5,453) to adequately provide for basic housing, food, transportation, childcare, taxes, and health care costs (*Economic Policy Institute, 2020*).

Wage data by industry also provides additional insight into the income potential of local residents. South Carolina had nearly 2.1 million wage and salary occupational employees in 2021 with an average hourly wage per worker of \$22.83 (*S.C. Economic Analysis Report, 2022*). The highest average wages were in Utilities, Management of Companies, Information, Wholesale Trade, Finance and Insurance, and Professional, Scientific & Technical Services. Accommodations and Food Services and Arts, Entertainment and Recreation had the lowest average annual wages statewide.

As detailed in Table 4-9, the highest average annual wages in Newberry County are generated in the Wholesale Trade sector at \$72,592, followed closely by Utilities at \$63,648.

Table 4-9. Comparison of Average Annual Wage by Industry, 2022

INDUSTRY	NEWBERRY COUNTY	UPPER SAVANNAH WORKFORCE REGION	SOUTH CAROLINA
Accommodation and Food Services	\$ 17,992	\$ 17,472	\$ 25,012
Administrative & Waste Management Service	\$ 28,964	\$ 32,032	\$ 45,032
Agriculture, Forestry, Fishing and Hunting	\$ 46,800	\$ 47,476	\$ 46,332
Arts, Entertainment, and Recreation	\$ 12,792	\$ 16,848	\$ 26,572
Construction	\$ 57,876	\$ 52,780	\$ 66,092
Educational Services	\$ 44,668	\$ 44,356	\$ 51,584
Finance and Insurance	\$ 42,380	\$ 55,952	\$ 82,420
Health Care and Social Assistance	\$ 39,416	\$ 54,704	\$ 63,076
Information	\$ 53,560	\$ 59,956	\$ 83,148
Management of Companies and Enterprises	N/A	\$ 72,332	\$ 89,024
Manufacturing	\$ 57,720	\$ 58,344	\$ 67,600
Mining, Quarrying, and Oil and Gas Extraction	N/A	\$ 68,016	\$ 81,016
Other Services (except Public Administration)	\$ 40,976	\$ 39,000	\$ 45,240
Professional, Scientific & Technical Services	\$ 43,056	\$ 58,708	\$ 87,880
Public Administration	\$ 45,916	\$ 43,940	\$ 56,160
Real Estate and Rental and Leasing	\$ 51,272	\$ 41,964	\$ 61,152
Retail Trade	\$ 29,640	\$ 30,108	\$ 36,764
Transportation and Warehousing	\$ 54,392	\$ 49,556	\$ 55,588
Utilities	\$ 63,648	\$ 69,056	\$ 92,508
Wholesale Trade	\$ 72,592	\$ 70,356	\$ 84,812

Source: S.C. Department of Employment and Workforce (Q3 2022), 2023



The Arts, Entertainment and Recreation and the Accommodation and Food Services sectors yielded the lowest average annual wages in the County at \$12,792 and \$17,992, respectively. At more than \$57,000, a Manufacturing sector job in Newberry County offers more than four times the average annual wage of an Arts, Entertainment and Recreation sector job and almost double the Retail Trade wage of \$29,640. While the local average sector wages for eight industries are higher in Newberry County than those of the Upper Savannah workforce region, the annual wage of all industry sectors are below statewide wage averages with the exception of Agriculture, Forestry, Fishing and Hunting.

Local wages by sector are particularly relevant when considering the minimum living wage estimates previously provided in Table 4-8. Community economic development strategies should consider the need to provide a balanced economic sector mix to ensure adequate earnings opportunity for County residents. Although the services sector represents a growing segment of the national and local economy, these jobs often offer lower pay and fewer benefits than many other sector employment opportunities such as manufacturing. Local over-reliance on lower paying jobs can have an impact on consumer activity, homeownership rates, the tax base, and the demand for public assistance and social services within a community.

4.3. Workforce

Information on the population base and labor force characteristics can provide insight into the ability of Newberry County to attract and retain employers, as well as adapt to changing global economic trends. An understanding of the community's workforce requires an examination of underemployment and unemployment, education and skill levels of the incumbent and entering workforce, population growth, and commuting patterns.

Employers require access to a qualified workforce to survive and grow, making the composition and size of a community's labor force one of the most critical factors in employer location and for building and maintaining a successful and strong economy. The labor force is the number of residents employed and those seeking employment and available for work. This number represents the combined pool of workers potentially available to employers. Therefore, a healthy economy requires a stable and growing population. Population growth is fueled by multiple factors including job creation and capital investment, residential housing supply, fuel prices, rate of natural increase, and migration. An expanding job market requires employers to compete in a larger labor region.

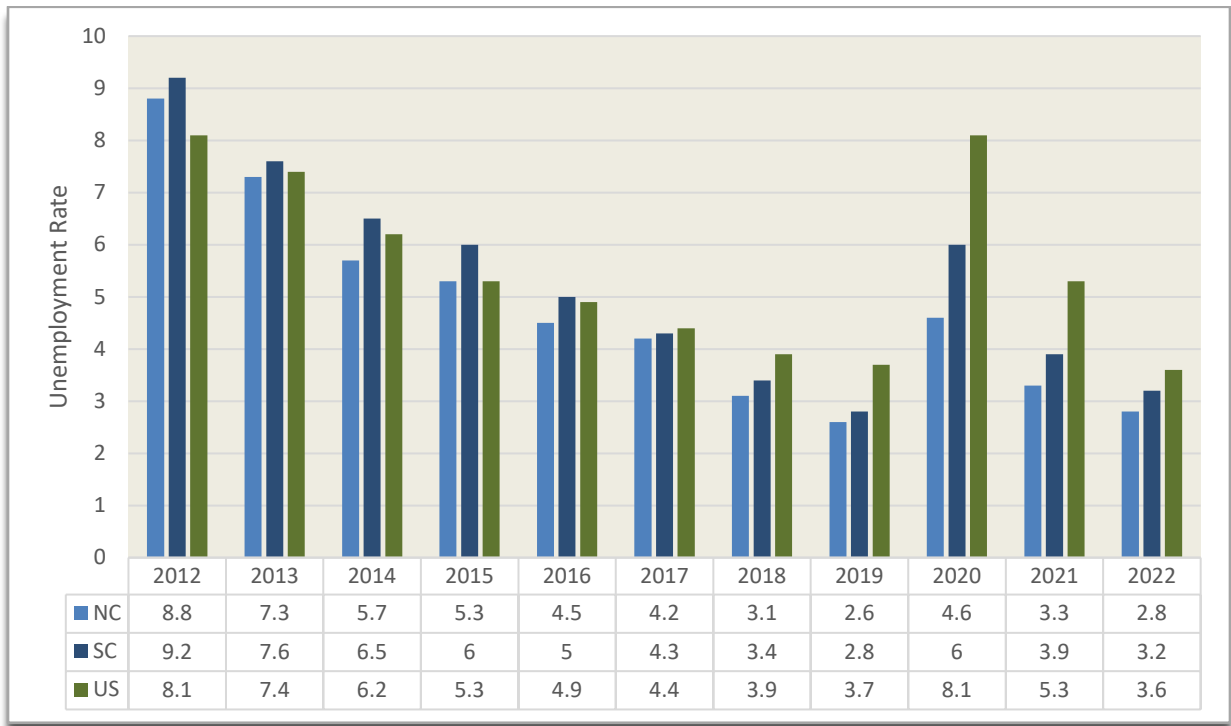
The seven-county Upper Savannah Workforce Investment Area covers the six member counties of the Upper Savannah Council of Governments with Newberry County included as a seventh for workforce development. This expanded seven-county workforce investment region is home to a population of more than 253,000 and a combined labor force of more than 110,000 adults. With an active workforce that exceeds 18,600 residents, Newberry County comprises 17% of the Upper Savannah regional civilian labor force. The neighboring three-county Midlands Workforce Investment Area is home to a population of nearly 768,800 and a workforce of more than 388,100. The larger nine-county Central SC Alliance economic development region that includes Newberry County has a combined population of more than 979,000 with a civilian workforce of 492,569. An estimated 110,000 working age adults are within the 45-mile Newberry County labor shed (*Newberry County Economic Development Strategic Plan, 2022*).

4.3.1. Workforce Participation

Newberry County has the 4th highest labor force participation rate in the state of South Carolina. In Newberry County, 56.4% of the population 16 and over are employed, while nearly 41% are not currently in the labor force. The statewide labor participation rate is slightly lower at 55.5%. Of County residents currently in the workforce, 66.2% are private wage and salary workers; 9.8% are employed in nonprofits; 16.2% work in federal, state, and local government; 2.8% are self-employed in an incorporated business entity; and 5.1% are self-employed in an unincorporated business (*American Community Survey, 2017-2021*).

The unemployment rate reflects the number of individuals who are without work and are actively seeking employment. Unemployment rates for Newberry County have consistently averaged at or below statewide and national unemployment rates. The COVID-19 pandemic prompted a sharp rise in the County’s unemployment from a low of 2.6% in 2019 to 4.6% in 2020. The regional unemployment rate for the Midlands peaked at 8.2% during the height of the pandemic but made a strong recovery over the last two years (*Central Midlands CEDS, 2022*). Recovery has been steady, with the Newberry County rate dropping to 3.3% in 2021 and 2.8% in 2022. This pattern mirrors regional, state, and national employment trends as the nation emerges from the pandemic. Figure 4-1 compares ten-year unemployment trends for Newberry County (NC), South Carolina (SC), and the United States (US).

Figure 4-1. Comparison of Ten-Year Unemployment Trends



Source: S.C. Department of Employment and Workforce, 2023

Data collected as part of the recent economic development strategic planning process revealed that among the County’s top five industries by Gross Domestic Product (GDP), the Food Processing, Wood Products, and Electrical Equipment and Appliances sectors have recovered and

surpassed pre-pandemic levels. However, the recovery for the Local Government and Construction sectors has been slower and remains under the pre-pandemic threshold of January 2020. A 2022 survey of County businesses on the lingering effects of COVID-19 revealed that the top two issues were supply chain disruptions and employee absences.

Another workforce concern is *underemployment*. An underemployed worker is generally one who is overqualified in a current job and interested in other employment. Many underemployed residents are in part-time or temporary jobs that may lack key benefits such as health insurance. Underemployed workers can increase the potential pool of qualified labor for new businesses looking to locate in Newberry. Underemployed workers are often the first to respond to new job opportunities with new and expanding industries and often have more skills than their jobs require. However, declining unemployment rates will make it more challenging for current and potential Newberry County employers to find and retain a qualified workforce.

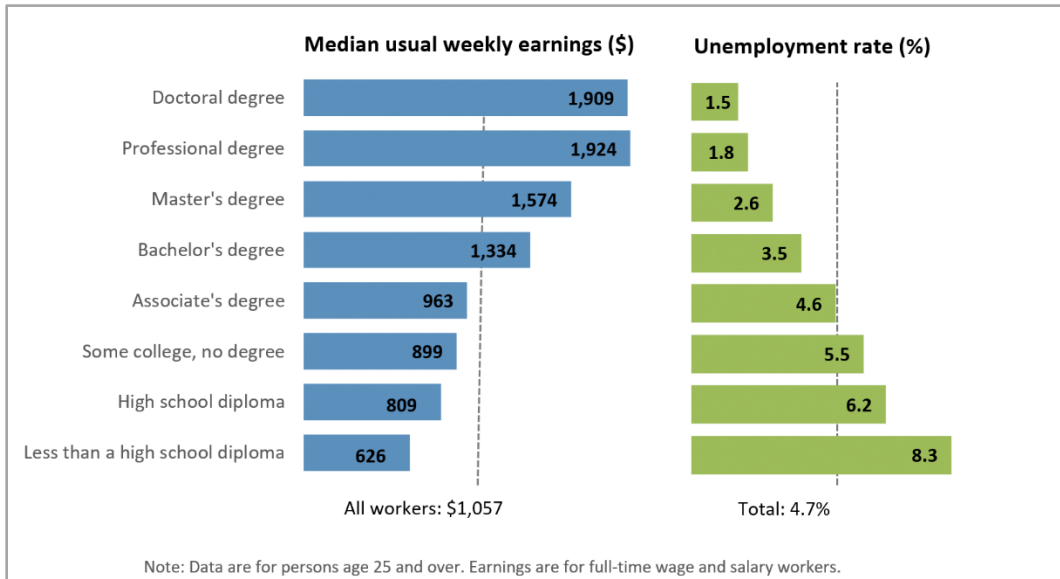
4.3.2. Education and Skills

An educated and skilled workforce is integral to building a strong local economy. Local educational attainment levels provide an important indicator of the long-term economic competitiveness of Newberry County. According to the South Carolina Department of Employment and Workforce, “critical needs” jobs account for 45 percent of the workforce, while only 29 percent of people have the necessary skills to fill these jobs (*S.C. Chamber of Commerce, 2023*). The top ten job skills for job openings in the State over the next decade include critical thinking, active listening, speaking, reading comprehension, monitoring, coordination, social perceptiveness, service orientation, time management, and writing (*South Carolina Economic Analysis Report, 2022*). The leading job knowledge categories for the State include proficiency in the English language, customer and personal service, mathematics, education and training, and administration and management. Local efforts to increase educational attainment and encourage postsecondary training in high-demand, skilled occupations can open new and rewarding job opportunities for County graduates that strengthen quality of life and community prosperity.

Educational attainment is also a significant indicator of current and future earnings potential. U.S. Department of Labor data reveals that the national median weekly earnings in 2021 were \$626 for a person without a high school diploma, compared to \$809 for a worker with a high school diploma and \$963 for an associate degree holder (Figure 4-2). Individuals with a bachelor’s degree or higher had median earnings ranging from \$1,334 to \$1,909 per week.

Unemployment is also generally lower for individuals with higher educational attainment. At the national level, residents with no high school diploma experienced an unemployment rate of 8.3%, compared to the rate for adults with a bachelor’s degree at only 3.5%. Individuals with a high school diploma, but no college, had an unemployment rate of 6.2%.

Figure 4-2. Earnings and Unemployment Rates by Educational Attainment in the U.S., 2021



Source: U.S. Bureau of Labor Statistics, Population Survey, 2021

In South Carolina, a worker with less than a high school diploma makes an average annual wage of \$24,433, compared to a high school graduate or GED holder who earns \$31,528 (American Community Survey, 2017-2021). In Newberry County, the annual earnings gap between a high school dropout (\$19,070) and a high school graduate (\$33,319) is substantially higher at \$14,249. A South Carolinian with some college or an associate degree earns an average of \$37,091, while income with a bachelor’s degree averages \$53,106. Newberry County residents with an associate degree or some college earn an annual average of \$36,648, while those with a four-year degree average \$42,708. A State resident with a graduate or professional degree has an annual average income of \$64,361. County residents with post-graduate degrees average \$56,276.

As detailed in Table 4-10, 86% of County residents aged 25 and older have completed high school. This is lower than the statewide average of 89.6%. The percentage of County residents with a Bachelor’s degree or higher is 21%. The percentage of County residents with an associate degree exceeds 11%. Statewide, 10% of South Carolinians have earned an associate degree and 31.5% have a baccalaureate degree or higher.

Table 4-10. Educational Attainment

EDUCATIONAL ATTAINMENT	NEWBERRY COUNTY	SOUTH CAROLINA	UNITED STATES
No High School Diploma/GED	13.9%	10.4%	10.6%
High School Graduate/GED	34.1%	28.5%	26.3%
Some College, No Degree	19.8%	19.3%	19.3%
Associate Degree	11.2%	10.3%	8.8%
Bachelor's Degree	13.8%	19.6%	21.2%
Graduate/Professional Degree	7.2%	11.9%	13.8%

Source: U.S. Census, 2017-2021 American Community Survey

Educational achievement and skill proficiency levels among the local workforce strongly influence employer interest in locating to the area, as well as productivity and satisfaction with the workforce

for existing employers. The path to educational achievement and job readiness starts in the Pre-K through 12 school system. Public schools are a vital community resource in attracting new employers and in preparing residents for a knowledge-based, global economy.

4.3.2.1. Pre-K-12 College and Career Readiness

Newberry County residents are served by a single, countywide school district that operates a total of 12 schools with a combined enrollment of 5,760 students. In addition to seven elementary schools, two middle schools, and two high schools, the School District of Newberry County also operates the Pre-K-12 Whitmire Community School, an alternative school, and the Newberry County Career Center. The Career Center provides specialized skills and hands-on training in 18 different career areas for students in grades 9 through 12. The Newberry County Adult Education program offers High School Equivalency (GED) classes and Career Readiness instruction and testing for out-of-school adults aged 18 years and older.

Strengthening the college and career readiness of high school graduates is important for raising state and local economic competitiveness. The District has enhanced instruction in STEM and STEAM activities at the elementary and middle school levels. The school system also offers advanced and extended learning opportunities that include Advanced Placement courses that provide college-level instruction and credit, career and technology education, virtual classes, and work-based learning.

The District also maintains articulation agreements with Piedmont Technical College to offer dual enrollment opportunities for high school students to gain both high school and college credit before graduation. Dual enrollment courses transfer to any state technical college or public university in South Carolina and can be taken at no cost for students meeting the minimum credit hours per semester. These credits give many local students a head start on postsecondary education and help reduce the total costs associated with college. Currently, 16.6% of Newberry County high school students participate in dual enrollment courses.

Table 4-11 details selected college readiness and career performance data for the School District of Newberry County relative to high school SAT/ACT exam scores, state-mandated *End of Course Test* (EOCT) pass rates, graduation rate, and percentage of high school seniors eligible for the merit-based *Legislative Incentive for Future Excellence* (LIFE) scholarships for students attending postsecondary institutions within the State.

Table 4-11. Comparison of Selected High School Performance Measures

SCHOOL DISTRICT	SAT ¹	ACT ¹	ACT COLLEGE READY ²	4-YEAR GRAD RATE	%LIFE ELIGIBLE	POSTSECONDARY ENROLL RATE ³
Newberry County	964	16.1	5.2%	82.3%	39.9%	54.7%
South Carolina	1023	18.5	---	83.8%	---	---

¹Composite score for public school students; ²All 4 subjects; ³Enrolled in a 4 or 2-yr college by fall after graduation

Source: 2021-22 School Report Cards, S.C. Department of Education

The 2022 on-time graduation rate for Newberry County high school students at 82.3% was slightly below the State average. LIFE eligibility for County graduates is almost 40%, with a postsecondary participation rate of nearly 55%. The average composite ACT exam score for County students at 16.1 was below the State average of 18.5. Newberry County public high school students taking

the SAT in 2022 posted a composite SAT score average of 964. This average was 59 points below the State score average of 1023.

The ACT also provides benchmarks as an indicator of individual student potential for college success. These benchmarks are based on minimum scores that correlate with a student having a 75% chance of making a C or higher in corresponding freshman college courses in each of four subjects. Only 5% of Newberry County high schoolers taking the ACT met college readiness benchmarks in all four subjects of English, Math, Reading, and Science. Slightly over 23% of Newberry students met the English benchmark, 11.8% met the Math threshold and 19.9% met the Reading benchmark, while 13.3% met the Science benchmark for college readiness.

In addition to the ACT and SAT college readiness testing options, South Carolina high school students can take the *Ready to Work (R₂W)* career readiness assessment. The test is administered to eleventh grade students to determine student achievement in Applied Mathematics, Reading for Information, and Locating Information. Soft skills are also assessed in areas such as problem solving, goal setting, decision-making, and self-direction. Of the 446 students taking the assessments, 76% received a certificate, with 44% of all graduating students earning a Silver or higher designation on the *Ready to Work* assessment (*S.C. Department of Education, 2022*). More than 350 high school students earned a state or national certification in a Career and Technical Education (CTE) pathway. Most of these credentials were earned in the Health Sciences pathway (145), followed closely by the Transportation, Distribution and Logistics pathway (132).

4.3.2.2. Postsecondary Education and Training

A recent labor supply-demand analysis shows that there were over 13,500 more job openings in 2020 than graduates from the state's colleges to fill them (*S.C. Economic Analysis Report , 2022*). In response, South Carolina has created two new programs to fill the workforce gap for high demand occupations. The *Workforce Scholarship for the Future* program was launched in 2021 in partnership with the S.C. Technical College System. The award incentivizes students to pursue a degree or certificate in high-demand fields such as manufacturing; healthcare; computer science and information technology; transportation, distribution and logistics; or construction at no cost to the student. The second initiative, the S.C. Workforce Industry Needs Scholarship (SCWINS), was created in 2022 to provide \$17 million in annual scholarships to students pursuing a professional certificate, industry-recognized credential (IRC), diploma, or degree in a statewide workforce need at one of the State's sixteen public, two-year technical colleges.

Piedmont Technical College (PTC) serves the seven-county Upper Savannah region through multiple campus locations, including a Newberry County campus in the City on Wilson Road. PTC operates under an open-door admissions mandate, providing a key entry point into higher education for many low-income, first generation, disabled, and other non-traditional student populations. PTC offers more than 80 postsecondary programs leading to degrees, diplomas, and certificates designed for direct job placement, as well as degree programs designed for transfer to the State's four-year colleges and universities. The College also delivers short-term continuing education courses, professional and career advancement programs, and customized training for businesses and industries, and health care and government agencies. The Newberry County Center is the College's largest satellite campus, serving nearly 700 local students in credit programs, 114 County high school students in dual enrollment courses, and 876 residents in

continuing education and workforce development training programs. Students at the Newberry Campus account for 12% of PTC’s credit hours and 50% of continuing education hours.

Newberry College is a four-year, private liberal arts institution located in heart of the City of Newberry. The 90-acre campus is home to more than 30 academic, administrative, athletic, and residential buildings and facilities that serve nearly 1,250 students. There are 71 full-time and 41 part-time faculty (NCES, 2022). The College offers 35 programs of study leading to a bachelor’s degree and two graduate programs.

The County’s central location and ready access to the Interstate and State highway networks enables a feasible commute to higher education facilities in the Columbia area including the University of South Carolina, Benedict College, Allen College, the Lutheran Theological Seminary, Columbia International University, Columbia College, and Midlands Technical College. Lander University in Greenwood and Presbyterian College in Clinton are also located within commuting distance for Newberry County residents.

4.3.3. Existing and Projected Employment by Sector

The occupation of employed residents provides an overview of the local and regional economic base and insight into individual earnings potential. Newberry County has a total of 914 businesses. Nearly 58% of all businesses in Newberry County have fewer than five employees, while another 19% employ fewer than ten. Manufacturing comprises the largest share of employment at 23% of total jobs countywide (Table 4-12). This is double the manufacturing share nationwide of only 10.1%. Educational Services and Health Care ranks second largest at 22.6% of the current workforce. Retail Trade employed 8.7% of the workforce. The lowest sector employment is found in the Information sector at less than one percent.

Table 4-12. Current County Employment by Sector

ECONOMIC INDUSTRY SECTOR	PERCENT OF TOTAL EMPLOYMENT		
	NEWBERRY COUNTY	SOUTH CAROLINA	UNITED STATES
Agriculture, Forestry, Fishing, Hunting, and Mining	1.6%	0.9%	1.6%
Construction	5.9%	7.0%	6.9%
Manufacturing	23.3%	13.5%	10.1%
Wholesale Trade	3.6%	2.1%	2.3%
Retail Trade	10.0%	11.4%	11.1%
Transportation, Warehousing and Utilities	4.4%	5.5%	5.9%
Information	0.9%	1.5%	1.9%
Finance and Insurance, Real Estate and Rental and Leasing	3.0%	6.2%	6.8%
Professional, Scientific and Technical Services	5.7%	11.4%	12.4%
Educational Services, Health Care and Social Assistance	22.6%	22.1%	23.5%
Arts, Entertainment & Recreation, Accommodations & Food Services	5.2%	8.9%	8.2%
Other Services except Public Administration	6.9%	4.9%	4.6%
Public Administration	6.8%	4.6%	4.8%

Source: American Community Survey, 2021

Newberry County is located at the intersection of two workforce regions, Upper Savannah and Central Midlands, that both influence the local economy. Although part of the Central Midlands region for the *Comprehensive Economic Development Plan (CEDS)*, the County is officially counted within the Upper Savannah Region for workforce development programs. The overall ten-year job growth rate within the seven-county Upper Savannah Workforce Investment Area (WIA) is projected to approach 10% by 2028, nearly two percentage points lower than the neighboring three-county Midlands region at 12%. The regional increase in job openings for the Upper Savannah region is projected to be strongest within the Management of Companies and Enterprises (30%); Professional, Scientific and Technical Services (28%); and Administrative and Support and Waste Management (27%). Other high growth industries include Wholesale Trade (23%), Construction (20%), and Real Estate and Rental and Leasing (15%) employment sectors. Lowest employment growth will occur in the Utilities (1.03) and Mining (1.37%) industries, with a negative growth rate of -6.31 in the Agricultural Forestry, Fishing and Hunting industry. This generally mirrors the labor outlook in the neighboring Midlands region. Labor market projections for the Upper Savannah workforce investment region that includes Newberry County show continued high growth in health care and manufacturing occupations. The latest available statewide industry employment projections cover the ten-year period from 2018 to 2028 (Table 4-13).

Table 4-13. Comparison of Labor Market Outlook by Industry, 2018 to 2028

INDUSTRY	% CHANGE 2018 TO 2028		
	UPPER SAVANNAH	CENTRAL MIDLANDS	SOUTH CAROLINA
Health Care and Social Assistance	11.90%	13.96%	16.76%
Construction	20.13%	19.41%	4.34%
Educational Services	4.31%	4.36%	9.38%
Administrative and Support and Waste Management	26.98%	27.14%	22.54%
Retail Trade	2.60%	2.56%	7.14%
Accommodation and Food Services	13.75%	13.68%	22.31%
Manufacturing	10.02%	8.34%	6.83%
Professional, Scientific and Technical Services	28.45%	28.43%	12.82%
Other Services (Except Government)	5.23%	7.80%	12.72%
Finance and Insurance	9.37%	10.71%	11.46%
Wholesale Trade	22.86%	24.63%	12.73%
Transportation and Warehousing	14.88%	N/A	19.51%
Arts, Entertainment and Recreation	12.87%	13.73%	27.05%
Real Estate and Rental and Leasing	15.24%	15.01%	11.82%
Management of Companies and Enterprises	29.86%	29.67%	7.78%
Information	5.67%	17.60%	17.81%
Utilities	1.03%	N/A	-2.64%
Mining	1.37%	2.76%	4.10%
Agriculture, Forestry, Fishing and Hunting	-6.31%	0.00%	1.25%
All Jobs	9.96%	12.02%	12.60%

Source: S.C. Dept. of Employment and Workforce, *Industry Projections, 2023; 2022 S.C. Economic Analysis Report*

4.3.4. Commuting Patterns

Nearly two-thirds (10,300) of Newberry County workers aged 16 and over both live and work in the County, with a third commuting outside of the County to work. Among those that live in a town or city, 10.8% also work in the same town or city – a lower percentage than statewide and nationwide at 16.8% and 32.4%, respectively. Of the 5,345 Newberry County residents who travel outside the County for work, nearly 31% commute to Richland County employers and 29.1% to Lexington County employers, followed by 16.3% of workers commuting to Laurens County. These outgoing commuters offer a potential labor pool for new and expanding industries and businesses as additional or better job opportunities are created closer to home. Nearly 4,800 workers from surrounding counties and nearby states travel to employers in Newberry County. Lexington County residents comprise the largest group of in-commuters at 19.6%, followed by workers from Richland County at 17%, Laurens County at 14.1%, and Saluda County at 12.9%.

The Census Bureau defines the mean travel time to work as the average travel time to work for workers who do not work at home. Given that the commute time to and from work can affect a worker’s productivity and quality of life, communities with shorter travel times to work can be more attractive to potential new residents. Mean travel time to work for Newberry County workers is 25.7 minutes, slightly longer than the commute time for workers statewide at 25.1 minutes, but lower than commuters throughout the nation at 26.9 minutes. Nearly one-third (30.4%) of Newberry County workers have a commute time of less than 15 minutes to work – a higher percentage than workers throughout South Carolina and the United States. One-in-four County workers have a commute of 30-to-59 minutes and nearly nine percent have a one-way drive of an hour or more to work. More detailed data on worker travel times, mode of travel, and commuter data are provided in the *Transportation Element*.

The *employment-residence (E-R) ratio* is a measure of the total number of workers working in an area relative to the total number of workers living in a place. An E-R ratio of greater than 1.00 occurs when there are more persons working in an area than living there. Census estimates reveal that the population of Newberry County decreases by 2.4%, or 925 persons, during the daytime due to an outflow of workers to neighboring communities (Table 4-14).

Table 4-14. Daytime Population and Employment Residence Ratios, 2022

EMPLOYMENT-RESIDENCE RATIO FACTOR	NEWBERRY COUNTY	SOUTH CAROLINA
Total resident population	38,329	5,091,517
Total workers* working in area	16,428	2,266,968
Total workers* living in area	17,353	2,304,196
Estimated daytime population	37,404	5,054,289
Daytime population change due to commuting	-925	-37,228
% DAYTIME POPULATION CHANGE DUE TO COMMUTING	-2.4%	-0.7%
Workers* who lived and worked in same area	11,197	1,624,034
% Workers* who lived and worked in same area	64.5%	70.5%
EMPLOYMENT RESIDENCE (E-R) RATIO	0.95	0.98

* Workers aged 16 and older

Source: U.S. Census Bureau, 2016-2020 American Community Survey

By comparison, the population of counties statewide decrease by an average of less than one percent during the daytime. The County's overall ratio of less than 1.0 reveals the employment pull of the neighboring Midlands region.

4.3.5. Computer and Internet Access

Access to computers and the internet influences the availability of education, training, and job search resources for residents, small businesses, and larger employers. Nearly 86% of Newberry County households and 92% of households statewide have a computer (*2021 American Community Survey*). Nearly three-fourths (76.8%) of County households have broadband internet subscriptions compared to 83% of households statewide. An estimated 66% of County households have a desktop or laptop, 80% have a smartphone, 50% have a tablet or other portable wireless computer, and less than 1% have some other type of computer. Of the households with internet subscriptions, 67% have cellular data plans, 42% used broadband sources including fiber optic and cable, and 14% have satellite.

4.4. Economic Development

Bolstered by direct Interstate access, expanded access to workforce training, and community investment in infrastructure, Newberry County is well-positioned for continued economic growth. The County offers a comparably low cost of doing business due to factors such as low taxes and utility rates, as well as a generally lower cost of living within proximity to the State capital.

State and local jurisdictions such as Newberry County can go even further in creating a positive business climate through the offer of tax incentives that help employers hold down operating costs and realize a return-on-investment, the provision of infrastructure, the promotion of higher educational attainment among residents, and the availability of low to no-cost specialized workforce development and training programs. Local governments can also streamline development review and permitting processes to facilitate clear communication of expectations and regulations; ensure the consistent enforcement of codes, ordinances, and regulations; and promote the protection of existing and future business operations through sound planning for infrastructure and compatible land use.

4.4.1. Incentives

Public investments and incentives, when part of a well-planned development strategy, can provide an attractive business climate and increase private investment. In addition to a low corporate income tax rate, multiple tax incentives to businesses are available from the State of South Carolina, Newberry County, and municipalities to encourage economic growth and investment. These incentives include job tax credits, fee-in-lieu of property taxes, and job development and retraining credits. Because the State does not tax real or personal property, property tax incentives must be implemented in conjunction with each county.

The State's 46 counties are classified annually by the South Carolina Department of Revenue in one of four tiers based on employment rates and per capita income. This ranking is used by the State to determine the amount of annual job tax credits allocated to eligible employers in each county for each new full-time job created, with the larger credit amounts going to counties with the greatest need. Credits range from a low of \$1,500 per job for Tier I counties to \$25,000 per



job in Tier 4 counties. Newberry County is currently ranked among eleven counties in the first tier, along with much larger counties such as Lexington, Richland, Charleston, and Greenville. The 2023 jobs tax credit amount for Newberry County is \$1,500 for each full-time job created.

Depending on the incentive, the ability to offer many of these incentives depends on the formal approval of the S.C. Department of Revenue, the S.C. Department of Commerce, the Coordinating Council for Economic Development, and local city and county councils. In addition to the incentives listed in Table 4-15, the wide range of tax credits available to employers includes credits for hiring displaced workers, conservation and habitat management, childcare, textile mill and abandoned sites revitalization, and minority businesses. There are also federal and state green incentives available to promote recycling facilities and energy conservation and renewable energy improvements such as solar energy systems, biomass, and renewable fuels.

Table 4-15. State and Local Business Incentives

INCENTIVES BY TYPE	AUTHORITY	
	STATE	LOCAL
Corporate Income Tax and Incentives		
Corporate Income Tax Credit	✓	
Jobs Tax Credit	✓	
Corporate Headquarters Credit	✓	
Research and Development Tax Credit	✓	
Investment Tax Credit	✓	
Recycling Facility Tax Credit	✓	
Solar Energy Tax Credit	✓	
Alternative Fuels Tax Credit	✓	
Energy Conservation and Renewable Energy Tax Credit	✓	
Small Business Jobs Tax Credit	✓	
Corporate Income Tax Moratorium	✓	
Sales and Use Tax Incentives		
Sales and Use Tax Exemptions	✓	
Sales Tax Caps	✓	
Local Property Tax Incentives		
5-Year Property Tax Abatement		✓
Property Tax Exemptions	✓	
Textile Revitalization Tax Credit	✓	✓
Abandoned Building Revitalization Tax Credit	✓	✓
Discretionary and Other Incentives		
Fee-In-Lieu of Taxes (FILOT)		✓
Job Development Credit	✓	
Job Retraining Credit	✓	
Port Volume Increase Fund	✓	
Port Transportation Tax Credit		
S.C. Agricultural Products Purchases Credit	✓	
Expedited Permitting		✓



INCENTIVES BY TYPE	AUTHORITY	
	STATE	LOCAL
Multi-County Industrial Park		✓
Infrastructure Development		✓
Certified Industrial Sites	✓	✓
Workforce Development and Training		
readySC™	✓	
Apprenticeship Carolina	✓	
Incumbent Worker Training	✓	

Source: 2023 S.C. Business and Manufacturing Incentives Guides, S.C. Department of Commerce

While many of these State and County incentives focus on larger industrial prospects, municipalities play a key role in promoting small business development for a more diversified economy. For example, the City of Newberry created a Welcoming and Enabling Business (WEB) program that promotes a team-based approach to supporting small business development in the City. New businesses have a guide for walking through a one-stop permitting process with easy to follow checklists and forms, along with an invitation for a preliminary meeting with multiple department staff prior to investment. The City also offers a property tax rebate for public infrastructure improvements including water, wastewater, road, sidewalk, and drainage investments. The City will rebate 50% of the annual property taxes collected from the subject property over a ten-year period in an amount equal to, but not exceeding, the investment. The City offers non-resident industrial rates for water and sewer. Although the in-city commercial and residential rates are doubled for out-of-city customers, the City provides service to industrial customers at a rate that closely approximates the in-city residential and wholesale rate. As described in the *Cultural Resources Element*, eligible building owners also have access to Federal and State Historic Preservation Income Tax Credits. The combined value of the credits can range from 30% to 45% of eligible building rehabilitation expenses as an incentive to assist in costly projects. The *Bailey Bill* also allows cities and counties in South Carolina to provide property tax incentives for improvements to historic structures.

4.4.2. Workforce Development

Local officials and employers in communities throughout the State consistently cite workforce development as the leading challenge in development efforts. The availability of a trained and highly skilled workforce is a major consideration in business location decisions for most employers. The growing emphasis of State, regional, and local economic recruitment efforts to attract higher-wage, higher-tech employers also requires a better-educated and more technologically proficient workforce. This shift makes advanced education and training a requisite to achieving higher incomes and an improved quality of life. For lower-skilled residents who are trying to pull out of the cycle of dependence, finding a job with adequate earnings to support a family is a daunting challenge. Without advanced training, residents with minimal education will increasingly be restricted to less secure, minimum wage jobs with little opportunity for advancement.

State and local job training and re-training programs help attract and retain employers by providing a pool of highly-skilled labor. Employment and training resources are offered by

providers to Newberry residents through the Pre-K-12 school system, technical college system, adult education, and specialized workforce training and job placement programs. These Current training resources are summarized in Table 4-16.

Table 4-16. County Workforce Training Resources

PROVIDER	WORKFORCE DEVELOPMENT ROLE
School District of Newberry County	<ul style="list-style-type: none"> ▪ PK-12 school system offering career and college readiness programs ▪ Middle and high school career pathway information and opportunities ▪ Apprenticeship and job shadowing experiences ▪ Advanced Placement and dual enrollment courses for high school and college credit
Newberry County Adult Education	<ul style="list-style-type: none"> ▪ Prepares out-of-school adults for the High School Equivalency Diploma (GED) ▪ Enrolls more than 200 GED and diploma graduates annually
Newberry County Literacy Council	<ul style="list-style-type: none"> ▪ Offers programs and classes, ranging from Pre-GED preparation to basic reading and math skills for adults, as well as family literacy and summer literacy programs for children ▪ Services include Reading, Writing, Math, English, Spanish, Pre-GED Tutoring, Computer Skills, and Reading Comprehension Literacy
Newberry Workforce Development, Inc.	<ul style="list-style-type: none"> ▪ Creates employer-led training partnerships in Newberry County with the objective of bringing together local businesses, government, and training providers to create a viable and sustainable workforce
Piedmont Technical College (PTC)	<ul style="list-style-type: none"> ▪ Serves a seven-county service area as one of 16 public, two-year colleges that comprise the S.C. Technical Education System ▪ Offers more than 80 programs of study, including complete Associate of Arts and Associate of Science degree programs on-site ▪ Offers targeted workforce training programs for employers
Newberry College	<ul style="list-style-type: none"> ▪ Four-year, private liberal arts institution located in heart of the City ▪ Offers 35 majors ▪ Maintains a 90-acre campus serving more than 1,200 students
Apprenticeship Carolina™	<ul style="list-style-type: none"> ▪ Joint program of S.C. Tech System and S.C. Department of Commerce to promote registered occupational apprenticeships using supervised on-the-job training and related technical instruction ▪ Leverages regional workforce investment funds and lottery tuition assistance to cover instruction and wages for trainees ▪ Participating employers qualify for income tax credits
readySC™	<ul style="list-style-type: none"> ▪ Statewide program offering employee recruitment, screening, and short-term training programs specifically tailored to the workforce needs of new and expanding companies in South Carolina at little or no cost ▪ Locally accessed through Piedmont Technical College
Upper Savannah WIA/SC Works	<ul style="list-style-type: none"> ▪ Meets workforce needs of employers and residents in seven-county region ▪ Offers labor market data, skills assessment, job placement, adult education and literacy, employment assistance, and unemployment insurance, ▪ Posts job openings for local employers seeking potential job candidates ▪ Serves Newberry County through one-stop location adjacent to the PTC campus

Newberry County has been certified as a South Carolina *Work Ready Community* (SCWRC) since 2014. *Work Ready* is an employee credentialing program based on the ACT WorkKeys assessment

tool that focuses on core job skills such as communication, interpersonal skills, and problem-solving. The assessment is used in creating job profiles, measuring skills levels of job applicants, and identifying skill gaps of the existing and potential workforce. Participants must take and pass tests in Applied Math, Reading or Information Comprehension, and Locating Information in order to earn the *SC Work Ready Career Readiness Certificate*. South Carolina was the first fully certified state in the nation, with all 46 counties achieving certification. The SCWRC is a voluntary collaboration between economic development and business leaders, chambers of commerce, the education community, and the S.C. Workforce Development Board. Certified counties such as Newberry demonstrate to potential businesses that they can provide a skilled workforce.

4.4.3. Transportation and Utilities

Public investment in physical infrastructure and essential services – roads, water and sewer, stormwater drainage, utilities, recreation, education, and public safety – comprises a substantial share of public expenditures. Infrastructure, community facilities, and support services are in large part provided by local governments and funded through taxes, fees, and State support. Such investments significantly influence and assist economic development efforts, with the location, timing, and pace of new infrastructure impacting the ability of the County to service new and existing employers and businesses. To maximize the economic benefit of costly infrastructure investments, the County must maintain a consistent and coordinated process for planning and prioritization of capital facilities and infrastructure needs. This process and infrastructure priorities are described in greater detail in the *Community Facilities, Transportation, and Priority Investment Elements*.

Although size and space needs for new businesses and industries can vary widely among employer types and sectors, an accessible transportation infrastructure that provides easy access to materials, supplies, customers, and markets is a common requirement. Depending on the specific needs of the employer, this infrastructure network can include major facilities such as interstates and highways, aviation facilities, rail service, and ports that provide convenient connectivity to areas nationwide and overseas for the County’s large manufacturers.

Newberry County benefits from direct interstate frontage, as well as a State and local road network that provides easy access to neighboring cities and the region that opens employment and shopping opportunities to residents and worker access to employers. Key elements of the transportation infrastructure for the economy are listed in Table 4-17. Additional details on the transportation resources of the County are presented in the *Transportation and Priority Investment Elements*.

Table 4-17. Transportation Infrastructure Supporting Economic Development

TYPE	DESCRIPTION
Highways and Interstates	
Interstate 26 (I-26)	<ul style="list-style-type: none"> ▪ County has direct frontage on I-26 with five interchanges, three leading into the City of Newberry ▪ Access to I-20, I-77, and I-85 less than 40, 45 and 65 miles away, respectively ▪ Provides strong interstate connections to markets in Columbia, Charlotte, Greenville, and Raleigh, and to the Ports of Charleston, Wilmington, and Savannah



TYPE	DESCRIPTION
U.S. and State Highways	<ul style="list-style-type: none"> ▪ U.S. Highway 76 provides access to markets and customers to the north and south ▪ S.C. Highways 34, 219, and 121 provide additional access to the Interstates and surrounding counties
Rail	
CSX Transportation and Norfolk Southern Railroad	<ul style="list-style-type: none"> ▪ Rail lines bisect the County paralleling U.S. Highway 76 and provide a cost-effective option for manufacturers that require shipments of bulk raw materials and finished products with access to Inland Ports in Greer and Dillon ▪ Rail service is provided by two Class I railroads operated by the CSX Corporation and Norfolk Southern (NS) ▪ NS lines connect CMCOG region with Charlotte to the north, Atlanta and Macon to the west, and Savannah to the south ▪ NS operates regular service between Greer and the Port of Charleston, passing through the Midlands ▪ CSX lines connect to Savannah, Charleston, Spartanburg, and Raleigh-Durham, NC
Airports	
Newberry County Airport	<ul style="list-style-type: none"> ▪ General aviation airport located two miles north of the City of Newberry ▪ Originally built in 1946, the county-owned airport expanded its paved and lighted runway in 2008 to 4,000 feet by 75 feet ▪ Available services include 100-octane fuel, tie downs, and hanger space
Columbia Metropolitan Airport (CAE)	<ul style="list-style-type: none"> ▪ Located in adjacent Lexington County, less than one hour away ▪ Serves more than one million passengers and 1.18 million tons of cargo annually with 8,600' x 150' and 8,000' x 150' runways ▪ Served by four passenger carriers and five freight carriers and is the site of a United Parcel Service (UPS) southeast regional air cargo hub and a 108-acre duty-free, quota-free Foreign-Trade Zone (FTZ 127)
Greenville-Spartanburg International Airport (GSP)	<ul style="list-style-type: none"> ▪ Located approximately one hour northwest of Newberry ▪ Served 1.79 million passengers and shipped 96,800 tons of cargo in 2021 through seven passenger carriers and numerous freight carriers ▪ Offers an average of 50 non-stop flights to 22 destinations with recent terminal expansion that increased capacity to 4 million passengers per year ▪ Site of a 120,000 square foot FedEx facility and an 11,001' x 150' runway ▪ Completion of 110,000 square foot cargo facility significantly increased domestic and international freight capacity
Ports	
Seaports – Charleston and Georgetown	<ul style="list-style-type: none"> ▪ Located 153 miles southeast of Newberry County ▪ Among the top ten busiest container ports on the East coast and the primary port service for S.C. businesses ▪ Handled 2.55 million containers in 2021



TYPE	DESCRIPTION
South Carolina Inland Ports – Greer and Dillon	<ul style="list-style-type: none"> ▪ Inland ports extend the Port of Charleston’s reach to provide shippers with access to more than 95 million consumers within one-day drive ▪ Boosts intermodal efficiency for international freight movements between the Port of Charleston and companies located across the Southeast ▪ Inland Port Greer is a partnership between the S.C. Ports Authority (SCPA) and Norfolk Southern, located one hour west on I-85 ▪ Inland Port Dillon is a partnership between the SCPA and CSX and located two hours east of Newberry on I-95 ▪ Set cargo records with a combined 192,829 rail moves in 2021 (Greer with 160,234 and Dillon with 29,412)

Industrial and commercial development is largely dependent on available water and sewer service. Industrial recruitment efforts generally center on sites and communities where water and sewer are either already available or can be extended with reasonable expense. Conversely, areas without water and sewer service are not as attractive to new industrial and commercial development. Along with ready access to major transportation routes, the availability of water and sewer is a major catalyst for economic development. Access to large capacity electric service, natural gas, and other utilities is also essential for most new and expanding industrial, commercial, and institutional employers. An inventory of utility providers is shown at Table 4-18. Additional details on each system are provided in the *Community Facilities Element*.

Table 4-18. Utilities Supporting Economic Development

TYPE	DESCRIPTION
Water and Sewer	
Newberry County Water and Sewer Authority (NCWSA)	<ul style="list-style-type: none"> ▪ Special purpose district established in 1963 to serve unincorporated area ▪ Serves approximately 9,910 people through 3,964 residential and 279 non-residential taps ▪ Also provides water to customers in the Towns of Little Mountain, Pomaria, and Silverstreet and sells water to the Town of Prosperity for distribution through their water system ▪ Provides approximately 1.2 million gallons of drinking water to customers daily ▪ Provides wastewater treatment for approximately 720 customers in the unincorporated area and the Town of Prosperity
City of Newberry	<ul style="list-style-type: none"> ▪ Combined public utility providing electricity, water, and sewer services to City residences, institutions, and businesses within the corporate limits and surrounding service territory ▪ Serves more than 4,608 water customers through 150 miles of water distribution pipes ▪ Provider of wastewater treatment to 3,992 customers within the City and surrounding area
Town of Whitmire	<ul style="list-style-type: none"> ▪ Provides water drawn from the Enoree River to customers within the town limits ▪ Provides wastewater treatment to 986 customers within its borders
Town of Prosperity	<ul style="list-style-type: none"> ▪ Provides water and sewer service to customers within the town limits and adjacent locations ▪ Purchases water from the Newberry County Water and Sewer Authority

TYPE	DESCRIPTION
Electric	
Newberry Electric Cooperative (NEC)	<ul style="list-style-type: none"> ▪ Member-owned, nonprofit electric distribution utility based in the City of Newberry ▪ Serves more than 12,000 homes, businesses, and industries in the majority of the unincorporated County and small areas along the county lines of Fairfield, Laurens, and Lexington Counties
Duke Energy	<ul style="list-style-type: none"> ▪ Provides power to an area of Newberry County between the City of Newberry and the Town of Prosperity and to the Whitmire area
City of Newberry	<ul style="list-style-type: none"> ▪ Exclusive provider of electric service within the corporate limits except areas where NEC or Duke Energy were serving existing customers at the time of annexation ▪ Obtains wholesale electric power from the Piedmont Municipal Power Agency
Town of Prosperity	<ul style="list-style-type: none"> ▪ Has provided electricity to town customers for nearly five decades ▪ Purchases electricity from NEC for residential and business customers
Dominion Energy	<ul style="list-style-type: none"> ▪ Provides electrical service in areas along the southern and eastern County borders ▪ Largest service territory includes an area extending from Little Mountain to Pomaria and east from Pomaria to the Parr Reservoir ▪ Also serves a number of smaller areas along Lake Murray including Billy Dreher Island and the Chappells area
Laurens Electric Coop	<ul style="list-style-type: none"> ▪ Member-owned, nonprofit organization that serves areas along the County's western border in the vicinity of S.C. Highway 56 and Interstate 26
Broad River Electric Coop	<ul style="list-style-type: none"> ▪ Member of Touchstone Energy Cooperatives ▪ Provides electric service to Maybinton, Tyger River, and Dogwalla Roads in the northeastern area of the County
Mid Carolina Electric Coop	<ul style="list-style-type: none"> ▪ Provides electricity to the area between Little Mountain and Peak in southeastern Newberry County
Natural Gas	
Clinton-Newberry Natural Gas Authority	<ul style="list-style-type: none"> ▪ Provides service to approximately 13,000 residential, commercial, and industrial customers ▪ Service area includes all of Newberry County
Telecommunications	
High-speed internet and mobile wireless providers	<ul style="list-style-type: none"> ▪ Available from a number of providers including AT&T, Xfinity, HughesNet, Spectrum, EarthLink, Viasat, T-Mobile Home Internet, Carolina Connect, and Newberry Electric Cooperative ▪ Mobile wireless services are available from a wide range of carriers including Alltel, AT&T, Cricket Wireless, Spectrum, Sprint, T-Mobile, and Verizon Wireless ▪ Local businesses and public facilities also have wireless internet (Wi-Fi) connection capabilities for customers and employees, including Newberry County Memorial Hospital, the libraries of the Newberry County Library System, and local businesses, restaurants, and motels

TYPE	DESCRIPTION
City of Newberry and WCFiber	<ul style="list-style-type: none"> ▪ Partnership offers a city-wide high-speed, fiber-optic network through 162 miles of fiber ▪ City provides maintenance and WCFiber provides internet service and customer service

4.4.4. Economic Development Sites

Adequate land area and suitable sites are necessary to provide space to accommodate new and expanding business and industry. The identification and inclusion of adequate commercial and industrial areas in land use planning and zoning becomes more pressing amid residential and institutional growth. Industrial development in the Newberry area is generally concentrated along the Interstate 26 corridor near the City of Newberry and the Mid-Carolina Industrial Park, while commercial uses are concentrated in and near the City of Newberry and along the interstate and major road corridors.

The County currently has ten available industrial sites totaling 1,300 acres. Three of the sites (MCCP, MCCP II, and the Newberry South Industrial Site) are South Carolina certified sites, having completed the Palmetto Sites Program and meeting industrial certification criteria including developability and utility standards. Five of the sites have water and wastewater onsite or adjacent, including the rail served site. Two have either water or wastewater onsite, with four sites without water and wastewater.

The reuse of existing vacant structures and infill within a developed area can maximize existing infrastructure investments. Newberry County is currently marketing one industrial building, the Bluewater Building (currently leased by Samsung), and five retail/office/residential buildings. Other areas that offer infill and reuse opportunities include downtown Newberry and commercial corridors along Wilson Road and C.R. Koon Highway (Table 4-19).

Table 4-19. Primary Available Commercial and Industrial Sites in Newberry County

SITE	LOCATION	SIZE	DESCRIPTION
Land			
Boyd's Crossing Rail	C.R. Koon Highway	80 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Industrial ▪ Located in Opportunity Zone
Carlton Industrial	S.C. Highway 34/121	119 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Industrial ▪ Located in Opportunity Zone
Cockrell Industrial	591 Cockrell Drive	40 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Industrial ▪ Located in Opportunity Zone
Dickert Rail	U.S. Highway 76/Old Whitmire Highway	70 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Industrial
I-26 Public Works	11494 S.C. Highway 34	65 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Industrial ▪ Located in Opportunity Zone
Griffin Tract	I-26/S.C. Highway 121	181 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Rural (R-2) ▪ Located in Opportunity Zone
Leaman Site	Horseshoe Circle (Whitmire)	91 acres	<ul style="list-style-type: none"> ▪ Undeveloped land zoned Rural (R-2) ▪ Located in Opportunity Zone

SITE	LOCATION	SIZE	DESCRIPTION
Mid Carolina Commerce Park	S.C. Highway 773 & I-26 (Prosperity)	381 acres	<ul style="list-style-type: none"> Undeveloped land zoned Industrial Located in Opportunity Zone
Newberry South Industrial Site	S.C. Highway 34 Bypass	192 acres	<ul style="list-style-type: none"> Undeveloped land zoned Industrial Located in Opportunity Zone
Suber Site	S.C. Highway 121 (Whitmire)	70 acres	<ul style="list-style-type: none"> Undeveloped land zoned Rural (R-2) Located in Opportunity Zone
Buildings			
Exchange Bank	1303 Main Street	17,000 SF	<ul style="list-style-type: none"> Historic, five-floor, high visibility building in Downtown Newberry (c. 1918) zoned Office
First Community Bank Call Center	1735 Wilson Road	13,340 SF	<ul style="list-style-type: none"> Close to Piedmont Technical College and Newberry County Memorial Hospital and zoned Commercial
Bluewater Drive	182 Bluewater Drive	189,000 SF	<ul style="list-style-type: none"> Includes single-story metal building on 22.83 acres and zoned Industrial
Griffin Building	177 Thomas Griffin Road	3,261 SF	<ul style="list-style-type: none"> Single story building on 16 acres zoned Commercial
Main Street	1930 Main Street	7,200 SF	<ul style="list-style-type: none"> Zoned Commercial
Main Street	1318 Main Street	4,000 SF	<ul style="list-style-type: none"> Zoned Commercial

Source: Newberry County Economic Development Strategic Plan, 2022

4.4.5. Economic Development Strategies and Focus Areas

Over the last decade, South Carolina has increasingly shaped its economic development strategy around target industries as part of a long-term economic strategy that aims to foster growth and raise the State’s per capita income to the national average. Clusters, targets, and specialty sectors have been identified in multiple State and regional studies. These targets are used to identify areas for collaboration across jurisdictional boundaries that combine public and private investment to promote growth within each region.

Statewide economic growth potential is focused on the Advanced Manufacturing, Advanced Materials, Aerospace, Agribusiness, Automotive, and Life Sciences sectors. For the ten-county region that includes Newberry County, the Central SC Alliance has identified ten targeted sectors in Advanced Manufacturing, Advanced Materials, Aerospace, Automotive, Entrepreneurship & Start-Up, Food & Beverage, Information Technology & Office, Pharmaceuticals & Biotech, Wood & Paper, and Transportation, Distribution & Logistics (Table 4-20). At the County level, the Newberry County Economic Development Office seeks to build a vibrant and diversified economy by focusing on related industry targets in Automotive, Materials, Transportation and Logistics, and Food, Beverage and Agriculture (*Newberry County Economic Development Strategic Plan, 2022*).

4-20. State, Regional, and County Target Industry Clusters

TARGET SECTOR	DESCRIPTION	STATE	CENTRAL SC	COUNTY
Advanced Manufacturing	<ul style="list-style-type: none"> Provides 14% of the State's private sector jobs Sector employment grew by 7.2% between 2017 and 2022 and by 17% over last 10 years statewide Location quotient for manufacturing in Newberry County is very high at 3.75 Newberry County sector employers include Samsung, Sea Pro Boats, Falcon Boats, and Komatsu 	✓	✓	✓
Advanced & Engineered Materials	<ul style="list-style-type: none"> Cluster includes metal working and fabrication, technical textiles, plastics, innovative polymer and advanced composites, optics, metals, coatings, chemicals, and ceramics More than 900 advanced materials companies in S.C. Added 3,411 new jobs and \$890 million in capital investment statewide over last 5 years Large export market for materials Newberry employers include Valmont Industries 	✓	✓	✓
Aerospace	<ul style="list-style-type: none"> Annual statewide economic impact of more than \$28 billion and State's 6th largest export product State's 400 aerospace and aviation companies employ more than 136,000 workers 	✓	✓	
Agribusiness & Food Manufacturing	<ul style="list-style-type: none"> Encompasses traditional agriculture and forestry, livestock and food production, wood products 25,000 farms and 4.8 million acres of farmland in S.C. Statewide economic impact of \$51.8 billion and more than 259,000 direct jobs State's fastest-growing industry with a 25% growth rate over the last decade County ranks 6th highest in the State in total market value of agricultural sales Newberry employers include Kraft Foods, Pioneer Foods, ISE America, Carter & Holmes, Georgia Pacific, and West Fraser 	✓	✓	✓
Automotive	<ul style="list-style-type: none"> Includes all aspects of automotive manufacturing - parts suppliers, assemblers, tires, EV, and raw material producers Sector reached annual economic impact of \$27 billion State ranks 1st in both passenger vehicle exports and the production and export of tires State makes a third of the domestic tire market share, producing 133,000 tires a day Newberry employers include Kiswire, Trucast, MM Technics, and Creative Liquid Coatings 	✓	✓	✓

TARGET SECTOR	DESCRIPTION	STATE	CENTRAL SC	COUNTY
Bioscience, Life Sciences & Pharmaceutical	<ul style="list-style-type: none"> ▪ Biotechnology and pharmaceutical bulk manufacturers, healthcare, medical devices, chemical processors, generic and proprietary pharmaceutical developers, hygiene product producers and packagers, and related research and development ▪ Fastest growing life sciences sector in the Southeast ▪ Annual statewide economic impact of \$26 billion 	✓	✓	
Transportation, Distribution & Logistics	<ul style="list-style-type: none"> ▪ S.C. has one of nation's fastest-growing container ports, two inland ports, five interstates, 2,300 miles of rail lines and more than 41,000 miles of state highways ▪ Newberry County is centrally located with extensive transportation network including rail and Interstate 26 		✓	✓

Sources: S.C. Department of Commerce, Central SC Alliance, and Newberry County Economic Development, 2023

4.4.6. Economic Resiliency

Large employer closures, industry-specific shocks, or more general economic conditions such as a national recession, natural disasters, and public health hazards such as the recent pandemic can create economic disruptions. Communities depend on a strong economy for jobs, essential goods and services, and tax revenues that enable rebuilding after a disaster. Economic diversification, combined with high-demand and higher wage employment opportunities, can lessen the impact of future economic downturns.

As noted in the *Resiliency Element*, the *National Economic Resilience Data Explorer* (NERDE) is a tool sponsored by the Economic Development Administration to assist with local economic recovery and resilience planning. The online analysis tool generates county-level economic distress indicators based on unemployment and wage trends and identifies indicators associated with economic risk and resilience. NERDE data shows that although the current and 24-month unemployment rates for Newberry County have fared better than the national average, per capita income measures indicate continued vulnerability to economic distress.

The *Newberry County Economic Development Strategic Plan* completed in 2022 prioritizes economic diversification and the cultivation of businesses that offer quality, higher-wage jobs and strengthen the tax base. The diversity of industrial clusters in Newberry County has helped stabilize the local economy and quickened the rebound after the external shock of the COVID-19 pandemic. NERDE indicators show Newberry County has a strong manufacturing employment base that is more than triple the national share for this sector. Private manufacturing currently accounts for more than 30% of jobs in the County. Annual average manufacturing wages in Newberry County are generally double the wage of the retail sector and more than triple that of accommodations and food services (*Central Midlands CEDS, 2022*).

As part of the recent strategic planning process, the County Economic Development Office also conducted an extensive outreach process to identify weaknesses and barriers to economic growth. Among the countywide weaknesses are inadequate water and sewer infrastructure, a limited housing supply, road congestion, lack of internet in some communities, pressure on a limited tax base, workforce shortages and an aging workforce, and the potential for growth to outpace

infrastructure and service capacity. These issues largely mirror regional weaknesses identified in the *Central Midlands Comprehensive Economic Development Strategy* (CEDS) adopted in 2022. Opportunities to strengthen the economic resilience of the region and County include small business development and entrepreneurial support, workforce development and training, infrastructure upgrades, broadband expansion, recruitment of higher wage/higher tech jobs, and support for business continuity and preparedness planning. In addition to the County’s continued effort to recruit and retain traditional industrial employers, economic opportunities for the County and its municipalities can be found in tourism, agribusiness, downtown retail and cultural markets, and small business development. These activities further diversify the County’s economic base and build a more resilient economy.

4.4.6.1. Manufacturing

The recent strategic planning process included a cluster analysis that revealed several emerging sectors in the County, with most centered on manufacturing. The manufacturing sector in South Carolina has an economic multiplier that is more than triple (4.25) the average employment multiplier of 1.61 (*S.C. Manufacturers Alliance, 2021*). The manufacturing job concentration in Newberry County is four times the national average. Appliances manufacturing is the highest-concentrated cluster and had the most job growth in the County over the last five years (Table 4-21). This cluster was significantly boosted by the location of Samsung Electronics in 2017. Other local high growth clusters are automotive, boat manufacturing, lighting and electrical equipment, wood processing, transportation and logistics, and advanced materials to include plastics, paper and packaging, chemical, and metal products. The clustering of similar or complementary employers in industries can benefit regional economies because they tend to promote a workforce with a compatible skill set, focus workforce training programs, and reduce infrastructure expenditures by concentrating needed improvements to smaller geographic areas. Economic clusters can also promote collaboration in production fields leading to greater innovation and efficiency.

Table 4-21. Leading Manufacturing Clusters by Location Quotient in Newberry County

INDUSTRY CLUSTER	LOCATION QUOTIENT
Trailers, Motor Homes & Appliances	38.44
Livestock Processing	22.42
Lighting & Electrical Equipment	16.21
Water Transportation	3.98
Production Tech & Heavy Machinery	3.78
Plastics	3.36
Downstream Metal Products	3.19
Food Processing and Manufacturing	3.10
Automotive	2.63
Paper & Packaging	2.35
Apparel	1.64
Downstream Chemical Products	1.31

Source: Newberry County Economic Development Strategic Plan, 2022

As attested by many employers in the strategic planning process, the lack of skilled workers is one of the largest barriers to industry growth. A recent report by the South Carolina Manufacturers Alliance affirms a significant move to a more highly skilled workforce to fill manufacturing occupations over the next decade. While a major shift towards higher-skilled labor can provide significant positive spillover benefits for South Carolina's economy, including increased productivity that leads to higher wages for workers, it also requires a trained and skilled workforce to fill these jobs.

The County's boat manufacturers illustrate the challenges posed by the skilled labor shortage for production industries, as well as the potential in leveraging cluster resources to address shared threats. South Carolina boasts one of the most robust boating industries in the United States with 567,000 registered boats, 30 boat builders and 656 businesses employing 155,000 people in South Carolina. The presence of major boat makers Sea Pro and Falcon in Newberry County with related manufacturers, such as Pleasurecraft marine engines, have helped elevate boat manufacturing to a sizeable economic cluster with an annual \$5 billion impact in South Carolina. The water transportation now ranks as the third fastest growing cluster in the County (*Newberry County Economic Development Strategic Plan, 2022*). However, industry growth and the ability to meet product demand is constrained by a workforce shortage. A recent roundtable report by the nonprofit South Carolina Boating and Fishing Alliance notes a critical labor shortage in the industry that is amplified by hundreds of unfilled vacancies at the start of 2023. Newberry County boat manufacturers Sea Pro and Falcon recently joined other industry employers and advocates statewide to support the creation of the State's only Marine Technology Training Center to address the boat manufacturing workforce shortage. The project will have industry impact not only for existing boat manufacturers, but also with recruitment of new employers statewide to expand this high-growth cluster.

4.4.6.2. Agribusiness

South Carolina has nearly 25,000 farms and 4.8 million acres of farmland, making agribusiness the State's leading industry. Agriculture and timber support more than 259,000 jobs and nearly \$52 billion in annual economic impact statewide. Although agriculture is exceptionally strong in South Carolina, and the demand for locally grown foods continues to rise, with 90% of the food purchased by State residents imported from out-of-state producers (*Central Midlands CEDS, 2022*). Estimates reveal that only 40% of every food dollar spent at larger chain stores stays local, while 65% of each dollar spent on locally produced food stays in the community. Access to locally grown foods can also strengthen food security, especially during events that disrupt traditional food supply and distribution networks and reduce food waste.

Agriculture continues to play an important role in the Newberry County economy. Newberry County ranks 6th highest in the State in the total market value of agricultural sales, with 96% of its sales consisting of livestock, poultry, and related products. The County ranks in the top 11% of counties nationwide in the market value of products sold in the livestock and poultry category and in the top 5% in poultry and eggs (*USDA Census of Agriculture, 2017*). There are more than 600 farms in the County and nearly 95,000 acres in farmland.

The agricultural industry has a very high concentration of operations and employment in the County with a location quotient of 3.20, well above the national average and second only to the

County’s manufacturing industry at 3.75 (*Central Midlands CEDS, 2022*). A location quotient of 1.00 or greater demonstrates a higher concentration than what would be expected based on national levels. Livestock and Food Processing are highly concentrated agriculture clusters and top employers in Newberry County, with location quotients of 22.42 and 3.1, respectively. The livestock processing workforce was hit especially hard by the pandemic, experiencing the highest number of pandemic job losses countywide. Forestry and wood products are also strongly represented clusters in Newberry County with very high location quotients of 32.24 and 16.12, respectively (*Newberry County Economic Development Strategic Plan, 2022*).

The continued growth of consumer interest and demand for organically grown produce and livestock has created new markets for smaller farming operations. An increasing number of South Carolina farmers and growers are looking beyond traditional agricultural markets to find new opportunities that diversify their operations through agritourism. Agriculture-based tourism includes farm tours and field trips, farm-to-table dinners, on-site restaurants with markets, workshops and seminars, festivals, and u-pick operations.

The South Carolina Department of Agriculture offers multiple initiatives to support the growth and sustainability of local farmers throughout the State through market expansion and increased profitability. These programs are tailored to meet the needs of agricultural businesses that range from large industrial food production to smaller family-owned specialty farms, providing support and technical assistance to promote resiliency to weather the challenges of the agricultural sector. By encouraging the growth of the agricultural sector, the programs concurrently strengthen the food systems necessary for a more resilient County and State (Table 4-21).

Table 4-22. State and Regional Programs Supporting Agribusiness and Agritourism

PROGRAM	DESCRIPTION
Agribusiness Center for Research and Entrepreneurship (ACRE)	<ul style="list-style-type: none"> ▪ Hosts agribusiness planning training, advanced entrepreneurship programs, grant competitions for entrepreneurs, business plan and skill development for new and beginning farmers, and partners with higher education in research ▪ Newberry County graduates and grant recipients include Carolina Pride Pastures in Pomaria
Annie’s Project	<ul style="list-style-type: none"> ▪ Fuses agricultural and business expertise to deliver lectures and retreat programs for women in agriculture
Certified SC Grown	<ul style="list-style-type: none"> ▪ Provides brand and label to help consumers identify goods grown, harvested and raised in the Palmetto State ▪ Eligibility includes South Carolina farms, food manufacturers, specialty food producers, packing facilities, and businesses that make non-food products ▪ Newberry County has 33 participating farms and businesses
Clemson Extension	<ul style="list-style-type: none"> ▪ Delivers research-based information and instruction through public outreach programs in agribusiness, agriculture, natural resources, and food, nutrition and health
Clemson Livestock Poultry Health (LPH)	<ul style="list-style-type: none"> ▪ Provides comprehensive inspection service to ensure safety of meat and poultry products ▪ Serves as the State’s animal health authority, state meat and poultry inspection department, and the State’s veterinary diagnostic center



PROGRAM	DESCRIPTION
Feeding Innovation	<ul style="list-style-type: none"> ▪ Comprehensive technical assistance program supporting entrepreneurs with developing or expanding healthy food businesses in food deserts or underserved areas of the State ▪ Program goal is to increase access to healthy food while supporting the development of strong, local entrepreneurs and businesses
Homegrown By Heroes	<ul style="list-style-type: none"> ▪ Marketing initiative for farmers and agricultural producers in South Carolina who have served in any of the U.S. Military branches ▪ Allowed to use the <i>Homegrown By Heroes</i> logo on agribusiness signage and products ▪ Certified producers receive technical assistance with food safety, business planning, and licensing
Ladies Engaged in Agricultural Development (LEAD)	<ul style="list-style-type: none"> ▪ Coordinates agricultural workshops for women with the goal to provide the tools, knowledge and skills to be successful in the agriculture industry ▪ Serves small family farms to large production operations
South Carolina Agritourism Association	<ul style="list-style-type: none"> ▪ Currently 565 agritourism farms participating statewide, with 14 of these in Newberry County
South Carolina Ag + Art Tour	<ul style="list-style-type: none"> ▪ Nation's largest free farm and art tour, attracting 85,000 visitors since 2012 ▪ Self-guided tour highlights agriculture, farmers markets, and local artisans throughout the months of May and June ▪ Newberry County is one of only 11 tour counties, with 4 tour stops – Hi Brau Beef, Bowers Farm, Carolina Pride Pastures, and Lever Farm
South Carolina Farm to School	<ul style="list-style-type: none"> ▪ Seeks to increase the number of farmers providing locally grown products to institutions, such as schools, childcare centers, food banks, hospitals, military installations, and other businesses ▪ Provides education to food service staff on procuring and preparing local products, promoting SC Grown within cafeterias and food service operations, and creating hands-on experiences such as farmers' markets, community supported agriculture (CSA) programs, and institutional gardens
South Carolina Food Hub Network	<ul style="list-style-type: none"> ▪ Ensures South Carolina food hubs have the capacity, network, and support to advance the visibility and viability of local farms by connecting local foods to local markets ▪ Coordinates efforts to increase efficiency of farm-to-table through coordinated regional crop planning, logistics, and farmer training
South Carolina Department of Agriculture Market Development	<ul style="list-style-type: none"> ▪ Develops innovative marketing and merchandising plans to promote South Carolina product sales through retail, wholesale, and food service channels ▪ Offers product sourcing, marketing, and merchandising support to food buyers throughout the Southeast and beyond ▪ Prepares S.C. growers and producers for new markets with research, grant opportunities, networking events ▪ Represents S.C. producers at industry trade shows
South Carolina New and Beginning Farmer program (SCNBFP)	<ul style="list-style-type: none"> ▪ Enables new and beginning farmers (10 years or less experience) to be successful, productive, and innovative members of their local agricultural community ▪ Provides the tools, knowledge, and skills necessary to be sound business managers and successful entrepreneurs ▪ Focus on exemplary stewards of SWAPA (soil, water, air, plants, and animals)

PROGRAM	DESCRIPTION
Women Owning Woodlands (WOW)	<ul style="list-style-type: none"> ▪ Prepare family forest matriarchs statewide to make management decisions about their forestland

The agricultural sector, including both large and small producers, remains vulnerable to natural and biological disasters, particularly drought, winter weather, and livestock diseases. Additional strategies that protect agricultural uses and productive agricultural and forest lands are necessary to maintain profitable farms. A resilient agribusiness strategy strongly complements revitalization efforts to strengthen existing urban centers in the County and reduce encroachment into prime farmlands and forests. Recruitment efforts can also seek industries that use locally grown products or by-products for value-added production.

4.4.6.3. Tourism Development

The same abundant natural resources that support agriculture can also serve as a major tourist draw. The recreation and tourism sector plays an important role as a provider of jobs and income in many South Carolina communities, both large and small. Tourism employment includes numerous sectors such as public and auto transportation, lodging, food service, entertainment and recreation, and general retail. Tourism is closely tied to revitalization, retail activity, and the creation of small businesses, particularly environmental, outdoor recreation, and agricultural businesses.

Tourism development efforts strongly complement Newberry’s overall economic development goals by improving the quality of life for residents; diversifying the local economic base; enhancing and preserving the rich cultural and natural resource base of the County and its municipalities; providing increased job opportunities for area residents; cultivating the creation of locally owned, small businesses; and promoting clean, low impact economic activity. Although the sector wages average well below those for manufacturing employment, tourism-related jobs offer opportunities for residents with diverse skills and educational backgrounds, ranging from first-time job seekers to senior citizens and from part-time work to alternative work schedules.

Although tourism-related revenue and jobs fell by nearly a quarter in 2020 and 2021 due to the pandemic, the sector has quickly rebounded. According to *Experience Columbia*, tourism has a significant economic impact on the Midlands region, generating \$2.4 billion annually, generating \$120 million in state and local taxes, and creating 21,000 jobs (*Central Midlands CEDS, 2022*).

Tourism development efforts should seek to raise per capita tourism expenditures, improve the visitor mix, broaden the tourism product, and leverage tourism assets to attract new businesses and residents, especially retirees, to the community. Creating awareness of tourism assets in the Newberry area offers the added benefit of enhancing community image and name recognition among businesses and industries. Quality of life issues are also important considerations in industrial recruitment and location decisions. Tourism and traditional economic development programs can build upon one another for the benefit of the entire community. The continued effort to create a more complete visitor destination will also advance the appeal of Newberry County as a tourism and retirement destination and as a desirable place to work and live.



4.4.6.4. Downtown Revitalization and Retail Development

Rural communities with attractive cultural, scenic, and historical resources are popular heritage tourism destinations. As identified in the *Cultural Element*, local governments, cultural and civic organizations, and the private sector can play a valuable role in providing recreational, cultural, and entertainment opportunities that enhance the sense of community for residents, attract tourists, and boost activity in traditional downtown districts. As tourist activity increases, downtown development and revitalization initiatives continue to gain momentum.

The City of Newberry anchors the County's retail economy, with Downtown Newberry serving as a specialty retail, dining, and cultural center of regional significance. This historic center of activity has the potential to evolve into larger role with continued public and private investment.

Economic development efforts in downtown districts typically focus on encouraging retention of existing businesses, facilitating the location of new small locally owned businesses that strengthen the downtown, and promoting the revitalization and infill of commercial areas. Among the strategies to revitalize and strengthen these historic commercial centers are policies that preserve and promote the unique nature of the downtown area, along with its key buildings, streets, and public spaces. This includes the redevelopment of blighted structures and properties, streetscaping, and the installation of wayfinding signage that facilitates identification and access to neighborhoods and businesses.

4.4.6.5. Small Business Development

Small business development strategies are an integral part of local economic development plans, with diversification playing an important role in building a resilient economy. More than 99% (or 463,549) of all businesses in South Carolina are classified as small businesses when using the federal definition of employers with fewer than 500 employees. More than 43% (or 837,615) of the State's private sector employees work for small businesses. The vast majority (82%) of the small businesses in the State have no employees, while 16% have less than 20 employees (*SBA Small Business Profile, 2022*). Only two percent of small businesses statewide have more than 20 employees. Small business ownership in South Carolina consists of 44% women, nearly 21% racial minorities, and 10% veterans.

A distinct advantage of smaller firms is that they are locally owned and typically employ residents within the local community, do business with other community-based firms, and reinvest profits within the community. Small business development can also provide alternative employment for residents impacted by downsizings and plant closures. These businesses tend to be more diverse with higher levels of minority, veteran, and women ownership. Smaller firms are well-positioned to serve the larger corporations recruited to the County, opening new opportunities for small business start-ups as corporate suppliers and subcontractors.

The *Newberry County Economic Development Strategic Plan* calls for a strategic effort to support a start-up culture in the County. Local government support for entrepreneurs can include financial and tax incentives for qualifying businesses, physical site improvements, advertising, signage, and other marketing support. The County and its municipalities can evaluate permitting and remove barriers for new and existing businesses to obtain or renew business licenses to facilitate economic activity. Coordinated and centralized efforts such as the City of Newberry's one-stop *Welcoming*

and Enabling Business (WEB) program are vital to assist small business owners as they walk through the development and start-up process. Such assistance includes permitting and inspections, licensing, and eligibility for State and local incentives. There is also an advantage to the rehabilitation and reuse of older buildings, which generally has a higher local economic multiplier than new construction and keeps even more dollars in the community.

Small businesses in Newberry County also need access to information and resources that help them prepare and plan for disaster, recovery, and business continuation. These businesses are generally more vulnerable to disruptions and disasters. The Federal Emergency Management Agency (FEMA) estimates that as many as 75% of small businesses lack a disaster plan. In the wake of a disaster, between 40% and 60% of small businesses never reopen after a significant disaster, while 25% of those that do reopen end up failing within a year (*FEMA, 2022*).

While regional and county economic development teams focus on recruitment and retention of larger industries, small business and entrepreneurial development needs are supported jointly by multiple organizations including the City of Newberry, the Newberry Downtown Development Association, and the Newberry County Chamber of Commerce. State agencies supporting these ventures include the S.C. Department of Agriculture, the Newberry Small Business Development Center, and the S.C. Division of Small and Minority Business Contracting. The roles of these groups, which range from networking and training to marketing assistance, are detailed in the *Organizations and Partnerships* section.

4.4.7. Organizations and Partnerships

The involvement of public and private organizations as economic development allies in the development process supports a coordinated economic growth strategy that addresses community needs and advances the County’s economic vision. Economic allies include public and private organizations involved in planning, finance, education and training, construction, and utilities, as well as related regional and State economic resources (Table 4-21). This partnership approach to economic development has fueled Newberry’s transition from a predominantly farm-oriented economy to a more balanced economic mix of agriculture, manufacturing, services, retail, tourism, and health care. A continued partnership approach to economic development will support a diverse and sustainable economic base that provides a resilient community and a quality living environment for County residents.

Table 4-23. Newberry County Economic Development Allies

ECONOMIC PARTNER	ROLE
Newberry County and Municipalities	<ul style="list-style-type: none"> ▪ Supports economic development with key infrastructure and public services ▪ Source of financial incentives such as property tax abatements, fee-in-lieu agreements, and other infrastructure and utility incentives ▪ Provides land use planning, regulation, permitting, infrastructure coordination



ECONOMIC PARTNER	ROLE
Newberry County Economic Development (NCED)	<ul style="list-style-type: none"> ▪ Official economic development organization for the County, with the mission to create quality jobs, increase the per capita income, and broaden the Newberry County tax base ▪ Works with existing and prospective business and industry to facilitate investment and economic growth in the County ▪ Provides industrial site, demographic and community information; hosts site and community tours; creates financial and tax incentive packages; and provides relocation support
Newberry Business Alliance	<ul style="list-style-type: none"> ▪ Nonprofit workforce development organization ▪ Works with other civic and advocacy organizations to promote a positive business climate in the City
Newberry Downtown Development Association (NDDA)	<ul style="list-style-type: none"> ▪ Comprised of local businesses, property owners, and private citizens ▪ Promotes dynamic and healthy downtown retail environment to create a strong, vibrant, and unique Main Street experience and small business success ▪ Expands awareness of historic Downtown, produces community events, assists with Downtown development, and provides a shared voice to the City ▪ Partners to offer 10-week “Fast Trac” Business School for Entrepreneurs
Newberry County Chamber of Commerce	<ul style="list-style-type: none"> ▪ Supports local economic development, well-being, and quality of life by developing leadership, improving education, and marketing County’s assets ▪ Lead tourism promotion agency for County ▪ Operates the Newberry Visitors Center in the Old Courthouse on Main Street ▪ Sponsors Mentoring Newberry County, Leadership Newberry, Newberry On Board, and Newberry County Young Professionals
Central SC Alliance	<ul style="list-style-type: none"> ▪ Regional public/private partnership between eight neighboring counties to promote industrial development and jobs creation ▪ Facilitates team approach to domestic and international investment using market and research and data, project administration, site identification, product development, marketing missions, incentive facilitation, new and existing industry assistance, and corporate relocation assistance
Central Midlands Council of Governments (CMCOG)	<ul style="list-style-type: none"> ▪ Designated Economic Development District encompassing the counties of Fairfield, Lexington, Newberry, and Richland and 11 municipalities ▪ CMCOG is in charge of maintaining the regional Comprehensive Economic Development Strategy (CEDS) for the Central Midlands that defines the regional vision for economic growth and resilience, identifies local priorities for future investment, and is the basis for federal economic and workforce investments ▪ Coordinates transportation, environmental, air, and water quality planning
Newberry Area Small Business Development Center (SBDC)	<ul style="list-style-type: none"> ▪ Located on Newberry College campus as part of statewide network of training and counseling centers for new and existing businesses ▪ Provides assistance with business plan development, one-on-one counseling, management and technical assistance, marketing analysis, feasibility studies, and seminars ▪ Specialized programs for veterans, women, and young entrepreneurs ▪ Helps with government contracting, export assistance, and manufacturing ventures technology commercialization
S.C. Department of Agriculture	<ul style="list-style-type: none"> ▪ Promotes and nurtures the growth and development of the State’s agriculture industry and its related businesses including agritourism, entrepreneurship development, and marketing for farmers

ECONOMIC PARTNER	ROLE
S.C. Department of Commerce	<ul style="list-style-type: none"> ▪ The State’s leading economic development agency ▪ Works with counties to recruit new businesses and help existing business grow
S.C. Power Team	<ul style="list-style-type: none"> ▪ Non-profit economic development organization representing Santee Cooper and the state’s 20 consumer-owned electric cooperatives ▪ Supports growth of jobs, investment, and electric load through the attraction of new industrial and commercial activity and expansion and retention of existing businesses and facilities
S.C. Business One Stop (SCBOS)	<ul style="list-style-type: none"> ▪ One-stop information resource for starting, running, expanding, and relocating businesses in South Carolina
Upper Savannah Workforce Development Area (SC Works)	<ul style="list-style-type: none"> ▪ State office providing employer assistance in hiring qualified workers, labor market information, job skills assessment and placement, and employment training programs for youth, seniors, veterans, and other special populations ▪ Administers regional job training programs and funding
Capital City/Lake Murray Country	<ul style="list-style-type: none"> ▪ One of 11 tourism marketing regions in the State covering Newberry, Richland, Lexington, and Saluda counties bordering Lake Murray ▪ Focuses on increasing tourism revenues region wide
South Carolina Research Authority	<ul style="list-style-type: none"> ▪ Public, non-profit that accelerates technology-enabled growth in research, academia, entrepreneurship, and industry ▪ Supports start-ups through <i>SC Launch</i>, <i>South Carolina Innovation Hub</i>, and the <i>Industry Partnership Fund</i> to leverage early-stage resources using grants, loans, investments, online tools, and mentoring support to state-based companies aligned with Information Technology, Life Sciences, or Advanced Manufacturing and Materials sectors
S.C. Division of Small and Minority Business Contracting	<ul style="list-style-type: none"> ▪ Links minority and women-owned small businesses to State contracting and procurement opportunities ▪ Provides one-on-one consultation, training, vendor lists, dispute resolution ▪ Sponsors <i>SC Launch</i> program to assist fledgling minority-owned companies
S.C. Manufacturing Extension Partnership	<ul style="list-style-type: none"> ▪ Private, non-profit resource for small to mid-size South Carolina businesses ▪ Improves competitiveness through hands-on consulting, training, peer collaboration, and reviews

4.5. Goals, Objectives and Strategies

The goals, objectives, and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Economic Development element. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion.



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 4.1. Build a diverse and resilient economic base in Newberry County		
OBJECTIVE 4.1.1. Actively promote economic development to create jobs, increase community sustainability, and strengthen the local tax base		
<i>STRATEGY 4.1.1.1.</i> Maintain state and local economic incentives for new and expanding industry.	Newberry County, S.C. Dept. of Commerce	Ongoing
<i>STRATEGY 4.1.1.2.</i> Maintain communication with existing businesses and industries to assess and receive input on the local business climate, public services, and potential areas for improvement.	Newberry County, Municipalities, Chamber of Commerce	Ongoing
<i>STRATEGY 4.1.1.3.</i> Strengthen economic and workforce development relationships and partnerships among the County, civic organizations, municipalities, educational institutions, service agencies, and the private sector.	Newberry County, Municipalities Chamber of Commerce, Newberry Business Alliance, PK-12, Higher Education, Upper Savannah WIA, Employers	Ongoing
<i>STRATEGY 4.1.1.4.</i> Encourage data sharing and the availability of a unified, up-to-date economic data and marketing source for the County.	Newberry County, Municipalities, Chamber of Commerce, Central SC Alliance, PK-12, Higher Education	Ongoing
<i>STRATEGY 4.1.1.5.</i> Continue to leverage State and regional efforts to attract target industries in advanced materials and manufacturing, forestry and wood products, and recreation.	Newberry County, Central SC Alliance, S.C. Dept. of Commerce	Ongoing
<i>STRATEGY 4.1.1.6.</i> Pursue additional economic opportunities in health care, tourism, agribusiness, retail and cultural markets, and small business development.	Newberry County, Municipalities, Chamber of Commerce, Newberry Business Alliance	Ongoing
<i>STRATEGY 4.1.1.7.</i> Encourage business continuity planning and disaster readiness across all sectors.	Chamber of Commerce, SBDC, Employers	Ongoing
OBJECTIVE 4.1.2. Support small business development and success		
<i>STRATEGY 4.1.2.1.</i> Continue support of the local Small Business Development Center (SBDC).	Newberry County, Municipalities Chamber of Commerce, Newberry College, Private Sector	Ongoing
<i>STRATEGY 4.1.2.2.</i> Assist local and small businesses in identifying and establishing business relationships with larger companies that locate in the County.	Newberry County, Municipalities, Chamber of Commerce, SBDC	Ongoing
<i>STRATEGY 4.1.2.3.</i> Assist small business start-up by streamlining local permitting and licensing processes.	Newberry County, Municipalities	Ongoing
GOAL 4.2. Strengthen the Newberry County workforce to support a strong economy		
OBJECTIVE 4.2.1. Increase college and career readiness among Newberry County high school graduates		
<i>STRATEGY 4.2.1.1.</i> Encourage employer participation in PK-12 career awareness and pathway initiatives and in expanding apprenticeship and work-based learning opportunities.	Newberry County School District (NCSD), Chamber of Commerce, Employers, Piedmont Technical College	Ongoing



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 4.2.1.2.</i> Foster communication on graduate knowledge and skills between school system and employers.	NCSD, Chamber of Commerce, Employers	Ongoing
OBJECTIVE 4.2.2. Synchronize workforce investment strategies with economic recruitment activities		
<i>STRATEGY 4.2.2.1.</i> Align workforce development programs with economic development efforts to include targeted industries and current and projected workforce needs.	Upper Savannah WIA, Newberry County, Piedmont Technical College	Ongoing
<i>STRATEGY 4.2.2.2.</i> Maintain and improve the quality and availability of training and retraining opportunities for area residents, especially displaced workers, to help residents move up the economic ladder through advanced training and higher wages.	Piedmont Technical College, Newberry County, NCSD, Employers, Upper Savannah WIA	Ongoing
<i>STRATEGY 4.2.2.3.</i> Maintain communication with existing business and industry through workforce committee to assess and receive input on workforce needs to include skill sets and availability.	Chamber of Commerce, Newberry County, Municipalities, NCSD, Newberry College, Piedmont Technical College	Ongoing
OBJECTIVE 4.2.3. Increase local employment opportunities to enable more workers to live and work in the County		
<i>STRATEGY 4.2.3.1.</i> Prepare Newberry County residents for the careers and occupations of the future, equipping them with the training and education to apply their skills in a broad and diverse economy.	NCSD, Newberry College, Piedmont Technical College, Upper Savannah WIA	Ongoing
<i>STRATEGY 4.2.3.2.</i> Recruit employers in high growth sectors that offer wages that are higher than the County average.	Newberry County, Central SC Alliance, S.C. Dept. of Commerce	Ongoing
GOAL 4.3. Provide the physical infrastructure and regulations to support quality economic growth in Newberry County		
OBJECTIVE 4.3.1. Ensure adequate services and capacity at existing industrial parks and potential sites with high growth and development probability		
<i>STRATEGY 4.3.1.1.</i> Expand water and sewer service to enable and support future residential, commercial, and industrial development.	Newberry County, Municipalities Utilities	Ongoing
<i>STRATEGY 4.3.1.2.</i> Support commercial and industrial employment growth in the municipalities by promoting infill and redevelopment in existing commercial areas to take advantage of existing infrastructure and services that reduce development costs.	Newberry County, Municipalities, Private Sector	Ongoing
<i>STRATEGY 4.3.1.3.</i> Ensure the adequacy and completeness of transportation planning and capacities for economic development in the County and the Central Midlands region.	Newberry County, Municipalities, Central Midlands COG, Airport Commission	Ongoing
OBJECTIVE 4.3.2. Increase the availability of quality buildings and sites in the County to meet the needs of prospective industries		
<i>STRATEGY 4.3.2.1.</i> Examine land use regulations to ensure adequate land and infrastructure is available for industrial and commercial use.	Newberry County, Municipalities	2028



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 4.3.2.2.</i> Protect agricultural uses and productive agricultural and forest lands to maintain profitable farms and protect agribusinesses from encroachment.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 4.3.2.3.</i> Assess land use plans and regulations with respect to economic growth and employment opportunity.	Newberry County, Municipalities	2028
<i>STRATEGY 4.3.2.4.</i> Work with municipalities to identify and inventory vacant, underutilized, and available commercial and industrial properties throughout the County and prioritize them for redevelopment.	Newberry County, Municipalities, Private Sector	2028
<i>STRATEGY 4.3.2.4.</i> Guide new and expanded businesses to sites that are less vulnerable to hazards.	Newberry County, Municipalities	Ongoing



The Natural Resources Element includes information on local geographic and geologic conditions, climate, agricultural and forest lands, plant and animal habitats, unique parks and open space, scenic areas, water resources, wetlands and flood plains, air quality, and other factors that can significantly impact the natural environment and shape the future development of Newberry County. The on-going challenge posed by natural resources planning is to achieve a balance between productive use of land and resources, maintenance of critical ecological functions, and the protection of residents and property from natural hazards. The aesthetic and recreational appeal of natural resources can increase land development pressures. A thorough assessment of a community's natural resources base and subsequent incorporation of this resource assessment into planning efforts is necessary to avoid depletion or destruction of these sensitive, and often irreplaceable, assets. Valuing and investing in efforts to protect and improve the natural resource base supports the quality of life for all County residents.

Newberry County is located in the Southern Piedmont region of South Carolina between the Broad and Saluda Rivers. The region is characterized by gently undulating to rolling land surfaces along with numerous streams. The mild climate, gently rolling topography, conducive soils, and access to plentiful ground water and major transportation routes combine to make Newberry County very productive for farming and forestry.



5.1. Climate

Newberry County is in the Midlands region of South Carolina, bisected east-to-west by the I-26 corridor that links the Columbia and the Greenville-Spartanburg Metro areas. As part of the Midlands region of South Carolina, Newberry County enjoys a warm and temperate climate, with a mean annual temperature of 63.2 degrees (Table 5-1). Winters are mild, with the earliest freeze generally occurring in mid-October and the latest freeze in early April. The mean low temperature is 52 degrees, with a mean high temperature of over 74 degrees. Summers in Newberry can be quite warm. When combined with an average humidity of 74.4%, the heat index can rise substantially in mid-to-late summer. The hottest day on record in the County was 108 degrees in 1952.

The Midlands is typically the driest region of the State, with annual rainfall averaging between 42 to 47 inches. Mean yearly precipitation in Newberry County is slightly above this range at 49.17 inches. Summer precipitation accounts for a slightly higher percentage of the yearly total, in large part due to seasonal thunderstorms. Local precipitation is the lowest in the fall. The annual chance of snow is 47% in Newberry County (*S.C. State Climatology Office, 2022*).

Table 5-1. Climate Summary for Newberry County

ANNUAL TEMPERATURES	
Maximum	74.3° F
Minimum	52.0° F
Mean	63.2° F
PRECIPITATION	
Annual Avg. Rainfall	49.17 inches
Annual Avg. Snowfall	1.7 inches
COOLING/HEATING DEGREE DAYS	
Heating Degree Days	2,799
Cooling Degree Days	1,853
GEOGRAPHY	
Elevation	518 feet
Land Area	647.32 square miles
Water Area	16.51 square miles

Source: Newberry County Economic Development, 2022

Severe weather occurs in Newberry County primarily in the form of thunderstorms, tornadoes, hail, and drought. Thunderstorms are common in the summer months. The more violent storms generally accompany squall lines and the active cold fronts of late-winter or spring. Strong thunderstorms usually bring high winds, hail, considerable lightning, and on rare occasions spawn tornadoes. Hail falls most often during spring thunderstorms from March through May, with less than two hail days per year in the region. May and August are the peak months for tornadoes in the region. The May peak is primarily due to squall lines and cold fronts, while the August peak is due to tropical cyclone activity. Newberry County ranks ninth highest statewide in tornado events since 1950. There were 36 tornados reported in Newberry County from 1950 to 2020, resulting in \$38 million in damages, 45 injuries and two fatalities (*S.C. State Climatology Office, 2022*).



Overall community vulnerability to climate and natural disasters is calculated across thirteen hazard types (*Central Midlands Hazard Mitigation Plan, 2021*). The most vulnerable area in terms of hazard events and social and economic impact potential is in central Newberry County that includes the City of Newberry. This higher risk area includes much of the County's critical infrastructure, building stock, and population. These risks are detailed in the *Resiliency Element*.

5.2. Air Quality

Air quality affects the public health, weather, quality of life and economic potential of a community. One of the primary air quality concerns in South Carolina is ozone. The Environmental Protection Agency (EPA) has set an 8-hour National Ambient Air Quality Standard (NAAQS) for Ozone to reduce the effects of ozone exposure and address the need to increase the margin of public health protection. Based on long-term monitoring data, the EPA designates areas as attainment (meeting the air quality standard) or non-attainment (not meeting the standard).

For areas designated as non-attainment, the S.C. Department of Health and Environmental Control (SCDHEC) and local governments must prescribe specific actions for reaching attainment within a specified time period. These requirements can significantly impact existing industry, economic recruitment efforts and transportation in non-attainment and surrounding areas. For instance, the Non-Attainment New Source Review requirement for areas lapsing into non-attainment status mandates a level of emission reductions for new and modified industrial facilities. The expansion or improvement of local transportation infrastructure to support development can also be impacted under the *Clean Air Act* requirement that transportation plans, programs, and projects cannot create new violations of air quality standards, increase the severity or frequency of existing violations, or delay standards attainment.

Ultimately, air pollution can have adverse health and economic effects that include damage to vegetation, reduced crop yields, increased corrosion of metals, and deterioration of stone and paint on buildings, cars, and cultural landmarks. These potential impacts are of particular concern in Newberry County, where the success of the tourism economic sector is closely linked to the preservation of scenic historic and natural resources. In addition, air quality problems can impede recruitment of new industries and businesses to the area, resulting in reduced investment and employment opportunities.

SCDHEC maintains a State Implementation Plan (SIP) that outlines the State's strategies for meeting NAAQS standards for six common pollutants as set forth by the *Clean Air Act*. All of South Carolina, including Newberry County, is below the current threshold for ambient air quality standards. However, increased urbanization in the Midlands and Upstate metropolitan areas may have future impacts on local air quality. Current air quality problems are attributed to industrial uses, automobile emissions, and open burning practices. Natural sources such as windblown dust and wildfires also play a role in air quality. It is important that local leaders analyze and monitor factors related to air quality as part of the larger region and respond with local solutions that manage air quality within acceptable levels that ensure the health of residents, as well as the economic health of the County.



5.3. Land Resources

Newberry County is located in the central midlands region of South Carolina and is bordered by seven counties. The County is 647.32 square miles in size, ranking 25th largest in land area among the 46 South Carolina counties. More than 16.5 square miles of the County are water area inclusive of parts of Lake Murray, Lake Greenwood, the Parr Reservoir, and numerous rivers.

The County is situated above the Fall Line, a narrow zone of transition between the Piedmont and the Upper Coastal Plain physiographic regions within the physiographic province known as the Southern Piedmont. The Southern Piedmont extends through central North Carolina, South Carolina, and Georgia and into eastern Alabama. This region is characterized by gently rolling land surfaces that are dissected by numerous streams and tributaries and dominated agriculturally by forests, farms, and orchards. Elevations range from 256 to 780 feet with a terrain that varies from gentle to moderately steep slopes. Groundwater is stored in fractures in the bedrock and in a soil-like layer of weathered rock called saprolite that rests on the bedrock. Groundwater is mainly replaced by precipitation seeping into the saprolite and bedrock fractures.

5.3.1. Soils

In planning for future development, it is important to examine local soil conditions. Soil properties directly influence building and infrastructure construction and costs, agricultural activities and productivity, and the location and design of septic tanks and drain fields. Both the suitability and stability of soils should be considered in the feasibility of new development or major redevelopment. Existing soils on individual sites determine the suitability for specific development types such as low density residential (single-family), high density residential (multi-family), commercial, and industrial uses. This level of detail can only be determined by an individual soil survey for a specific site. However, large-scale soils data from the S.C. Department of Natural Resources (SCDNR) is useful for identifying future development potential for broader areas and districts within the County.

Soil scientists examine a wide range of information in the development of soil survey maps, including soils and subsoils; the angle, length, and shape of slopes; stream sizes and general drainage patterns; the variety of native plants or crops; and rock and mineral deposits. The USDA Soil Survey for Newberry County notes that the soils in the County were “developed under forest in an environment of moderately high temperature and moderately heavy, well-distributed rainfall.” Newberry County soils primarily consist of well-drained soils of varying slope and permeability. The County’s predominant soil types are profiled in Table 5-2.



Table 5-2. Major Soil Types within Newberry County

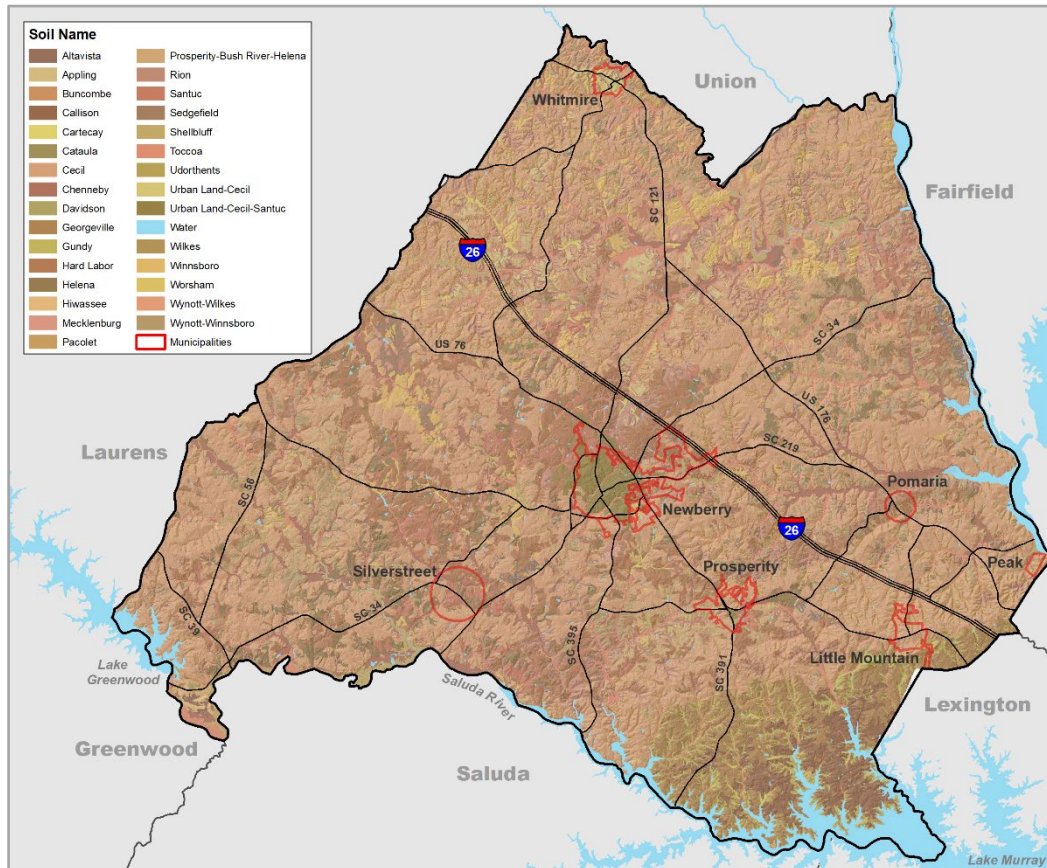
SOIL NAME	SOIL TYPE	SLOPE RANGE	PERCENTAGE/ ACRES (AC)	CHARACTERISTICS
Cecil	sandy clay loam, sandy loam	2 to 15%	36.4% 150,897 ac	Nearly level to steep Piedmont upland soils, very deep, well drained, medium to rapid runoff, moderately permeable
Hard Labor	sandy loam	2 to 10%	10.9% 45,222 ac	Broad nearly level to gently sloping summit and sloping to strongly sloping side slope soils in the southern Piedmont, very deep, moderately well drained, medium to rapid runoff, slowly permeable
Rion	sandy loam, sandy clay loam	6 to 50%	6.6% 27,398 ac	Gently sloping to very steep upland Piedmont soils, very deep, well drained, medium to rapid runoff, moderately permeable
Pacolet	sandy clay loam, clay loam, sandy loam	6 to 50%	6.3% 26,173 ac	Gently sloping to very steep Piedmont upland soils, very deep, well drained, medium to rapid runoff, moderately permeable
Wynott-Winnsboro	Complex	2 to 10%	5.0% 20,884 ac	A soil complex that includes two soil types on gently sloping, moderately steep to steep Piedmont uplands, moderately deep to deep, well drained, medium to rapid or very rapid runoff, slowly permeable
Toccoa	sandy loam	0 to 3%	3.9% 16,302 ac	Piedmont and Upper Coastal Plain valley soils in flood plains and natural levees, very deep, well and moderately well drained, very low runoff, moderately rapid permeability
Georgeville	silty clay loam	2 to 10%	3.6% 14,857 ac	Gently sloping to moderately steep Piedmont upland soils, very deep, well drained, medium runoff, moderately permeable
Helena	sandy loam	2 to 10%	3.4% 13,898 ac	Piedmont upland soils on broad ridges and toe slopes, very deep, moderately well drained, medium to rapid runoff, slowly permeable
Santuc	loamy coarse sand	2 to 15%	2.9% 12,080 ac	Piedmont uplands soils on broad ridges, side slopes, toe slopes and at the heads of small drainage-ways; very deep, moderately well drained, medium to rapid runoff, moderately slow permeability
Chenneby	silt loam	0 to 2%	2.8% 12,080 ac	Soils formed in loamy and silty sediments on flood plains and depressions, very deep, somewhat poorly drained, slow runoff, moderately permeable
Winnsboro	sandy clay, sandy clay loam, sandy loam	2 to 25%	2.6% 10,923 ac	Gently sloping to moderately steep Piedmont upland soils, deep, well drained, medium to rapid runoff, slowly permeable.
Callison	silt loam	2 to 10%	2.2% 9,129 ac	Southern Piedmont soils on gently sloping broad ridges to strongly sloping side slopes, moderately deep, moderately well drained, slow to medium runoff, moderately slowly permeable.

Sources: USDA NRCS Soil Data Mart, 2022



Map 5-1 illustrates the predominance of the Cecil soil series in areas throughout Newberry County. However, it is also important to note that soil data can change over time due to factors including erosion and the construction of buildings and impervious surfaces such as parking lots. While the soil data depicted in Map 5-1 is valuable in assessing the suitability of large areas for general land uses, it reflects only general limitations on urban development and should only be used for broad planning analysis. A detailed soil analysis should be conducted for site-specific development decisions.

Map 5-1. Soils



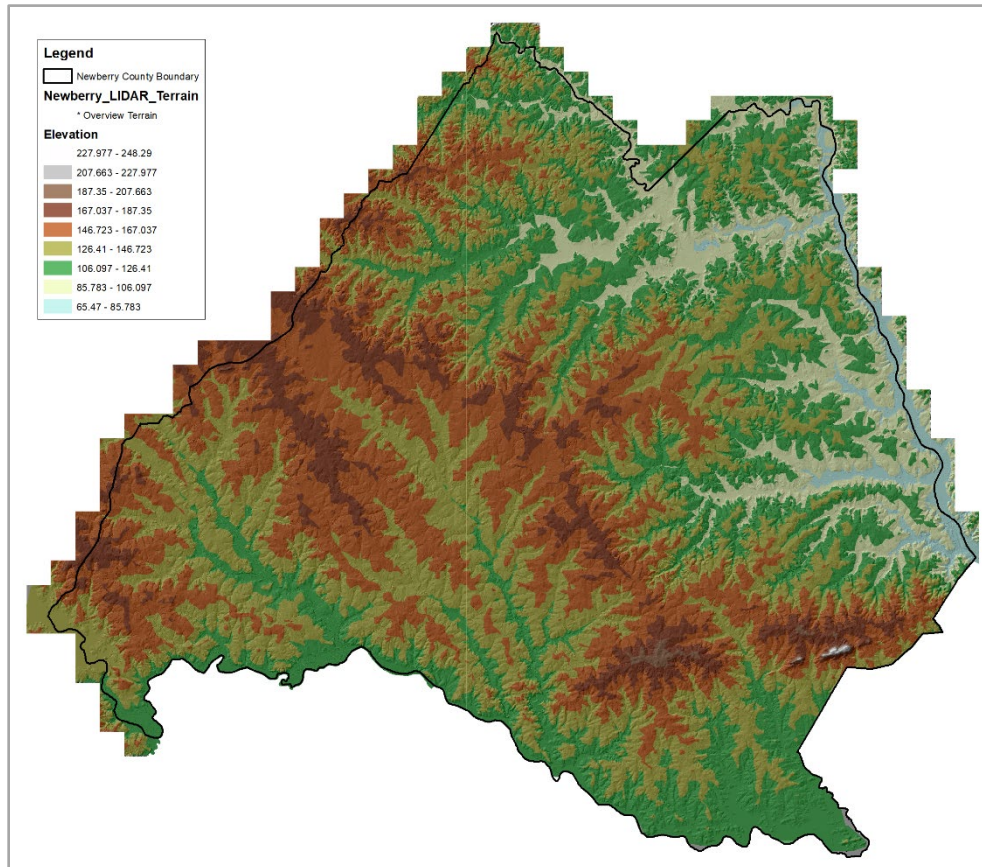
Source: USDA NRCS Soil Data Mart, 2022

5.3.2. Elevation and Slope

Elevation in Newberry County ranges from an average of 256 feet above sea level on the water surface of the Parr Shoals Reservoir (*USGS National Water Information System, September 2008*) to the highest elevation of 780 feet above sea level in the County's northwestern area (*USDA Soil Survey for Newberry County, 1960*). Elevations average 450 to 500 feet in the central area of the County. Little Mountain is the most prominent elevation in southern area of Newberry County, rising to approximately 614 feet above sea level (*USGS Geographic Names Information System, September 2008*). Map 5-2 illustrates the topography of Newberry County using 2008 SCDNR LiDAR elevation data.



Map 5-2. Elevation



Sources: Newberry County GIS 2022; SCDNR LiDAR Data, 2008

Slope characteristics have a direct impact on the types of land uses that have developed or may be developed in the future. Sites with little to no slopes of less than 8% are typically most easily and cost effectively developed to accommodate most types of land uses. As the slope percentage increases, sites become more difficult and expensive to develop. The land use types that are appropriate for such sites also become more limited. In addition, drainage problems increase with steeper topography due to the increased rate of stormwater runoff. Grading becomes more extensive and difficult for building foundations as well as for parking, roads, driveways, and sidewalks. For sites with steeper slopes, the challenges to development can equate to prohibitive costs for certain land uses. Land uses and their associated slope limitations are summarized in Table 5-3.

The topography of Newberry County is largely conducive to many types of development, with some limitations in higher elevations and low-lying areas. Representative slope data is available from the USDA Soil Survey for Newberry County. Based on the general slope range characteristics and data provided in Table 5-3, more than half of the land area in Newberry County (218,813 acres) has a slope of 8% or less and is suitable for all types of land uses. Development suitability is only slightly more limited for one-third of the County (135,342 acres), where a slope range of 9% to 16% readily accommodates residential and light commercial development and is suitable for heavier commercial and industrial development with appropriate site work.



Table 5-3. Suitable Slopes and Newberry County Percentages

SLOPE AND GENERAL LAND USES	ACRES	PERCENTAGE
Slope 8% or less - all types of land use where there is no danger of periodic flooding	218,812.96	54.4%
Slope 9 to 16% - residential and light commercial development	135,342.47	33.7%
Slope 17 to 24% - low-density residential development, not well-suited for commercial or industrial development	43,020.76	10.7%
Slope 25% and greater - not well-suited for any type of intense development	4,786.95	1.2%
Total Acres (not including water)	401,963.14	100.0%

Source: USDA NRCS Soil Data Mart, 2022

Areas at the higher end of the slope range may not be as suitable for all types of development. Nearly 11% (43,021 acres) of the County's land area has a slope range between 17% and 24%. Much of this land is generally suitable for low density residential uses, but site work is usually needed for commercial or industrial development. The slope range for only one percent of the County's land (4,787 acres) is 25% or greater. These lands are generally not suitable for intense development such as higher density subdivisions or commercial or industrial developments. However, such development may be possible with appropriate site work.

The slope ranges of many soils do not directly coincide with the slope ranges included in Table 5-3, making it possible that an even higher percentage of land actually falls in the more desirable categories for various types of development. However, other soil limitations such as wetness, permeability, drainage, and flooding may be difficult and expensive to mitigate, or may fall under regulatory limitations.

5.3.3. Residential Development Limitations

Access to wastewater treatment in Newberry County is limited to areas served by four providers. The *City of Newberry* has an extensive network of sewer lines that provides service to 3,992 residential customers located within the City of Newberry as well as areas outside of the City. The City's sewer service area includes areas to the west and to the east stretching to I-26. The *Town of Whitmire* provides sewer service to 996 customers located within the Town. The *Newberry County Water and Sewer Authority* (NCWSA), a special purpose district established in 1963, provides sewer service for approximately 720 customers in the unincorporated area of the County and the Town of Prosperity. NCWSA sewer service branches out to the west of Newberry along U.S. Highway 76 and Jalapa Road to I-26, to the east of the City along I-26, and in the eastern area of the County south of Newberry through Prosperity to Lake Murray and extending along I-26 to Little Mountain and the Cannon's Creek Wastewater Treatment Plant near Pomaria. The *Town of Prosperity* provides sewer collection for approximately 800 customers in the Town as well as a few limited locations outside of town, with wastewater treatment provided by the NCWSA.

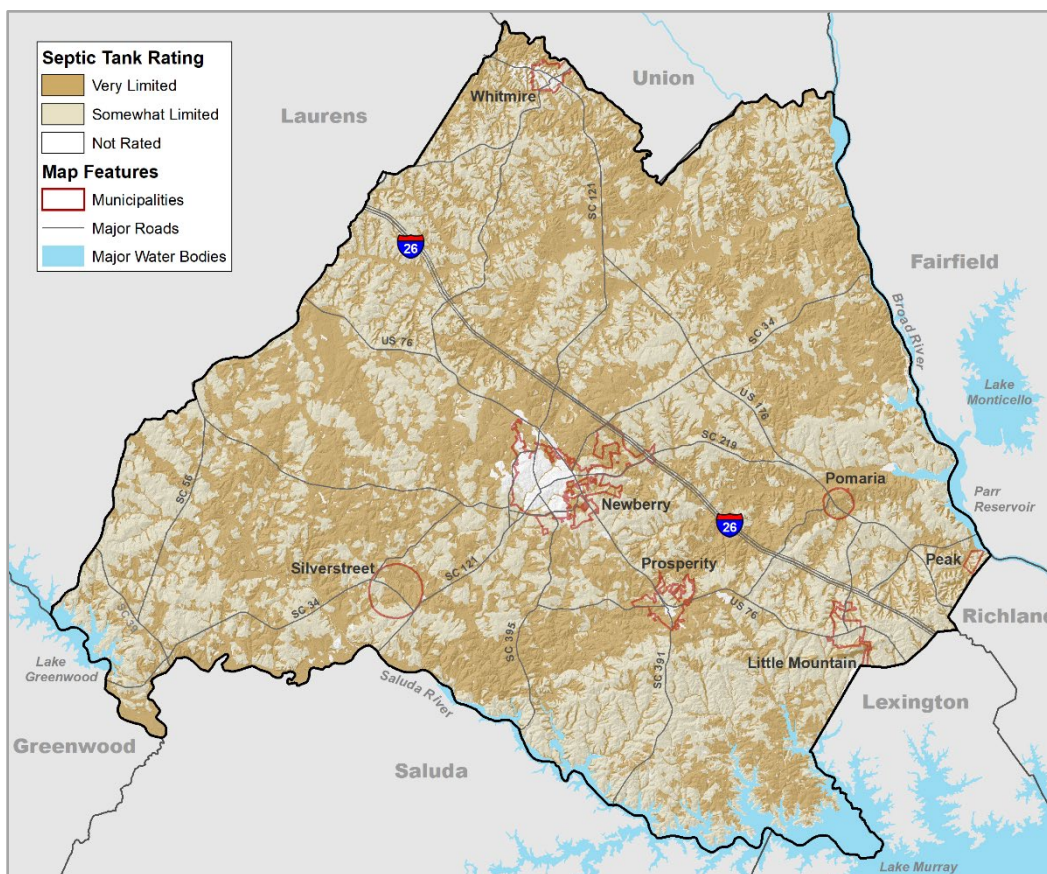
Residential development in much of Newberry County must rely on septic tanks due to limited access to sewer service. The use of septic systems for sewage disposal places additional limitations on residential development, impacting both location and lot sizes. State law, enforced by SCDHEC, requires that a parcel of land proposed for septic service is capable of allowing proper operation



of the individual system, including a drain field. Suitability criteria are based on factors including soil type, parcel size, and slope.

Map 5-3 illustrates areas in the County with soils rated as “very limited” or “somewhat limited” under the *Septic Tank Soil Absorption Field Ratings* of the USDA Natural Resources Conservation Service (NRCS). These ratings are used to guide site selection for safe disposal of household effluent based on soil properties that affect absorption of the effluent and impact of construction and maintenance of the system. Public health impact is also a consideration. While the ratings provide general information on soil suitability for septic tanks, onsite evaluation by SCDHEC is required before development and construction. Also, the USDA ratings apply to the soils in their present condition and do not consider potential impacts on soil quality by current and future land uses.

Map 5-3. Septic Tank Soil Absorption Ratings



Source: USDA NRCS Soil Data Mart, 2022

More than half (51.9%), or 215,144 acres, of land for which detailed soil data is available in Newberry County has been rated as “very limited” for septic tank soil absorption. This rating indicates that the soil has one or more features that may be unfavorable for use as a septic system absorption field and could result in poor performance and high maintenance if not properly installed. An additional 43.9% of County soils (182,259 acres) are rated as “somewhat limited,” indicating that the soils have features that are moderately favorable for use as a septic system absorption field, but that do not limit the use of such systems in these areas.



5.3.4. Agricultural and Forest Lands

Agriculture and forestry are important components of both the landscape and the economy of Newberry County. These lands are home to many of the area's critical natural resources and provide valuable wildlife habitat, windbreaks, enhanced water quality, decreased ambient temperatures, groundwater recharge areas, mitigation of stormwater run-off and erosion, and open space.

Soil data provided by the USDA Soil Data Mart reveals that more than one-third of the land area of the County (141,323 acres) is prime farmland. Prime farmland, as defined by the USDA, is "*land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.*" Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources. Farming these soils results in the least damage to the environment. Soils that have a high water table or are subject to flooding may qualify as prime farmland soils if the limitations are overcome by drainage or flood control and if they are not frequently flooded during the growing season. These soils comprise 8% of the land area in Newberry County, encompassing 33,385 acres of land.

It is possible for states to define and delineate soils that, while not designated as prime farmlands, may be farmlands "of statewide importance" for the production of food, feed, fiber, forage, and oilseed crops. In general, this land includes soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops – some as high as prime farmlands given favorable conditions – when treated and managed according to acceptable farming methods. Based on the criteria set by the State of South Carolina, 28% of the soils in Newberry County (116,735 acres) are considered to be of statewide importance.

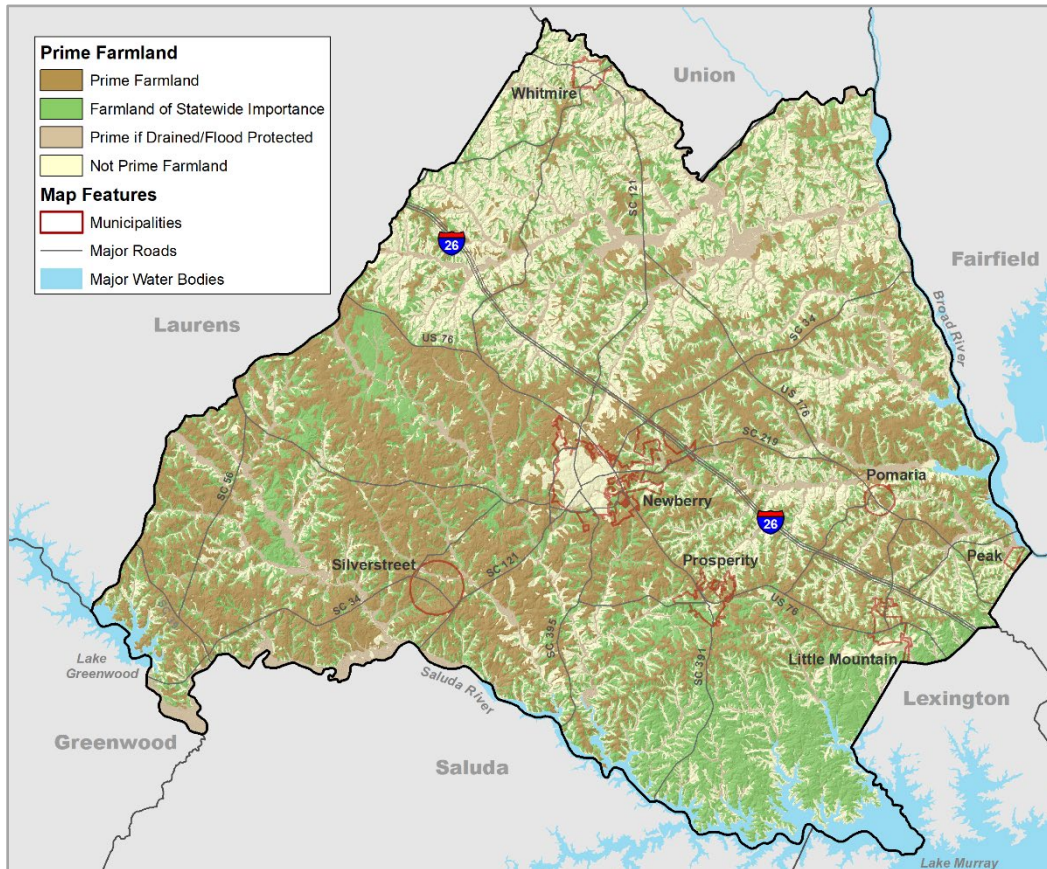
Unfortunately, the relatively low topography and deep fertile soils of land qualifying as prime farmland generally make such lands the most readily available and least expensive to develop for uses such as residential subdivisions and commercial developments. Conversion of prime farmlands is of concern because these lands are essential to provide greater levels of food production at lower costs. As prime farmlands are developed, the farming industry is forced to bring more marginal agricultural land into production. Marginal farmland has less productive and erodible soil and more irregular topography such as steeper slopes, resulting in greater labor, equipment, and materials costs.

Map 5-4 illustrates the prevalence of prime and other important farmlands in Newberry County. Prime farmlands are located throughout the County but are particularly abundant in the southwestern portion of the County south of U.S. Highway 76. Farmlands of statewide importance are scattered throughout the County but are concentrated in the southeastern corner of the County north of Lake Murray. The map reveals that the hillier topography that characterizes the



northern area of the County is much less conducive to farming than the relatively flat lands found in the southwestern area of the County.

Map 5-4. Prime Farmlands



Source: USDA NRCS Soil Data Mart, 2022

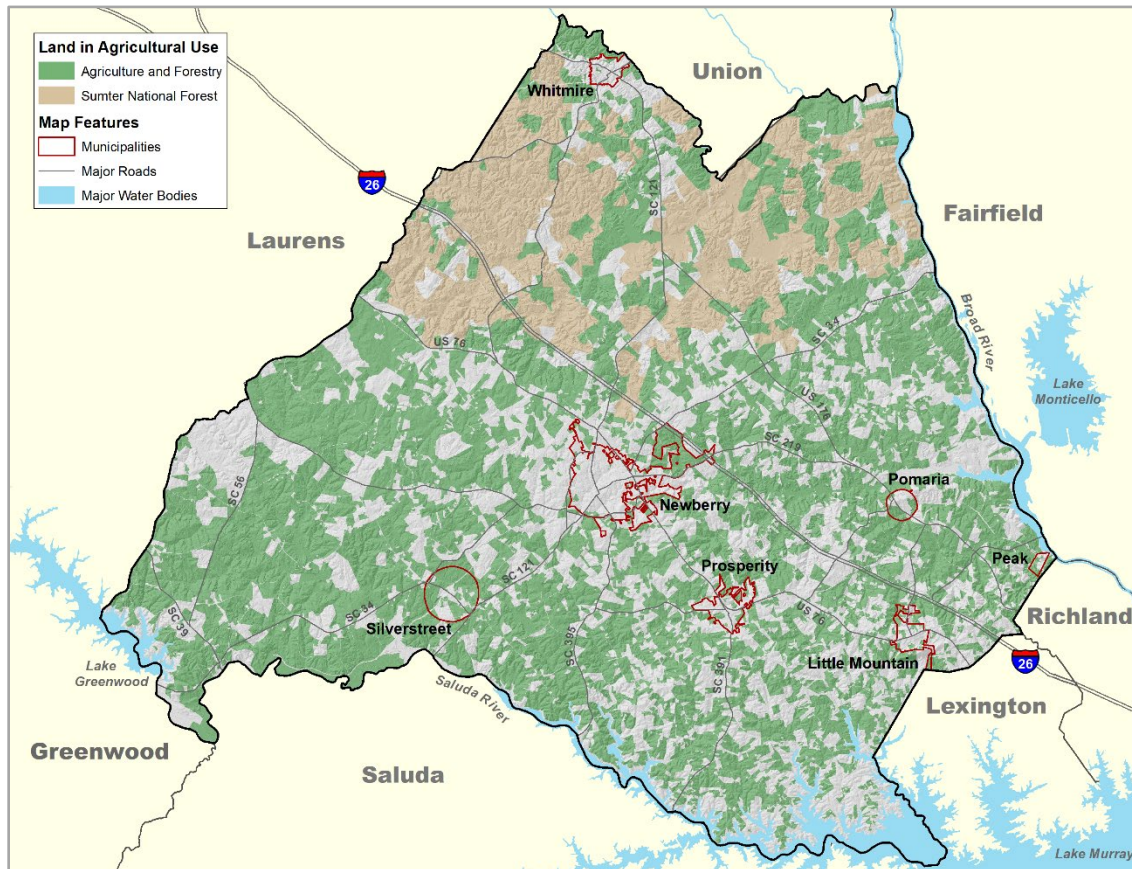
The predominant Newberry County soils in the Cecil and Hard Labor soil series are individually suited for a number of crops, including small grains, corn, cotton and soybeans, while soils in the prominent Rion and Pacolet series are suited for small grains, hay and pastures. Newberry County ranked 6th statewide in 2017 in farm marketing of crops, livestock, and livestock products, with sales totaling more than \$142.9 million (*USDA Census of Agriculture, 2017*). The majority of sales (96%) were for livestock and livestock products, which totaled more than \$136.8 million and ranked 4th statewide. The County ranks 1st in milk production statewide, 4th in cattle and calves, 5th in poultry and egg production, 7th in hogs and pigs raised, and 7th in sheep, goats, wool, and related products produced. Among the leading crops produced in the County are hay (13,111 acres), soybeans (3,089 acres), corn for silage or greencrop (2,869 acres), and wheat for grain (1,774 acres). The County also ranks 8th highest in the production of cultivated Christmas trees and other short rotation woody crops. Newberry County encompasses 345,786 acres of forestland and ranks eleventh highest statewide in delivered value from timber harvests (*S.C. Forestry Commission, 2020 Annual Report on Forest Conditions in South Carolina*).



USDA Data reveals that there were 607 farms in Newberry County in 2017 – up from 594 farms in 2012. Conversely, the total area in farms decreased from 104,493 to 98,810 acres and average farm size decreased from 176 acres to 156 acres during the same five-year period. Census data provided in the *2020 County Business Patterns* notes that 245 County residents were employed in agriculture, forestry, and fishing and hunting support services – equating to only 1.9% of employed persons in all economic sectors countywide.

According to Newberry County GIS tax map data, 3,583 parcels totaling 209,682 acres are currently designated and taxed as land in agricultural use in Newberry County (Map 5-5). These parcels range in size from less than one-quarter of an acre to more than 10,000 acres and are located throughout the County. Timber is also harvested in the 57,991 acres of County land included in the Sumter National Forest as part of the ecosystem management of the Forest.

Map 5-5. Agricultural Lands



Sources: Newberry County GIS, March 2022

5.3.5. Mining

Mineral deposits can be important to the local economy. In South Carolina, these resources range from limestone, phosphate, clay, sand, granite, and vermiculite. There are three active mining operations in Newberry County, all engaged in the mining of sand, clay, and topsoil (*SC Active Mines Viewer, SCDHEC, 2022*). The Lindler's Construction of SC, LLC mining operation is located in the center of the County north of S.C. Highway 34. Green Acres Farm and Construction Company,



Inc. and Metts Construction Inc. operate mines in the eastern area of the County, near the Fairfield County line and near the Town of Little Mountain, respectively.

5.3.6. Plant and Animal Habitats

Wildlife habitat is an interrelated and often complex combination of land and soil properties, food sources and vegetative cover, water, and other physical factors that contribute to the survival of a species population. The number, quality, and scope of animal and plant species are directly dependent on the quality and size of their habitat. In turn, habitats are affected directly by natural and man-made factors that include agricultural, residential, industrial, and commercial development, as well as fires and other natural disasters. Habitats declared critical to species identified as endangered or threatened are protected under Federal and State laws to safeguard and promote recovery of the species.

Protective measures for endangered plant and animal species include the development of recovery plans, the acquisition of habitat, and protection from disturbance for listed species. The definition of protection from disturbance differs between endangered plant and animal species. No penalties are incurred if endangered plant species are harmed in the course of legal land management practices. However, the intentional or negligent taking of an endangered animal species or destruction of its critical habitat is subject to prosecution under the *Endangered Species Act*. Destruction of an endangered plant is subject to prosecution under the *Act* if the plant is on federal lands including private land under management practices that require federal permits, or if the destruction occurs during the course of another illegal act such as trespassing.

All states must maintain lists of rare, threatened, and endangered species under the National Heritage program. Species can be included on state lists, while not appearing on the national list, due to declining species populations in certain regions.

Federal and State status denote those species that have formal protections in place by a Federal or state agency or act, or that are under review by the U.S. Fish and Wildlife Service. An *Endangered* species is one in danger of extinction throughout all or a significant portion of its range. A *Threatened* species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range. The *At-risk Species* classification is given to either a former candidate species or an emerging conservation priority species that is under review or on the agenda for review for designation as endangered or threatened. While a full and current list is available on the SCDNR website, a listing of animal and plant species most at risk based on Federal and State designation is provided in Table 5-4.

The SCDNR has identified and tracks 825 plant and animal species at risk in South Carolina, of which 68 were identified in Newberry County. Of these, the Bald and Golden Eagle is federally protected by the *Bald & Golden Eagle Protection Act*, four species are identified as "Federally At-Risk," and one is "Federally Threatened." The Great Blue Heron and the Great Egret are protected by the federal *Migratory Bird Treaty Act*. SCDNR has identified one species as *State Threatened*, on is *State Endangered*, and three are *Regulated* by the State.



Additionally, the 2015 South Carolina State Wildlife Action Plan (SWAP) identified a list of species with the “greatest conservation need.” As provided in Table 5-4, these are ranked from moderate priority to the highest priority. The Plan describes the status, population, habitat needs, challenges, and conservation accomplishments and actions for each species and allows for identification of the development of both general and species-based conservation strategies.

Table 5-4. Rare, Threatened, and Endangered Species Inventory, Newberry County

SPECIES NAME	FEDERAL STATUS	STATE STATUS	SWAP* PRIORITY
American Black Bear; <i>Ursus americanus</i>	NA	NA	Moderate
American Eel; <i>Anguilla rostrata</i>	NA	NA	Highest
American Shad; <i>Alosa sapidissima</i>	NA	NA	Highest
Appalachian Pigmy Pipes; <i>Montropsis odorata</i>	NA	NA	High
Atlantic Spike; <i>Elliptio producta</i>	NA	NA	High
Bald Eagle; <i>Haliaeetus leucocephalus</i>	Bald & Golden Eagle Protection Act	State Threatened	High
Big Brown Bat; <i>Eptesicus fuscus</i>	NA	NA	Highest
Blueback Herring; <i>Alosa aestivalis</i>	NA	NA	Highest
Carolina Darter; <i>Etheostoma collis</i>	NA	NA	High
Carolina Lance; <i>Elliptio angustata</i>	NA	NA	Moderate
Eastern Box Turtle; <i>Terrapene Carolina</i>	NA	Regulated	Moderate
Eastern Creekshell; <i>Villosa delumbis</i>	NA	NA	Moderate
Eastern Elliptio; <i>Elliptio complanate</i>	NA	NA	Moderate
Eastern Lampmussel; <i>Lampsilis radiata</i>	NA	NA	High
Eastern Mud Turtle; <i>Kinosternon subrubrum</i>	NA	Regulated	NA
Eastern Red Bat; <i>Lasiurus borealis</i>	NA	NA	Highest
Fieryblack Shiner; <i>Cyprinella pyrrhomelas</i>	NA	NA	Moderate
Flat Bullhead; <i>Ameiurus platycephalus</i>	NA	NA	Moderate
Four-toed Salamander; <i>Hemidactylum</i>	NA	NA	High
Great Blue Heron; <i>Ardea Herodias</i>	Migratory Bird Treaty Act	NA	Moderate
Great Egret; <i>Ardea alba</i>	Migratory Bird Treaty Act	NA	NA
Greenfin Shiner; <i>Cyprinella chloristia</i>	NA	NA	Moderate
Hickory Shad; <i>Alosa mediocris</i>	NA	NA	Highest
Highback Chub; <i>Hybopsis hypsinotus</i>	NA	NA	Moderate
Highfin Shiner; <i>Notropis altipinnis</i>	NA	NA	Moderate
Kidneyleaf Mup-plantain; <i>Heteranthera reniformis</i>	NA	NA	Moderate
Large Twayblade, Mauve Spleekwort, Russet-witch, Brown Wide-lip Orchid; <i>Liparis liliifolia</i>	NA	NA	Moderate
Lowland Shiner; <i>Pteronotropis stonei</i>	NA	NA	Moderate
May White Azalea, Eastman’s Azalea; <i>Rhododendron eastmanii</i>	NA	NA	High
Mimic Crayfish; <i>Distocambarus carlsoni</i>	At-Risk Species	NA	Highest



SPECIES NAME	FEDERAL STATUS	STATE STATUS	SWAP* PRIORITY
Newberry Burrowing Crayfish; <i>Distocambarus younineri</i>	At-Risk Species	NA	Highest
Notchlip Redhorse; <i>Moxostoma collapsum</i>	NA	NA	Moderate
Oglethorpe Oak; <i>Quercus oglethorpensis</i>	NA	NA	High
Panhandle Pebblesnail; <i>Somatogyryus virginicus</i>	NA	NA	High
Piedmont Darter; <i>Percina crassa</i>	NA	NA	High
Pyramid Magnolia; <i>Magnolia pyramidata</i>	NA	NA	Moderate
Quillback; <i>Carpoides Cyprinus</i>	NA	NA	High
Roanoke Slabshell; <i>Elliptio roanokensis</i>	NA	NA	High
Robust Redhorse; <i>Moxostoma robustum</i>	At-Risk Species	NA	Highest
Rosyface Chub; <i>Hybopsis rubrifrons</i>	NA	NA	Moderate
Rosyside Dace; <i>Clinostomus funduloides</i>	NA	NA	Moderate
Santee Chub; <i>Cyprinella zanema</i>	NA	NA	High
Seagreen Darter; <i>Etheostoma thalassinum</i>	NA	NA	High
Snail Bullhead; <i>Ameriurus brunneus</i>	NA	NA	Moderate
Swallowtail Shiner; <i>notropis procne</i>	NA	NA	Moderate
Thicklip Chub; <i>Cyprinella labrosa</i>	NA	NA	Moderate
Tricolored Bat; <i>Perimyotis subflavus</i>	At-Risk Species	NA	Highest
White Catfish; <i>Ameiurus catus</i>	NA	NA	Moderate
Whorled Horsebalm; <i>Collinsonia verticillata</i>	NA	NA	Moderate
Wood Stork; <i>Mycteria americana</i>	Federally Threatened	State Endangered	Highest
Yellow Lampmussel; <i>Lampsilis cariosa</i>	NA	NA	Highest

*S.C. State Wildlife Action Plan (SWAP)

Source: S.C. Department of Natural Resources, July 2020

5.3.7. Parks and Open Space

Newberry County residents and visitors are fortunate to have access to numerous and diverse land and water opportunities for outdoor recreation. These resources include the Sumter National Forest, two State parks, a State wildlife management area, 46 public parks and recreation facilities, seven public County boat ramps, and nature and hiking trails. Water resources include two major lakes, four rivers, and numerous ponds and streams. Locations of the County's major outdoor recreation resources are shown on Map 5-6.

5.3.7.1. Sumter National Forest

Located within the northeastern area of Newberry County are 57,991 acres of the 370,442 acre *Sumter National Forest* – one of only two national forests in South Carolina. The Newberry portion of the Forest is within the 161,216 acre Enoree Ranger District – one of three ranger districts statewide. The District encompasses land throughout Chester, Fairfield, Laurens, Newberry, and Union Counties. Established in 1936 by presidential proclamation, the National Forest lands were



acquired in part to retire sub-marginal farmland, control soil erosion, regulate stream flow, and grow timber.

The Civilian Conservation Corps (CCC) established several camps in the Forest and built fire towers, roads, recreation areas, a tree nursery, a fish hatchery, and trails. Many of these improvements are still in use. The Forest provides a wide range of outdoor activities including paddling or fishing on one of the three rivers that flow through the District. Other activities include camping; bird watching; picnicking; hiking or horseback riding on the 133 miles of trails; hunting and target shooting; and enjoying the beauty of the area including several waterfalls.

The Forest is managed by the U.S. Forest Service for multiple purposes including timber production, recreation, and conservation. Approximately 14.6% of County land is owned and managed by the Forest Service. Much of the forest is designated as a Wildlife Management Area, allowing hunting under SCDNR regulations. A listing of the major Sumter National Forest recreation resources in the Newberry County area is included in Table 5-5. The location of each resource is shown on Map 5-6.

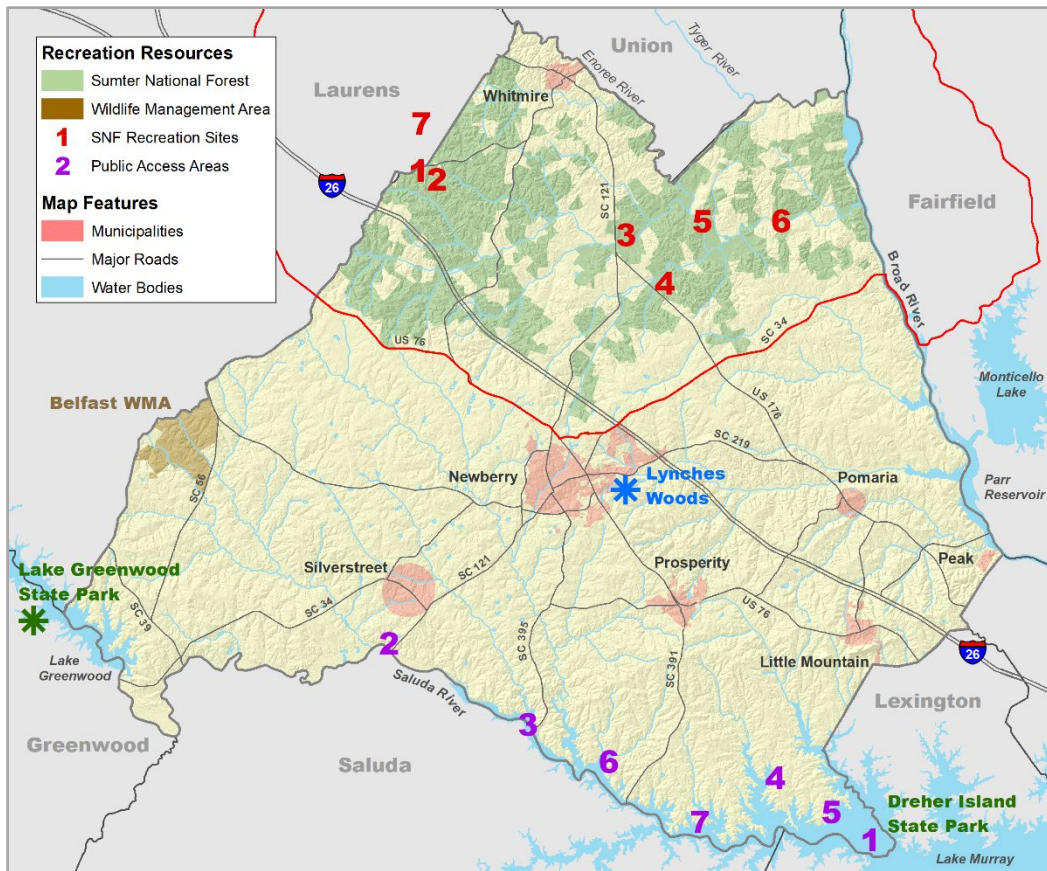
Table 5-5. Sumter National Forest Recreation Sites in/near Newberry County

MAP LOCATION	FACILITY NAME	FACILITIES
1	Brick House Campground	Year round facility with 21 campsites with tables, grills and lantern holders; 8 extended stay campsites during hunting season; restrooms
2	Buncombe Trail Head	Access to 31.5 mile Buncombe horse trail and the 36 mile Enoree Passage of the Palmetto Trail (14 miles in Newberry County) – shared to Indian Creek; access to Brick House Campground; parking lot
3	Indian Creek Rifle Range	ADA accessible; six shooting tables; backstops placed at 35 and 100 yard intervals; parking lot
4	Molly's Rock Picnic Area	Self-guided interpretive trail, small stocked pond and fishing pier, picnic shelter and tables, fireplace, restrooms, drinking water, large open area for play
5	Brazelman's Bridge Boat Ramp	Boat ramp access to the Enoree River on SC 81 at Brazelman's Bridge; restrooms
6	Keitt's Bridge Boat Ramp	Boat ramp access to the Enoree River on SC 45 at Keitt's Bridge; restrooms
7	Enoree Off Highway Vehicle Trail (in Laurens County)	14.4 mile trail for all terrain vehicles and dirt bikes only; parking; loading/unloading ramp; restrooms

Source: USDA Forest Service, Enoree Ranger District, July 2022



Map 5-6. Federal, State, and Other Recreation Resources



Sources: Dominion Energy, 2022; USDA Forest Service, 2022; SCDNR, 2022

5.3.7.2. State Parks

The 348-acre *Dreher Island State Park*, located near the southern tip of Newberry County, includes three islands and 12 miles of shoreline on Lake Murray (Map 5-6). The park land is leased to the S.C. Department of Parks, Recreation and Tourism (SCPRT) by Dominion Energy. Originally used for training exercises by the Army Air Corps in the 1940s, the State Park is open year-round and includes 12 sheltered picnic areas, three fishing tournament shelters, a community building, three playgrounds, a 0.3-mile nature trail, a 0.3 mile hiking and mountain biking trail, a 2.1-mile hiking trail, three boat ramps, rental boat slips, ten camper cabins, and five lakeside villas. Recreational vehicle and tent camping is accommodated in designated camping sites.

The Park's two lakefront camping areas provide scenic views and easy access to Lake Murray. Recreational vehicles and tents have access to 97 paved camping sites, with an additional 15 sites available for tent camping only. Dreher Island State Park is the only public site on Lake Murray that provides formal camping facilities. Individuals may also camp on islands owned by Dominion Energy and other lands such as Bundrick Island and River Bend Point in Lexington County, and Sunset Road Recreation Area on Hollands Landing Road in Newberry County for a maximum of seven consecutive days.

Lake Greenwood State Park is located near the southwestern corner of Newberry County. Built in 1938 by the Civilian Conservation Corps as one of 16 parks statewide, the Park still exhibits



evidence of the CCC craftsmanship in two picnic shelters, the retaining wall at the lake, a boathouse, and a water fountain. The 914-acre park encompasses five peninsulas that provide abundant shoreline for lakeside camping, fishing, and boating, and the only public beach access available to Lake Greenwood. Included in the park are a fishing pier, two boat ramps, 125 paved campsites, a 0.8-mile nature trail, four picnic shelters, and a conference center.

5.3.7.3. Wildlife Management Area

The S.C. Department of Natural Resources (SCDNR) owns and manages Wildlife Management Areas (WMA) that play a critical role in conserving fish, wildlife, and other natural resources. SCDNR leases approximately 1.2 million acres of public and private land for wildlife conservation and management purposes. Appropriate and compatible uses of these protected areas include hunting, fishing, wildlife observation and photography, environmental education, and environmental interpretation. There are two types of properties in the WMA program – those that are specifically-named WMAs and unnamed “Other” WMAs. Other WMA lands are scattered tracts that are often leased from private landowners and the forestry industry.

As the only named WMA in Newberry County, the *Belfast Wildlife Management Area* is a 6,505-acre tract located 10 miles northwest of Newberry on S.C. Highway 56 near the Kinards community (Map 5-6). Although the Belfast WMA is situated on the county line between Newberry and Laurens, much of the land area is within Newberry County. Belfast is owned and managed by SCDNR. The Belfast WMA is open to the public for bird watching, hunting, nature walking, and bicycling and includes an historic plantation that dates back to 1786. An archery range is also available for public use.

There are also numerous unnamed “Other” WMA properties in Newberry County, all located within the Sumter National Forest. These lands include, but are not limited to, all *Sumter National Forest* lands as depicted on Map 5-6. These unnamed “Other” WMA properties provide additional hunting opportunities during designated seasons and as regulated by SCDNR.

5.3.7.4. Lakes and River Recreation Resources

Lake Murray, a 50,000 acre man-made lake, was completed in 1930 to provide hydro-electric power as well as recreational opportunities to the Midlands of South Carolina. The Lake is located southeast of the City of Newberry and extends into the southeastern portion of Newberry County. The Lake is 41 miles long and over 14 miles at its widest point, with more than 500 miles of shoreline. Public access in Newberry County is available at Sunset Road, Higgins Bridge on S.C. Highway 121, Kempson Bridge on Highway 395, Macedonia Church, and at Dreher Island State Park. Additional Dominion Energy recreation sites are planned for locations at the Big Creek and Simpsons Ferry sites. Table 5-6 lists current and future Dominion public access sites on Lake Murray in Newberry County. Each site is shown on Map 5-6.

Numerous public marinas dispersed around Lake Murray provide boat ramps and launching facilities, fuel services, groceries, boat sales, boat rentals and repairs, bait and tackle, and boat storage. The Lake is widely known for its excellent fishing and sailing opportunities and hosts a number of local and national fishing tournaments and regattas each year. Many of the fishing tournaments are hosted at Dreher Island State Park. Lake Murray was recognized as the number



one “Best Southeastern Bass Lake” and ranked fourth in the annual “100 Best Bass Lakes Revealed” list by Bassmaster Magazine in their July/August 2023 issue.

Table 5-6. Dominion Public Access Areas – Lake Murray and Saluda River

MAP #	RECREATION SITE	SIZE	SHORELINE	FACILITIES
CURRENT RECREATION SITES				
1	Billy Dreher Island	348.0 acres	12 miles	Camping, boat ramps, walking trails, fishing docks, slips, bait and tackle, gas, restrooms
2	Higgins Bridge	1.1 acres	375 feet	Boat ramp, courtesy dock
3	Kempson Bridge	2.9 acres	600 feet	Boat ramp, courtesy dock
4	Sunset	2.3 acres	640 feet	Fishing dock, courtesy dock, boat ramp, parking
5	Macedonia Church	4.8 acres	2,491 feet	Picnic shelters and tables
FUTURE RECREATION SITES				
6	Big Creek	22.3 acres	2,613 feet	n/a
7	Simpson’s Ferry	11.6 acres	3,247 feet	n/a

Source: Dominion Energy, July 2022

Lake Greenwood is an 11,400 acre man-made lake located to the southwest of the City with a portion that extends into southwestern Newberry County. Lake Greenwood provides several miles of scenic shoreline within Newberry County. The Lake is one of eleven major lakes in South Carolina and was completed in 1940 following the construction of the dam at Buzzard’s Roost on the Saluda River. The Lake is owned and managed by Greenwood County as a public waterway and is designated by the Army Corps of Engineers as a navigable waterbody. The State of South Carolina is the governing authority for docks, revetments, seawalls, and other structures that are placed within the boundary of Lake Greenwood. Public access to Lake Greenwood is available at the public fishing access area located below the Buzzards Roost Hydroelectric Dam on S.C. Highway 34 in Newberry County and in nearby Lake Greenwood State Park.

The *Lake Greenwood Master Plan* was created in 2015 to establish goals, objectives, and strategies for the use, development, and protection of the Lake area through 2035. The Master Plan was the culmination of nearly a year of study by staff, elected and appointed officials, and citizens from Greenwood, Newberry, and Saluda counties and provides guidelines to assist the elected and appointed officials, staff, citizens, land developers, and agencies in decision-making.

In 1914, the *Broad River* was dammed in order to produce electricity at Parr Shoals. The *Parr Reservoir* is a 4,400 acre man-made lake on the eastern border of Newberry County that is operated by Dominion Energy. Access to the Broad River and the Parr Reservoir is available at the Heller’s Creek and Cannons Creek crossings of Broad River Road, with a boat ramp and picnic area provided at both sites.

In addition to the two lakes, Newberry County is bounded in part by the scenic Saluda, Tyger, and Enoree Rivers. A public boat ramp accessing the *Saluda River* is located at Higgin’s Bridge just off Highway 121 south of Silverstreet. The Sumter National Forest maintains two boat ramps with restrooms on the *Enoree River* – one located at Brazelman’s Bridge Road and another at Keitt’s



Bridge on Maybinton Road. Public boat access to the *Tyger River* is provided at Beatty's Bridge and Rose Hill, both in neighboring Union County.

5.3.7.5. Public Parks and Open Space

There are 46 public parks and recreation facilities encompassing more than 694 acres in Newberry County. The County's recreation resources accommodate a range of outdoor activities such as picnicking and enjoying the outdoors; tracks and trails for walking or jogging; fields for baseball, softball, and soccer; courts for basketball, tennis, volleyball, and horseshoes; and golf and disc golf courses. While most park and recreation facilities in Newberry County are owned and managed by municipalities, Lynch's Woods in the City of Newberry is owned and managed by Newberry County. Of particular note is the 128 acre Newberry Recreation Complex in the City of Newberry, completed in 2020, that includes a splash park, a 4.75 acre pond, half-mile nature trail, playground, three baseball/softball fields, two multi-purpose fields, picnic tables, ping pong tables, and outdoor fitness equipment. A listing of the parks and associated resources within the County, including size and amenities provided at each site, is detailed in the *Community Facilities Element*.

As one of only 16 cross-state trails in the United States, the *Palmetto Trail* is a federally designated *Millennium Legacy Trail*. The Palmetto Trail is South Carolina's longest pedestrian and bicycle trail, with 27 passages totaling 350 miles through 14 counties completed to date. Passages range from 1.3 miles to 47 miles in length. When completed, the route will extend 500 continuous miles from Oconee County to the Intracoastal Waterway. The trail was established in 1994 to provide free access to trails of all levels of difficulty and varying length. The entire trail is open to hiking and backpacking, with designated passages available for mountain biking, horseback riding, and camping. Four sections of the Palmetto Trail are open in Newberry County.

The *Lynches Woods Passage*, located in Lynch's Woods Park, is a 4.9-mile trail located in the southeastern area of the City of Newberry behind the Newberry County Sheriff's complex on U.S. Highway 76. The 260-acre woodland area officially opened to the public in 1940 and is owned by Newberry County and managed by the Newberry County Soil and Water Conservation District. A 4.9 mile scenic trail accommodates hiking, mountain biking, and horseback riding. Park facilities include a sheltered picnic area, restrooms, and two primitive campsites. The Trail provides a connection to the Newberry Passage that takes users through downtown Newberry and along the Newberry College campus.

The 10.7-mile *Newberry Passage* travels down Main Street in the City of Newberry, loops around the square, and runs north along College Street and Old Whitmire Highway before tying into the 36-mile *Enoree Passage* in the Sumter National Forest. The Passage is an urban trail that travels through the historic downtown district and business area in the City of Newberry before transitioning to the wooded Lynches Woods passage.

The *Peak to Pomaria Passage* is a 10.7 mile trail that extends from the Fairfield County line across the 1,100 foot Broad River trestle to the towns of Pomaria and Peak in Newberry County. Palmetto Conservation purchased the 11-mile, 200-foot wide right-of-way for the Passage from Norfolk South Railroad. Access to the Passage is provided at the Alston Trailhead in Fairfield County and the Pomaria, Hope Station, and Koon Trestle trailheads in Newberry County.



In addition, a fourteen-mile trail section of the *Enoree Passage* of the Palmetto Trail begins at Brickhouse Campground (off of S.C. Highway 66 west of Whitmire) in the Sumter National Forest.

5.3.7.6. Unique Scenic Views and Natural Areas

Unique scenic views and natural areas abound in Newberry County, provided in large part by the Saluda, Broad, Tyger, and Enoree Rivers as well as Lake Murray, Lake Greenwood, and the Parr Reservoir. Many of the abundant natural resources available within the Sumter National Forest are readily accessible to Newberry County residents, providing many opportunities to enjoy unique and beautiful vistas and natural areas associated with area woodlands, rivers, and waterways. Table 5-7 provides a listing of unique scenic views and natural areas in Newberry County and its municipalities.

Table 5-7. Unique Scenic Views and Natural Areas in Newberry County

SITE	LOCATION	DESCRIPTION
Molly's Rock	Sumter National Forest (Newberry County)	Massive granite boulder known locally as Molly's Rock. Molly's Rock Picnic Area, built on the site of an old homestead, is located at this site.
Henderson Island	Northernmost point of the County's western boundary (Newberry County)	Island created by the Broad River
Tea Table Rock	Old Whitmire Highway (Newberry County)	Granite outcropping and site of British encampment during the Revolutionary War
Rocky Branch	At eastern base of Little Mountain on eastern side of Billy Dreher Island Road (Town of Little Mountain)	44 acres of upper Piedmont lands with a mountain stream and waterfall and more than 350 species of flora and fauna
Reunion Springs-Mountain Site and Trail	Reunion Drive just south of Little Mountain Elementary School (Town of Little Mountain)	Natural spring area produced by geological faults on the mountain. The site of Little Mountain Reunion gatherings since 1882 and earlier Lutheran gatherings. Trail head of the Mountain Trail that leads to the middle peak of Little Mountain and the overlook view.
Overlook Area	Just west of old AT&T relay station, at terminus of Mountain Trail (Town of Little Mountain)	Unparalleled views of the Little Mountain and Lake Monticello areas. Offers unrestricted views that extend beyond Prosperity and the "eggoid" water tank on S.C. Hwy 34 and to the northwest along I-26 for approximately 14 miles from Little Mountain.
Greenway Park and Trail	Along the course of Scotts Creek (City of Newberry)	Follows the course of Scott's Creek as it winds through Willowbrook Park and the historic West End neighborhood between Drayton and O'Neal Streets, providing connectivity to the downtown.
Wells Japanese Garden	Behind City Hall on Lindsay Street at its intersection with Wells Garden Circle (City of Newberry)	Small, landscaped park donated to the City in 1971, with a variety of indigenous and exotic flora in a landscaped setting, ponds, and a Japanese tea house. Listed in the National Register of Historic Places in 1980.



SITE	LOCATION	DESCRIPTION
Lynch's Woods	Southeastern area of the City behind Piedmont Technical College on U.S. Hwy 76 (City of Newberry)	260-acre woodland tract with scenic views and natural areas in a virtually pristine upland forest. Includes a scenic road; 7.5 miles of hiking and mountain biking trails, 3.5 miles of equestrian trails, and picnic areas.
Dr. Carroll S. Pinner Bridge	S.C. Highway 213 at Broad River (Town of Peak)	Named for a Peak doctor, this bridge carries S.C. Highway 213 over the Broad River.
Peak Rail Bridge	Palmetto Trail crossing of the Broad River (Town of Peak)	Railroad trestle built in 1904 across the Broad River, recently converted for pedestrian and bicycle use as part of the Peak-to-Prosperty portion of the Palmetto Trail.

5.3.7.7. Land Conservation

The preservation and conservation of Newberry County's abundant and unique land resources is key to the quality of life for residents, agricultural production, and tourism and economic development. Conservation and protection of much of the County's resources is carried out by Federal, State, and local agencies through outright purchase and conservation easements. A conservation easement is a voluntary contract between a landowner and a qualified land trust or public entity that allows the landowner to legally restrict certain land uses such as subdivisions, commercial or industrial operations, or mining from occurring on their property while allowing traditional rural uses such as farming, grazing, hunting, and timbering to continue. The easement is permanent and remains with the land after it has been sold or conveyed to heirs. Organizations that are working to conserve and preserve land in Newberry County include the South Carolina Conservation Bank and the Newberry Soil and Water District.

The mission of the *South Carolina Conservation Bank* is "to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historical properties, archeological sites, and urban parks." The Bank is considered one of the State's most important land protection tools and a key funding source for land conservation statewide. Since its inception in 2002, the Bank has issued \$173 million in grant awards for 345 projects and protected nearly 329,000 acres of land throughout the State. Funding for the Bank is provided by a portion of the real estate transfer fee. The Bank provides grants for woodlands/wetlands, farmlands, urban parks, and historical and archaeological sites through a competitive grant application process. Funding from the Bank has been used to conserve two tracts totaling more than 2,611 acres in Newberry County. *Belfast Plantation – Phase 1* is a 2,220 acre tract in the western area of Newberry County with almost 10 acres of frontage on Little River and other tributaries and includes an historic house onsite. The Belfast tract is part of the 4,664 acre Belfast Wildlife Management Area (Map 5-6) and is largely a timber tract managed by SCDNR. Acquisition of a 16,000 acre adjoining tract is planned, with both listed as a top priority for SCDNR.

The 391 acre *Comalander Tracts* are located in the northern area of the County adjacent to the Enoree River. The Tracts are managed for wildlife, agriculture, and forestry and include a diversity of animal and plant habitats such as white-tailed deer, wild turkey, waterfowl, otter, beaver, bobcat, fox, and black bear.



The *Heritage Trust Program* of SCDNR has preserved and protected natural and cultural properties throughout the State since 1974. Heritage Trust staff work with related agencies to identify and document rare plants, animals, archaeological sites, and other significant features of South Carolina's heritage. This information is used to determine the locations that have the most conservation potential. One of the program goals is to permanently protect the best examples of these features through a system of heritage preserves. These preserves are managed to sustain or improve habitat for species that are already on the property, those that may return to the area, and species that may colonize the area following improvement. SCDNR sets and regulates the methods of harvest, bag limits, and other hunting requirements in wildlife management areas. While the *Sumter National Forest* is owned by the U.S. Forest Service, it is managed in a cooperative partnership with SCDNR and is considered a Heritage Preserve.

The *Newberry Soil and Water Conservation District (NSWCD)* is a local governmental agency responsible for matters involving resource conservation in Newberry County. It promotes the wise and responsible use of natural resources through the development and implementation of programs to protect and conserve soil, water, farmland, woodland, wildlife, energy, and riparian and wetland resources. NSWCD promotes conservation practices through long-range planning, information distribution and public education, working with legislators to promote the best interests of landowners, and promotion of conservation practices and resources through the media. The District was named the South Carolina Outstanding Soil and Water Conservation District of the Year in 2021.

5.4. Water Resources

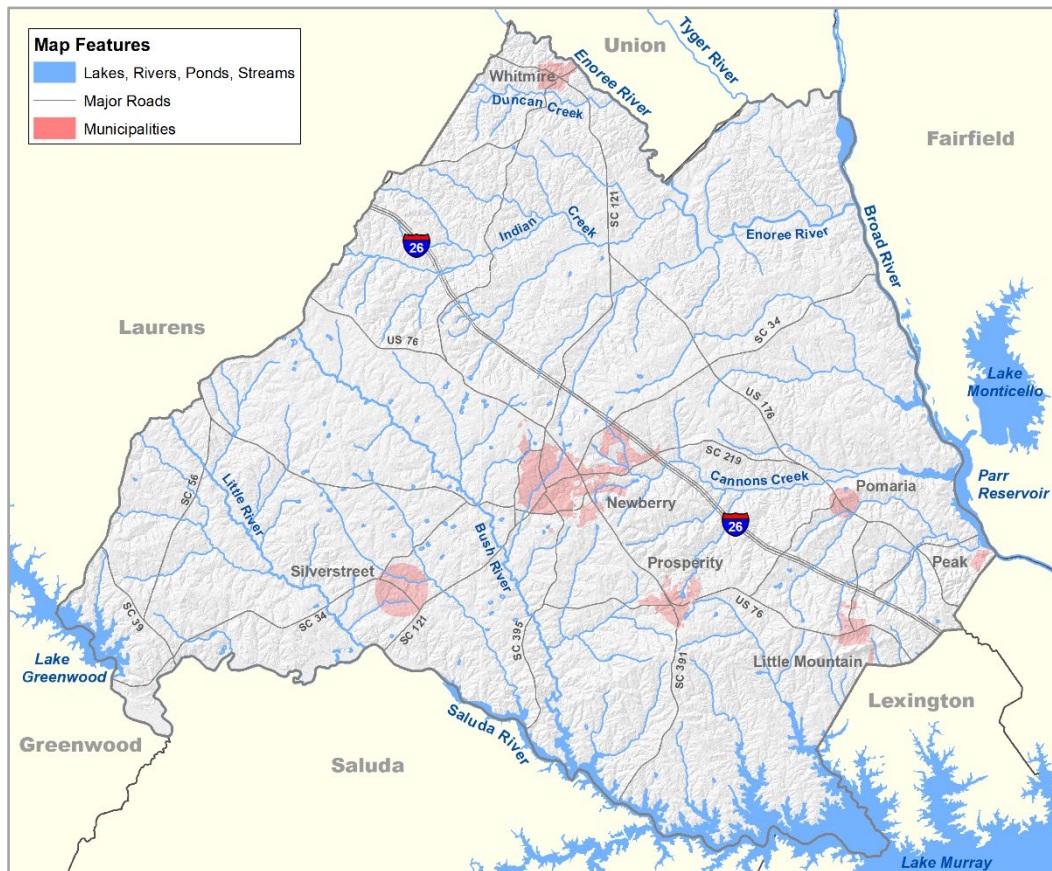
Water quality and availability are key factors in future local and regional development efforts. Newberry County relies extensively on surface water from local sources for residential, commercial, and industrial uses.

5.4.1. Surface Water

Newberry County has an abundance of surface water, generally sustained by ample rainfall, that includes several major water bodies as well as numerous rivers, creeks, ponds, and streams. Surface water accounts for nearly all (98.1%) of the public water supply in Newberry County, with 84,965.4 million gallons withdrawn in 2020 (*Water Use in South Carolina, SCDHEC, 2020*). Surface water and groundwater supply and treatment, including facilities, are detailed the *Community Facilities Element*. Map 5-7 shows surface water resources in Newberry County.



Map 5-7. Newberry County Surface Water



Sources: Newberry County GIS, 2022; SCDNR Data Clearinghouse, 2022

Newberry County is bordered by two major rivers – the Broad River to the east and the Saluda River to the southwest. Several smaller rivers including Bush River and the Enoree River either border or flow within its borders. Lake Murray and Lake Greenwood are two major man-made lakes that comprise much of the southern border of the County. The Parr Reservoir forms a portion of the western boundary of the County.

The Saluda River and the Broad River are both principal tributaries of the Congaree River, which is part of the watershed of the Santee River that flows to the Atlantic Ocean. The *Saluda River* is formed about 10 miles northwest of the City of Greenville, on the common boundary of Greenville and Pickens Counties and flows generally southeastwardly through the Piedmont region. The *Broad River* originates in the Blue Ridge Mountains of eastern North Carolina and flows generally south-southeasterly, through northern and central South Carolina, passing through the Sumter National Forest along the way. The Saluda and Broad Rivers join in Columbia to form the Congaree River.

While the three major lakes that border Newberry County were constructed for the primary purpose of hydroelectric power generation, they also provide some flood control by reducing the severity of peak flood flows, are reliable sources of water, and provide abundant recreational opportunities for area residents and visitors.



Created by the damming of the Saluda River by SCE&G in 1930, *Lake Murray* is the 3rd largest lake in the state by volume at 2,114 million acre-feet, with a surface area of 51,000 acres at full pool and a drainage area of approximately 2,420 square miles. Also impounding the Saluda River, *Lake Greenwood* is the 12th largest lake by volume statewide at 270,000 acre-feet, with a surface area of 11,499 acres, and a drainage area of approximately 1,170 square miles. The lake is owned by Greenwood County and Santee Cooper operates the associated Buzzards Roost hydroelectric plant. The Broad River was dammed in 1914 to produce electricity at Parr Shoals, resulting in the creation of the *Parr Reservoir*. The Reservoir has a surface area of 4,400 acres at its maximum level and a drainage area of 4,750 acres and is linked to the 7,100-acre Monticello Reservoir in Fairfield County via a pumped storage hydroelectric facility.

5.4.2. Groundwater

Groundwater is a significant source of drinking water, particularly in rural areas, and an important source of water for manufacturing, agricultural irrigation, and power generation. Groundwater is also vital for maintaining aquatic ecosystems by recharging streams, lakes, and wetlands and sustaining surface water supplies during droughts. The *S.C. Water Plan* estimates that 60% of the water in South Carolina streams originates as groundwater.

Groundwater supplies are subject to seasonal variation and decline due to prolonged drought, but usually to a lesser degree than surface water supplies. Groundwater levels are lower during the summer due to increased pumping and reduced recharge, but usually recover during the winter and spring because of increased aquifer recharge and reduced pumping. Multi-year droughts lower aquifer water levels by limiting the recharge that normally occurs during the wet winter and spring months.

SCDHEC, SCDNR, and the South Carolina Water Science Center (SCWSC) of the U.S. Geological Survey (USGS) have cooperatively developed and are maintaining groundwater level monitoring networks within the major aquifers of the State. SCDNR routinely collects groundwater level data for 180 wells statewide. Water-level data are used to identify changes in groundwater levels, calibrate groundwater flow models, produce maps, access aquifers, monitor droughts, and assist in groundwater management and planning. While SCDNR has no monitored wells in Newberry County, an aquifer in nearby Saluda County is monitored on a quarterly to bi-monthly basis (*South Carolina Hydrology, SCDNR, 2022*). The well is also equipped to participate in the SCDNR Groundwater Drought Monitoring Network.

5.4.3. River Basins and Watersheds

The precipitation that falls in South Carolina is drained by four major river systems – the Pee Dee, Santee, Ashley-Combahee-Edisto, and Savannah River Basins. The streams and rivers that drain each region serve as drainage basins that generally traverse the State from the northwest to the southeast. The distribution of these systems is a key factor in the geographic disparity in water supply and demand that exists among regions.

Newberry County is located in the greater Santee River Basin, which includes the Cooper, Santee, Congaree, Catawba-Wateree, Broad, and Saluda Rivers. The Basin drains more than one-third (34%) of the State's surface water at a rate of 7.5 billion gallons per day (*2005 Comprehensive*

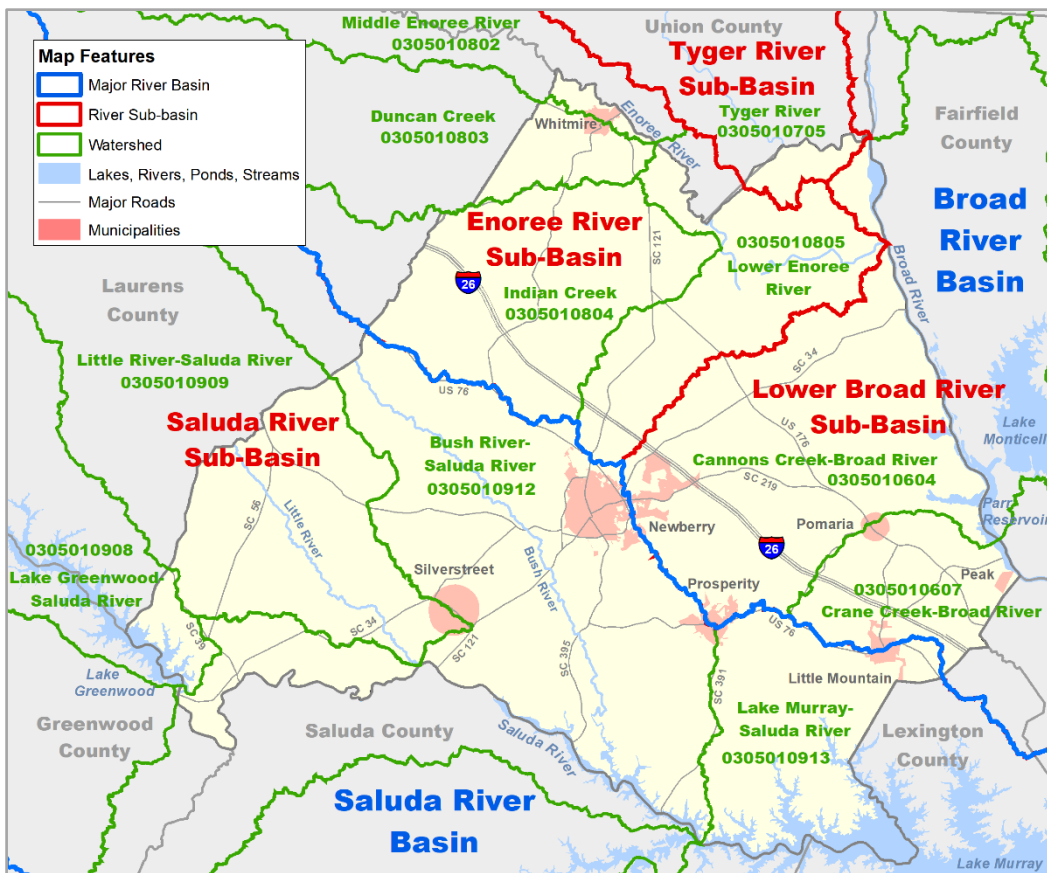


Wildlife Conservation Strategy, SCDNR). The Santee River Basin originates in North Carolina and is the second largest Atlantic watershed in the eastern United States, draining approximately 15,700 square miles of land, of which 10,400 square miles are in South Carolina (*North Carolina Rivers, Facts, Legends and Lore, Hair, 2007*). The major Santee River Basin is further divided into the Broad, Catawba, Congaree, Saluda, Santee, and Wateree basins.

Newberry County is almost evenly split between the *Saluda River Basin* in the south and the *Broad River Basin* in the north (Map 5-8). The northern half of the County within the Broad River Basin includes the Broad, Enoree, and Tyger Rivers. The Broad River Basin encompasses 2.4 million acres, including approximately 4,332 stream miles and 18,532 acres of lake waters (*SCDHEC, 2008*). The Broad River Basin is further split into the Enoree River, Tyger River, and Lower and Upper Broad River sub-basins.

The southern half of the County is within the Saluda River Basin, which extends across the Blue Ridge, Piedmont, Sandhills, and Upper Coastal Plain regions of the State. The Saluda River Basin covers 2.1 million acres and includes the Oolenoy, Reedy, Saluda, Little, Bush, and Congaree Rivers. There are approximately 3,490 stream miles and 67,999 acres of lake waters in the Saluda River Basin (*SCDHEC, 2008*). The Saluda River Basin includes only the Saluda River Sub-basin.

Map 5-8. River Sub-Basins and Watersheds



Source: SCDHEC, SC Watershed Atlas, July 2022

A watershed is a geographic area into which the surrounding waters, precipitation, sediments, and dissolved materials drain and flow to a single outlet. Watershed resources include both



groundwater and surface water, making watershed protection vital to preserving water quality. As water flows across or under a watershed on its way to a lake, river, or stream, it is exposed to potential contaminants in the form of stormwater runoff and other pollutants. Development of natural areas can adversely impact water quality through the replacement of vegetation and forests with impervious surfaces. The State's major river basins encompass 185 ten-digit watersheds.

Newberry County is impacted by eleven watersheds – five in the Enoree River Sub-basin, two in the Lower Broad River sub-basin, one in the Tyger River sub-basin, and four in the Saluda River Sub-basin (Map 5-8). Detailed watershed data including the impacted counties, primary water bodies, and coverage area is included in Table 5-8.

Table 5-8. Watersheds in Newberry County

WATERSHED	COUNTIES	PRIMARY WATERBODIES	AREA (ACRES)	STREAM MILES	LAKE/POND WATERS (ACRES)
BROAD RIVER BASIN					
Enoree River Sub-basin (03050108)					
Middle-Enoree River (305010802)	Newberry, Spartanburg, Laurens, Union	Enoree River and its tributaries from Beaverdam Creek to Duncan Creek	118,753.7	480.0	535.1
Duncan Creek (305010803)	Laurens, Newberry	Duncan Creek and its tributaries	76,797.7	305.9	278.3
Indian Creek (305010804)	Newberry, Laurens	Indian Creek and its tributaries	62,020.8	263.1	169.6
Lower Enoree River (305010805)	Newberry, Laurens	Enoree River and its tributaries from Duncan Creek to its confluence with the Broad River	43,329.7	184.5	92.0
Lower Broad River Sub-basin (03050106)					
Cannons Creek-Broad River (305010604)	Newberry, Fairfield	Broad River and its tributaries from the Tyger River to the Parr Shoals Dam	146,310.3	570.0	10,068.2
Crane Creek-Broad River (305010607)	Newberry, Fairfield, Richland	Broad River and its tributaries from the Parr Shoals Dam to its confluence with the Saluda River	148,712.6	612.5	1,563.2
Tyger River Sub-Basin (03050107)					
Tyger River (305010705)	Newberry, Spartanburg, Union	Tyger River and its tributaries	156,705.5	651.0	584.9



WATERSHED	COUNTIES	PRIMARY WATERBODIES	AREA (ACRES)	STREAM MILES	LAKE/POND WATERS (ACRES)
SALUDA RIVER BASIN					
Saluda River Sub-Basin (03050109)					
Lake Greenwood-Saluda River (305010908)	Anderson, Greenville, Abbeville, Laurens, Greenwood, Newberry	Saluda River and its tributaries from Big Creek to the Lake Greenwood Dam	182,718.66	594.3	9,594.5
Little River-Saluda River (305010909)	Laurens, Newberry	Little River and its tributaries	147,234.36	501.6	459.9
Bush River-Saluda River (305010912)	Laurens, Newberry, Saluda, Greenwood	Saluda River and its tributaries from Lake Greenwood to the Lake Murray headwaters	182,691.08	668.9	3,797.0
Lake Murray-Saluda River (305010913)	Newberry, Saluda, Lexington, Richland	Saluda River and its tributaries from the Lake Murray Headwaters to the Dam	165,328.11	325.6	43,766.0

Source: SCDHEC, SC Watershed Atlas, July 2022

5.4.4. Water Quality

South Carolina's abundant water supply has proven a key resource in the development and growth of the State's economy. The quality of this water supply is integral to future community and regional development efforts and the health and safety of residents depends on the quality of these resources. While overall water quality has been good in most parts of the State, increased urbanization and a growing population contribute to rising levels of point source and non-point source pollution. Sustained growth will place greater demand on the water supply and make the protection of water resources a long-term priority.

Section 208 of the *Federal Clean Water Act*, as passed in 1972 and amended in 1987, establishes an area-wide approach to addressing surface water quality protection. The Act provides criteria for local plan design based upon a comprehensive and integrated approach to water pollution abatement within a regional context. The State of South Carolina continues to use regional planning agencies throughout much of the State as a means of administering these requirements. In 1975, the Governor designated the Central Midlands Council of Governments (CMCOG) as the area-wide water quality management planning agency for the Columbia metropolitan and Lake Murray area.

The CMCOG is responsible for updating and amending the Water Quality Management Plan (WQM) for the five-county region that includes Newberry County. This responsibility includes recommending needed wastewater collection, transport, and treatment systems, as well as reviewing all wastewater-related projects proposed for construction in the region to include systems for residential, commercial, and industrial development. The most recent update of the



208 *Water Quality Management Plan* for the Central Midlands Region was developed and adopted by the CMCOG in 1997. The CMCOG is currently updating the Plan, with completion anticipated in 2023. The CMCOG relies on designated Management Agencies to implement the Plan within its designated management area. The City of Newberry is the designated Management Agency for its area, and the Newberry County Water and Sewer Authority (NCWSA) is the designated Management Agency for the remainder of the County, with the exception of the area managed by the Town of Whitmire.

The SCDHEC Bureau of Water has developed a *Watershed Water Quality Assessment* for each major river basin in the State. Updates to the river basin assessments are maintained online in the *South Carolina Watershed Atlas*. While more complete assessments of local water quality are included in the SCDHEC data, pertinent findings for Newberry County water quality are summarized in this subsection.

Statewide standards have been established to protect the suitable uses indicated in each classification and to maintain and improve water quality. The standards determine permit limits for treated wastewater discharge and any other activities that may impact water quality. All waters in the Newberry area are classified as Fresh Water by SCDHEC (*S.C. Watershed Atlas, 2022*). Per SCDHEC *Regulation 61-68 – Water Classification and Standards*, fresh waters are suitable for primary and secondary contact recreation (swimming, water skiing, boating, and wading), for industrial and agricultural uses, and as sources of drinking water supply after conventional treatment. Fresh waters are also suitable for fishing and provide a suitable environment for the survival and propagation of a balanced aquatic community of flora and fauna.

5.4.4.1. NPDES Permitted Activities

As authorized by the *Clean Water Act of 1972*, the National Pollutant Discharge Elimination System (NPDES) permit program reduces water pollution by regulating point sources that discharge pollutants into waters. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge are exempt from NPDES permitting. However, industrial, municipal, and other facilities must obtain permits to discharge directly into surface waters. Accordingly, discharges from wastewater treatment systems owned by governments, private utilities, and industries are required to obtain NPDES permits.

Wastewater facilities are monitored by SCDHEC regional offices of Environmental Quality Control for compliance with NPDES permits. SCDHEC issues permits for municipal facilities (municipal utilities), domestic facilities (private utilities), and industrial facilities (industrial pump and haul operations that generate non-hazardous process wastewater and domestic wastewater generated at industrial facilities). Table 5-9 lists active permitted NPDES facilities in Newberry County, sorted by type of activity. Watershed references in Table 5-9 correspond to those provided in Map 5-8.



Table 5-9. NPDES Active Permitted Facilities in Newberry County

FACILITY NAME	WATERSHED	DESCRIPTION (SIC)
DOMESTIC		
NCW&SA/Newberry Shores	305010913	Sewerage Systems
MUNICIPAL		
NCW&SA/Cannons Creek Wastewater Treatment Plant	305010604	Sewerage Systems
Whitmire, Town of	305010803	Sewerage Systems
NCW&SA/Bedford Way	305010913	Sewerage Systems
Newberry Water Treatment Plant	305010912	Water Supply
INDUSTRIAL		
Archer Western Construction, LLC/SCDOT Borrow Pit Mine	305010607	Misc. Non-metallic minerals
Dominion Energy Parr Hydro Station	305010607	Electric Services
Eagle Construction Company/Eagle Family 121 Pit	305010805	Misc. Non-metallic minerals
Eagle Construction Company/Senn Pit	305010912	Misc. Non-metallic minerals
Green Acres Farm & Construction/Green Acres Farm Mine	305010604	Misc. Non-metallic minerals
Greenwood County/Buzzard Roost Hydro Station	305010912	Electric Services
ISE Newberry Inc.	305010909	Chicken Eggs
Jim Ewart DOT Mine	305010607	Misc. Non-metallic minerals
Lindlers Construction of SC/Lindler Mine	305010604	Kaolin and Ball Clay; Misc. Non-metallic minerals
Metts Construction/Metts Clay Mine	305010913	Misc. Non-metallic minerals
Newberry Electric Cooperative, Inc.	305010604	Electric Services
Odell Stuck/Ringer Mine	305010604	Misc. Non-metallic minerals
Samsung Electronics Home Appliances	305010604	Household Laundry Equipment
Sloan Construction/Willingham Mine	305010805	Misc. Non-metallic minerals
Zachry Construction Corporation/SCDOT SC34 Bridge Borrow Pit Mine	305010909	Misc. Non-metallic minerals

Source: SCDHEC, S.C. Watershed Atlas, July 2022

5.4.4.2. Water Quality Monitoring

Local and regional water quality management efforts recognize that the quality of the water supply is directly linked to development activities, demand, and land use practices within the watershed. When considering water quality in the comprehensive planning process, it is important to incorporate measures that protect valuable water resources from excessive runoff and discharge that may create unsafe levels of dangerous chemicals or bacteria. Attention to stormwater retention, percentage of impervious surfaces within developments, and industrial discharge are critical to ensuring water quality in Newberry County.

SCDHEC evaluates water quality through the collection of data from a statewide network of primary and secondary ambient monitoring stations supplemented by rotating watershed monitoring stations. Network data is used to determine long-term water quality trends and attainment of water quality standards, identify locations that warrant attention, and plan and evaluate stream classifications and standards. Data is also used to formulate permit limits for

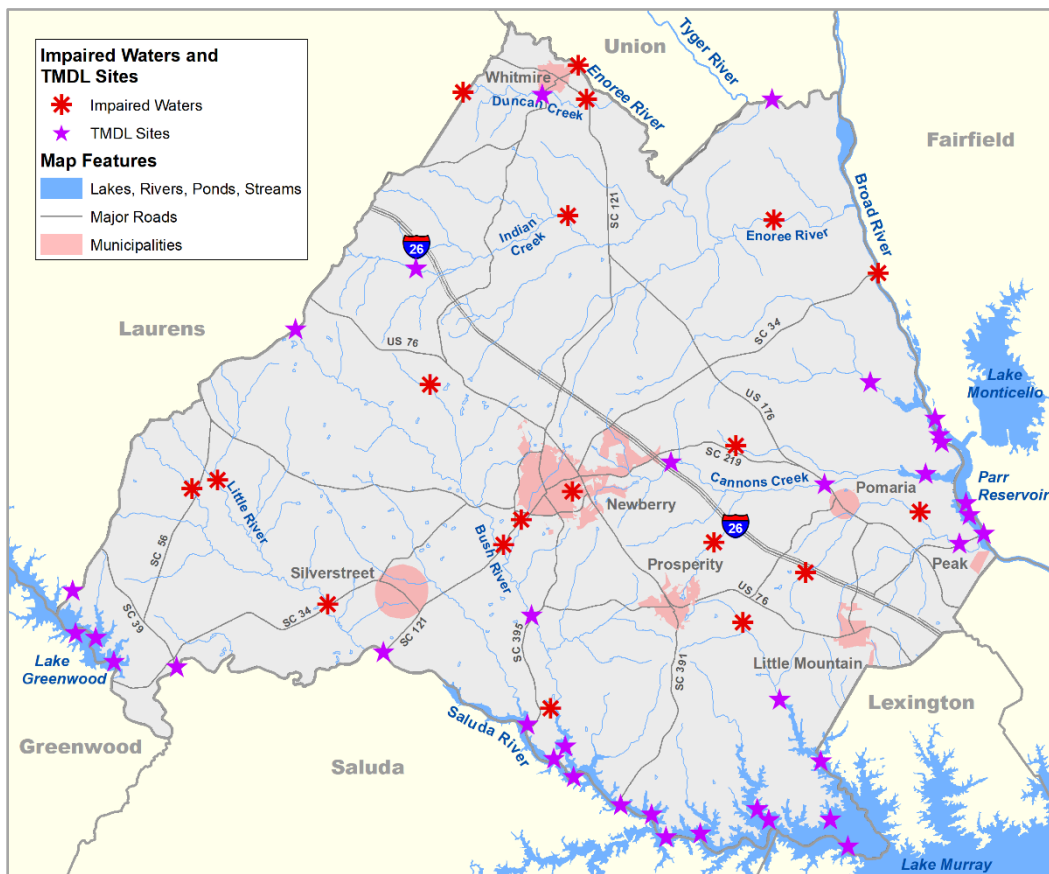


wastewater discharges in accordance with State and Federal water quality standards and the goals of the *Clean Water Act*.

SCDHEC prepares a bi-annual list of impaired waters in compliance with Section 303(d) of the Act. The list is based on a five-year data compilation from multiple water quality monitoring stations in major and secondary waterbodies in Newberry County, along with data gathered from other qualified sources. Impaired waterbodies appearing on the list do not meet water quality standards. Data provided in the *S.C. Watershed Atlas* lists 19 locations in or bordering Newberry County that have impaired waters (Map 5-9).

Once a site is included in the 303(d) list of impaired waters, a Total Maximum Daily Load (TMDL) must be developed by SCDHEC and approved by the EPA. TMDL implementation has the potential to reduce pollution sources within a watershed and restore full use of the waterbody. TMDL refers both to the amount of a single pollutant entering a waterbody on a daily basis and to an associated document and implementation plan with specific measures to improve water quality and attain water quality standards. Thirty-six sites in or bordering Newberry County are covered under an approved TMDL and are also shown on Map 5-9. Assessments of water quality monitoring data for watersheds are regularly updated and published on the S.C. Watershed Atlas website.

Map 5-9. Impaired Waters and TMDL Sites in Newberry County



Source: SCDHEC, *SC Watershed Atlas*, July 2022



5.4.4.2. *Nonpoint Source Pollution*

Nonpoint source (NPS) pollution is untraceable to a single origin or source. Such pollution includes fertilizers, herbicides and pesticides, animal waste, sediment, pathogens, household wastewater from failing septic systems, and contaminants such as street litter carried into water sources by urban runoff. Runoff occurring after a rain event transports pollutants to the nearest waterbody or storm drain where they can impact water quality in creeks, rivers, lakes, estuaries, and wetlands. NPS pollution can also impact groundwater when it seeps into aquifers. Adverse effects of NPS pollution include physical destruction of aquatic habitat, fish kills and closure of fishing areas, limitations on recreational use, reduced water supply, taste and odor problems in drinking water, and increased potential for flooding when waterbodies become choked with sediment.

To comply with the Federal *Clean Water Act*, the State of South Carolina manages several programs to reduce the impact of non-point source pollution. The State's Non-point Source Management Program provides a framework for addressing the major causes and sources of nonpoint source pollution. SCDHEC is the responsible agency for nonpoint source monitoring as part of its biannual assessment of the condition of the State's waters. Nonpoint sources monitored by SCDHEC include mining operations, livestock operations, agriculture, landfills, and land applications of effluent from wastewater treatment facilities. A SCDHEC identified nonpoint source "success story" was completed in 2014 in Newberry County on the Enoree River near Whitmire. The project, funded by an EPA Section 319 grant, involved installation of best management practices and stakeholder education.

Newberry County first adopted an *Erosion and Sediment Control Ordinance* in 1982. The County significantly revised the original ordinance in 2005 to incorporate SCDHEC stormwater management and sediment control regulations for land disturbance activities. This revision was in preparation for SCDHEC delegation of review authority to the County in July 2005. As a delegated review authority, the County issues permits for stormwater and land disturbance activities within its jurisdiction.

The *Newberry County Erosion and Sediment Control Ordinance* reflects the requirements of the *S.C. Sediment and Erosion Control Act*. The purpose of the County's *Erosion and Sediment Control Ordinance* is to prevent the erosion of soils and the sedimentation of streams, control stormwater runoff from developing areas, reduce the damage potential of flood water, protect properties near land disturbing activities, prevent the clogging of ditches and the silting of lakes, provide unobstructed and sanitary channels for stormwater runoff, prevent flooding caused by the encroachment of structures on natural waterways and drainage channels, prevent ground and surface water pollution, promote groundwater recharge, and preserve the natural and scenic beauty of the County.

Under the County's *Erosion and Sediment Control Ordinance*, the land surface of the County may not be disturbed or altered, major drainage channels may not be impeded or encroached upon, and flood areas may not be altered or encroached upon except in accordance with a *Stormwater Management and Sediment Control Plan*, which must be approved by the County's designated



Stormwater Management Official before a permit is issued. Exemptions have been established per the requirements of Section 72-302 of the *S.C. Sediment and Erosion Control Act*. The Ordinance provides specific requirements for permanent stormwater management based on the size of the drainage system, ranging from minor drainage systems of less than 40 acres to County or FEMA floodplains of 300 acres or more. Provisions for flood hazard reduction in FEMA or County designated floodplains, major drainage channels, and other flood prone areas are also included in the Ordinance. Maintenance of all temporary and permanent erosion, sedimentation and stormwater facilities is the responsibility of the property owner, unless such facility has been dedicated to Newberry County by deed.

The Central Midlands *Water Quality Management Plan* notes the most significant water quality issue in Newberry County is protecting the water quality of Lake Murray through the control of NPS pollution. Of secondary concern is protecting the water quality in the Parr Reservoir. Controlling NPS pollution involves the use of best management practices (BMPs). Examples of BMPs include the use of vegetated buffer strips along streams, rivers, and lakes and the restriction of impervious surface area to less than 10% of the total land area. Stormwater retention, preserving green space, and retaining natural stream channels are also effective aids in the control of NPS pollution.

The quality of the water supply is directly linked to development activities, demand, and land use practices within the watershed. When considering water quality in the comprehensive planning process, it is important to incorporate measures that protect valuable water resources from excessive runoff and discharge that may create unsafe levels of dangerous chemicals or bacteria. Attention to stormwater retention, percentage of impervious surfaces within developments, and industrial discharge are critical to ensuring water quality in Newberry County.

5.4.5. Lake and River Planning and Protection

Several public and private entities are involved in shoreline and river planning and management in Newberry County. Shoreline and river protection is increasingly important as development and environmental pressures threaten area water resources, which may encourage additional organizations to become engaged in the development of management and/or preservation plans for these vital resources.

5.4.5.1. Lake Murray Shoreline Management

Construction of the Saluda Hydroelectric Project began in 1927 and was completed in 1930. The resulting hydroelectric reservoir, Lake Murray, is largely located within Lexington County, with significant portions within Newberry, Saluda, and Richland Counties. A 50-year operating license was originally issued by the Federal Energy Regulatory Commission (FERC) to the Lexington Water Power Company. This license was subsequently transferred to SCE&G in 1943 and to Dominion Energy through their purchase of SCANA (SCE&G) in 2019. The Project generates clean renewable energy for Dominion customers and maintains Lake Murray as a popular fishing and recreation destination for residents and visitors to the area.

In 1981, the first *Land Use Management Plan* for Lake Murray was approved, with the requirement that it be updated every five years in consultation with relevant federal, state, and local agencies.



The *Shoreline Management Plan* (SMP) is a comprehensive plan to manage the multiple resources and uses of shorelines in a manner consistent with licensing requirements and project purposes, and to address the needs of the public. The purpose of the Plan is to protect public access to project lands and water and to preserve environmental values – providing a balance between shoreline development, recreational use, and environmental protection. The management guidelines provided in the SMP are applicable to all lands owned by Dominion within the Saluda Project boundary.

Dominion maintains a Shoreline Permitting Program as a means to monitor and regulate development and other activities along the Lake Murray shoreline. Permitted activities and structures requiring Dominion approval include construction or modifications to docks, boat ramps, marine railways, or boat lifts; erosion control and shoreline stabilization (including rip-rap, bio-engineering, and retaining walls); excavation of soil/earth; limited brushing; and commercial and residential water withdrawals for irrigation that require shoreline structures for water access. As a part of its permitting process, Dominion requires that Best Management Practices be employed when a permit is issued to construct or perform any activity or development. If activities such as removal of vegetation and woody debris are not done carefully, then shoreline and lake resources can be threatened by soil erosion, water pollution and habitat degradation.

Since the Lake's development in 1930, it has become a valued recreational destination for residents and tourists. During the early 1970s, development pressure on the Lake began to increase significantly. A large portion of the shoreline is already developed, particularly in more densely populated Lexington and Richland Counties. However, attractive land prices and availability along the Newberry County side of the Lake have resulted in increased development pressures in recent years.

5.4.5.2. Lake Greenwood Shoreline Management and Master Plan

Lake Greenwood was created with the construction of the Buzzards Roost Dam in 1940. The Lake is the first reservoir on the Saluda River after its confluence with the Reedy River. The Lake contains 68 billion gallons of water, covers 11,400 acres, and has 212 miles of shoreline that border Greenwood, Laurens, and Newberry Counties. Various power companies have operated the associated hydroelectric generating facility including the present owner, Duke Power. Lake management has remained the sole responsibility of Greenwood County to include oversight of construction, repair, and maintenance of private non-commercial encroachments.

As owner of Lake Greenwood, Greenwood County manages the Lake and its environs and regulates encroachments in large part based on the requirements of FERC. A key component of FERC licensure was the development of a *Shoreline Management Plan* in 2005 to enact measures to protect the shoreline of Lake Greenwood. Lake Greenwood's FERC order mandates proper enforcement, education, and regulation of mitigation measures for all critical habitat classifications around the Lake. The Greenwood County Lake Management Department issues dock and marina permits and works closely with the SCDNR to identify and protect critical habitat. Lake Management also oversees administration and enforcement of the shoreline management program and administers other operations such as lake level management in conformance with FERC requirements.



While the Lake was initially created to supply electricity, it has become an important water and recreation resource for residents and visitors, as well as an economic driver. Boating, swimming, and camping at Lake Greenwood State Park are popular pastimes. The Lake's reputation as one of the State's best fishing lakes is a major draw for both amateur and professional fishermen. While a substantial portion of the land directly adjacent to Lake Greenwood in Newberry County is in single-family residential use, agricultural land continues to be the major land use in the vicinity west of S.C. Highway 39.

In an effort to provide a cooperative vision for the future of Lake Greenwood, the *Lake Greenwood Master Plan* was adopted by Greenwood and Laurens counties in November 2015. The Plan established goals, objectives, and strategies for the use, development, and protection of the Lake Area through the year 2035. The Master Plan is intended to assist elected and appointed officials, land developers, staff, and other agencies in decision-making on a wide variety of issues related to the Lake. Fourteen projects identified in the Plan were completed within the first three years of adoption. Greenwood County and its partners are embarking on a Plan update, with completion anticipated in 2023.

5.4.5.3. Broad River Basin Planning

SCDNR, SCDHEC, CDM Smith, and the S.C. Water Resources Center at Clemson University are working with the Broad River Basin Council (BRBC) to develop the *Broad River Basin Plan*. The Plan is one of eight major river basin plans to be incorporated into a new State Water Plan that will guide the policy, management, and conservation of the State's water resources for the next 50 years. The Broad River Basin Plan and plans for the Edisto and Pee Dee River Basins are underway, with plans to follow for the five remaining river basins, including the Saluda River Basin in the southwestern area of Newberry County (Map 5-4). Completion of the Broad River Basin Plan is anticipated in early 2024.

The Broad River Basin Council is appointed by SCDNR and includes a diverse group of public and private stakeholders with water-related interests in the basin. Stakeholders include developers, local governments, energy providers, economic developers, industries, non-profit environmental protection and land conservation groups, and water providers. The Council is tasked with developing a stakeholder-driven, basin-wide plan that meets all water needs for the next five decades. Public engagement will be incorporated in plan development.

The Broad River Basin Plan will include a physical and economic description of the basin; a summary of current, permitted, and projected water use in the basin; documentation of basin-wide drought response initiatives; a list of legislative, policy, regulatory, and planning process recommendations developed by the BRBC; and an implementation plan designed to achieve short-term planning and management objectives. A major focus of the Broad River Basin Plan is planning for droughts to ensure that water demands can be met over the planning horizon. While the Plan will not be regulatory, it will provide policy recommendations

5.4.6. Wetlands

Wetlands are among the most productive ecosystems in the world, comparable to rain forests and coral reefs, with profound ecological, aesthetic, and economic value. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands provide a natural filtration system for



sediment and pollution, while serving as critical habitat for numerous species. The public safety and economic benefits of wetlands include flood protection, erosion control, groundwater recharge, pollution abatement, sediment filtering, and the provision of a variety of harvestable natural products. There are also recreational values in wetlands for boating, fishing, hunting, and nature watching.

All Newberry County wetlands are classified as freshwater. Freshwater wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Freshwater wetlands store excess stormwater, mitigating the impact of flooding, purifying water by holding and breaking down pollutants, and trapping silt and soil to reduce clogging of nearby streams. Some wetlands store water in the rainy season and release the water later into nearby aquifers or underground streams, recharging the groundwater that supplies many South Carolinians with drinking water.

Wetlands are susceptible to naturally occurring changes and the negative human impacts of urban development. Development activities such as pond construction, filling, draining of lands for farming, and pollution have resulted in wetland loss or degradation. The loss of wetlands, especially through filling, increases runoff and impairs beneficial functions of flood control, groundwater recharge, and water quality improvement. Total wetlands acreage in South Carolina declined by one-quarter from the late 1700s through the early 2000s, primarily as a result of human activities (*USGS National Water Summary on Wetlands Resources, 2016*).

Freshwater, forested wetlands currently comprise approximately 80% of the State's wetlands. National Wetlands Inventory (NWI) data indicates the presence of freshwater wetlands in the vicinity of rivers and creeks in Newberry County (Map 5-10). Factors considered in wetlands designation include the presence of hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water that can cause soil saturation. NWI data is generated on a large scale, necessitating that the exact location of any wetlands be determined on a parcel-by-parcel basis.



Map 5-10. Wetlands



Source: U.S. Fish and Wildlife Service, National Wetlands Inventory, July 2022

5.4.7. Flood Plains

Flood plains are areas that consist of a stream or river (floodway) and the adjacent areas that have been or can be covered by water (floodway fringe). Flood plains perform a critical function by temporarily storing and carrying floodwaters, reducing potential flood peaks, recharging groundwater supplies, and providing plant and animal habitats. Development within a flood plain expands the flood plain boundary and increases the volume of runoff, making more areas and properties susceptible to flooding. Local development review processes should ensure that new construction and activity will not increase flooding on adjacent and nearby properties.

In 1968, Congress passed the *National Flood Insurance Act* and created the National Flood Insurance Program (NFIP). The Act called for identification and publication of all flood plain areas that have special flood hazards and the establishment of flood-risk zones in all such areas. Flood Hazard Boundary Maps were developed that delineated the boundaries of each community's special flood hazard areas using available data or approximate methods.

The maps identified areas within a community that are subject to inundation by a 100-year flood (Zone A). The 100-year flood has a one percent chance of being equaled or exceeded in any given year. The maps were intended to assist communities in managing floodplain development, as well as assisting insurance agencies and property owners in identifying those areas where the purchase



of flood insurance was advisable. Today these maps are prepared and updated by the Federal Emergency Management Administration (FEMA) as the Flood Insurance Rate Maps (FIRM).

The goal of the NFIP is to reduce the impact of flooding on private and public structures by providing affordable insurance for property owners. The program encourages communities to adopt and enforce flood plain management regulations to mitigate the effects of flooding on new and improved structures. The primary requirement for community participation in the NFIP is the adoption and enforcement of flood plain management regulations that meet the minimum standards outlined in the NFIP regulations.

The intent of flood plain management is to minimize the potential for flood damages to new construction and to avoid aggravating existing flood hazard conditions that could increase potential flood damage to existing structures. To protect structures in flood-prone areas, NFIP regulations require that the lowest floor of all new construction, and substantial improvements of residential structures, be elevated to or above the Base Flood Elevation (BFE).

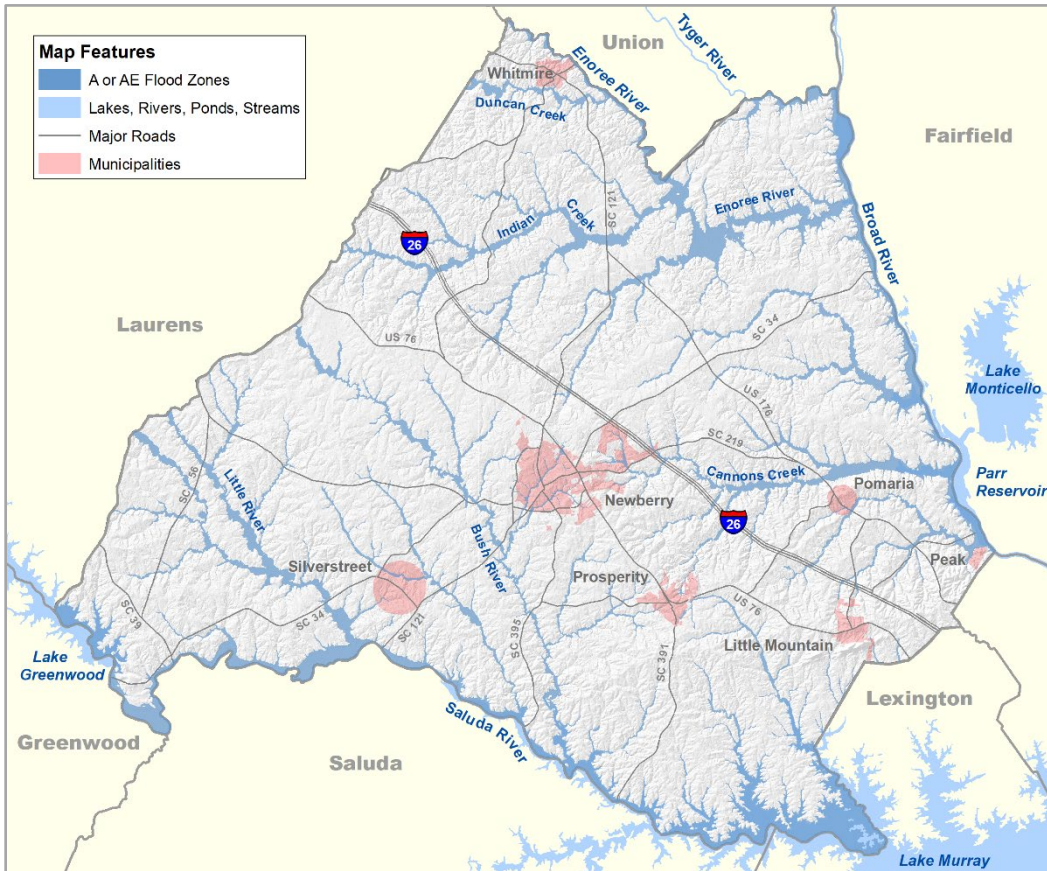
Flood hazard areas identified on FIRMs are denoted as *Special Flood Hazard Areas* (SFHA). The SFHA is an area that will be inundated by flood events having a 1% chance of being equaled or exceeded in any given year – also known as the base flood or 100-year flood. Considered as high risk areas for flooding, SFHAs are denoted on Newberry County FIRMs as Zone A and Zone AE. As illustrated in Map 5-11, these areas are found along the shores of Lakes Murray and Greenwood; along the Broad, Bush, Enoree, Little, and Saluda Rivers; and along other creeks and tributaries. While Map 5-11 provides a generalized depiction of flood zones to review for planning purposes, site-specific questions related to flood zones should be directed to the County Flood Plain Manager.

Newberry County is a participant in the Federal Flood Insurance Program and adopted a *Flood Damage Prevention* ordinance in 2003, with an amendment in 2011. The Ordinance applies to all areas of special flood hazard as identified by the FEMA maps for Newberry County. The County is bordered on all but its western border and a small portion of the southeastern border by rivers and lakes. While these water bodies and their tributaries are the primary drainage outlets for water flowing into and through the County, they can overflow when inundated by heavy rains, causing flash flooding in low lying areas. Based on data provided in the *2021 Central Midlands Hazard Mitigation Plan*, flood damage in Newberry County is generally the result of localized heavy precipitation leading to flooding along smaller creeks and tributaries to the Broad and Saluda Rivers, as well as flash flooding due to ponding and/or inadequate drainage. As revealed in the record-setting October 2015 flood event, a high risk is also possible from the failure of small pond dams, particularly when simultaneous and cascading dam failures occur in the same watershed.

The *2021 Central Midlands Hazard Mitigation Plan* notes that flooding in Newberry County is not restricted to the 100-year and 500-year flood plains. The northern half and southeastern quarter of Newberry County have a high potential for flash flooding, particularly in low-lying areas and areas downstream from small dams. Specific flooding events and impacts are profiled in the *Resiliency Element*.



Map 5-11. Flood Zones



Source: FEMA, National Flood Hazard Layer, July 2022

5.5. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the Natural Resources element. Element goals are broad-based ideals intended to guide the future of the community, while objectives elaborate the goals to outline the framework and provide the basis for the more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 5.1. Protect and improve air quality in Newberry County		
OBJECTIVE 5.1.1. Continue support of plans and policies related to air quality at the county and regional levels		
<i>STRATEGY 5.1.1.1.</i> Coordinate and partner with jurisdictions in the Central Midlands region in collaborative efforts to improve air quality.	Newberry County, Municipalities, CMCOG	On-going



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 5.2 Protect and preserve the County's land resources		
OBJECTIVE 5.2.1. Protect and preserve prime agricultural and forest lands		
<i>STRATEGY 5.2.1.1.</i> Explore partnerships to encourage and promote the preservation of prime agricultural and forest lands through methods such as location of compatible uses adjacent to such lands and buffering of incompatible uses.	Newberry County, Municipalities, Clemson Extension Service, Property Owners, USDA – NRCS, USDA - Farm Service Agency	Ongoing
<i>STRATEGY 5.2.1.2.</i> Review regulations and policies and amend as needed to remove any obstacles to the protection and preservation of prime agricultural and forest lands.	Newberry County Municipalities	2033
OBJECTIVE 5.2.2. Protect the habitats of rare and endangered species within the County		
<i>STRATEGY 5.2.2.1.</i> Develop partnerships among local governments, SCDNR, property owners, and conservation organizations to inventory and map locations where rare and endangered species are found within the County.	Newberry County, Municipalities SCDNR, Conservation Organizations, Property Owners	Ongoing
<i>STRATEGY 5.2.2.2.</i> Review regulations and policies to remove obstacles and support opportunities to protect rare and endangered species habitat such as development of greenways and protection of floodplains.	Newberry County, Municipalities	2033
<i>STRATEGY 5.2.2.3.</i> Support efforts by public and private organizations to protect critical habitats in Newberry County through easements and other measures as appropriate.	Newberry County, Property Owners, Conservation Organizations, SCDNR	Ongoing
OBJECTIVE 5.2.3. Maintain and expand trails and parks and recreation facilities for County residents and visitors		
<i>STRATEGY 5.2.3.1.</i> Support the development of bicycle and pedestrian plans for the towns of Little Mountain, Prosperity, and Pomaria.	Newberry County Municipalities CMCOG Pedestrian and Bicycle Sub-committee	2024
<i>STRATEGY 5.2.3.2.</i> Encourage and promote the development of bicycle and pedestrian plans for additional areas in Newberry County.	Newberry County, Municipalities, CMCOG Pedestrian and Bicycle Sub-committee	2028
OBJECTIVE 5.2.4. Protect and expand natural areas and open space throughout the County		
<i>STRATEGY 5.2.4.1.</i> Review regulations and policies to identify additional opportunities as well as barriers for protecting existing natural areas and open space.	Newberry County, Municipalities, SCDNR	2033
<i>STRATEGY 5.2.4.2.</i> Support efforts by public and private organizations to conserve open space, natural areas, and scenic vistas in Newberry County through easements and other measures as appropriate.	Newberry County, Public and Private Conservation Organizations, SCDNR	Ongoing



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 5.3. Preserve and protect Newberry County's water resources		
OBJECTIVE 5.3.1. Continue expansion of sewer service to additional areas to reduce dependence on septic systems and contamination of surface water sources		
<i>STRATEGY 5.3.1.1.</i> Support sewer providers in the extension of sewer service to currently unserved or underserved areas to minimize the need for septic tanks where conditions are not suitable or water sources may be compromised.	Newberry County, Municipalities, NCWSA, Municipal Providers	Ongoing
<i>STRATEGY 5.3.1.2.</i> Support sewer providers in the expansion of existing wastewater treatment facilities to accommodate the expansion of water and sewer service.	Newberry County, Municipalities, NCWSA, Municipal Providers	Ongoing
OBJECTIVE 5.3.2. Maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions		
<i>STRATEGY 5.3.2.1.</i> Coordinate with NCWSA and municipal water and sewer providers to maintain a countywide approach to water conservation and protection.	Newberry County, Municipalities, NCWSA, Utility Providers	Ongoing
<i>STRATEGY 5.3.2.2.</i> Explore additional local and regional strategies to minimize non-point source pollution and institute Best Management Practices (BMP) for the protection of water resources.	Newberry County, Municipalities, NCWSA, CMCOG, SCDHEC	2033
<i>STRATEGY 5.3.2.3.</i> Coordinate with SCDHEC to mitigate identified water quality impairments.	Newberry County, Municipalities, NCWSA, Utility Providers, SCDHEC	Ongoing
OBJECTIVE 5.3.3. Mitigate the impact of new development and redevelopment on water quality		
<i>STRATEGY 5.3.3.1.</i> Review amendments to zoning and subdivision regulations for possible obstacles to water quality maintenance and for opportunities to ensure the protection of water sources and quality.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 5.3.3.2.</i> Review the need to increase impervious surface limitations in developments and substantial redevelopments to minimize stormwater runoff.	Newberry County	2033
<i>STRATEGY 5.3.3.3.</i> Explore stormwater retention and management requirements for new developments and substantial redevelopments, both public and private.	Newberry County	2033
<i>STRATEGY 5.3.3.4.</i> Continue to regulate land disturbance activities to control erosion and sedimentation.	Newberry County	Ongoing
<i>STRATEGY 5.3.3.5.</i> Support regulatory authorities in their efforts to preserve water quality and habitat through shoreline management policies and regulation.	Newberry County, Dominion Energy, Greenwood County	Ongoing
OBJECTIVE 5.3.4. Minimize flooding through the protection of flood hazard areas		
<i>STRATEGY 5.3.4.1.</i> Periodically review flood regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.	Newberry County, Municipalities	Biannually



Cultural resources include historic buildings and structures, unique residential and commercial areas, archaeological sites, entertainment venues and events, educational and religious institutions, and related features that comprise the unique attributes and defining character of Newberry County and its communities. The Cultural Resources Element generates awareness and elevates consideration of historical, archaeological, and heritage assets in planning. It also provides an overview of the historical development of the County, identifies significant historic and cultural resources, profiles local arts and cultural organizations, inventories annual events and opportunities, and explores the current and potential economic impact of these resources in the community.

Preservation and enhancement of the County's abundant historic and cultural resources directly benefit the community through increased tourism activity and revenue, revitalization of core commercial and residential districts, higher property values, stronger community identity, and enhanced attractiveness to new employers and residents. The ability of Newberry County to attract and retain visitors, retirees, and professionals rests in large part on the quality of life offered by a rich historic and cultural resources base.



6.1. Historical Development

The rich histories of South Carolina and Newberry County have been extensively documented through several publications including Walter Edgar's *South Carolina: A History* (1998) and Thomas Pope's *The History of Newberry County: Volumes I and II* (1992). Other key historical references include *Newberry County, SC: History and Genealogy* by G. Leyland Summer (1950), *Reminiscences of Newberry* by John B. Carwile (1890), *The Annals of Newberry, Part I* by John Belton O'Neal (1859), and *The Annals of Newberry, Part II* by John A. Chapman (1892).

6.1.1. Newberry County

European settlement of the region of South Carolina that encompasses what would become Newberry County began in the mid-18th century by Scotch-Irish, English and German immigrants. These immigrants were drawn by the promise of free land in what was then the Carolina frontier. These new settlements were planted along the rivers of the backcountry, particularly the fertile lands between the Broad and Saluda Rivers. Present-day Newberry County was part of a larger region known as the Dutch Fork that was populated primarily by German and Swiss residents.

The region also formed the southernmost boundary of the Cherokee territory. Conflicts with the Cherokee had escalated by the mid-1750s, with frequent attacks on the new frontier towns that began to fuel a mass exodus of settlers from the backcountry settlements to areas closer to the coast. As a result, multiple militia campaigns were launched by the colonial government against the Cherokee. The Treaty of Charleston was signed in 1761 to officially end the Cherokee War and to expel the Cherokee from the region.

The end of the Cherokee War prompted a new wave of immigration into the frontier region. The increase in population fueled the need for law and order in the new settlements. By 1769 Newberry was part of the Ninety Six judicial district, one of seven regional districts established in the colony to provide a more accessible system of courts. This reorganization would become the impetus of a movement to establish greater independence for the backcountry from Charleston's control.

Although initially slow to join in the Revolutionary War effort, residents of the Ninety Six District that includes present-day Newberry, Abbeville, Greenwood, Laurens, McCormick, and Edgefield Counties quickly responded to the British capture of Charleston. Many of the more than 250 Revolutionary War battles fought in South Carolina occurred within the Ninety Six District and Newberry County.

Newberry County was formally established in 1785 upon the division of the Ninety Six District into Edgefield, Abbeville, Laurens, Spartanburg, Union and Newberry Counties. The village of Newberry was formally established as the County seat in 1789. Both the commercial and political life of the village was greatly influenced by a small contingent of professionals and merchants. The introduction of the cotton gin in the late eighteenth century transformed the County into a leading pre-war cotton market. By the 1820s large-scale cotton farming replaced smaller subsistence farms that had characterized the region. With its new economic position, Newberry quickly attracted a number of doctors, lawyers, and other professionals.



In 1832, Newberry citizens petitioned the General Assembly for incorporation as a town. Two decades later, Newberry secured the first upstate railroad line in 1851, followed by the Laurens railroad in 1854. The Town experienced a great deal of growth during the latter half of the nineteenth century because of its key position as the State's leading inland cotton market, the extension of the railroad, and the relocation of Newberry College in 1855.

Newberry County participation in the Civil War was limited geographically. Although an estimated 500 Newberry residents died in the War, no battles actually occurred in the County. However, the impact of the Civil War and its aftermath were overwhelming and eroded much of the local wealth and status that had been heralded by cotton farming. Renewed rail construction in the post-war years helped boost the economic recovery. The Columbia, Newberry & Laurens (CN&L) Railroad Company was constructed in 1885, making Newberry a hub for both the CN&L and Southern Railroads.

Rail line expansion was accompanied by an investment in upstate textile mills. The first textile factory in the County, Newberry Cotton Mills, was built in 1882 and was the largest mill in the State. This new wealth prompted growth in educational and cultural opportunities. The Newberry Opera House was opened in 1882 and the public school system was formed in 1891. Many of the community's historic homes and buildings were constructed during the period of railroad, cotton market, textile, and lumber mill growth.

Agriculture continued its dominance of the County's economy through the Civil War and into the Twentieth century. A severe drop in cotton and tobacco markets, increased competition, and infestation of the boll weevil ravaged the Palmetto State economy in the early 1920s, bringing depression conditions to the area nearly a decade before the Great Depression hit the nation. The local economy would not fully recover until World War II.

Following the Second World War, major infrastructure projects prompted a transition of the County's economy as manufacturing emerged as a growing segment of the State and local economic base. The construction of Interstate 26 in the early 1960s brought additional challenges and opportunities to the County. However, the same Interstate system that sapped economic activity in smaller towns after construction is now enabling residents who work in the Columbia and Lexington Metro areas to live and commute from many of these smaller communities such as Little Mountain, Prosperity, and Whitmire.

The construction of Lake Murray in 1930 and Lake Greenwood in 1940 for hydroelectric power was part of an effort to support the electrification of South Carolina. These popular man-made lakes also created new recreational opportunities that have attracted additional residential growth to the County.

6.1.2. Town of Little Mountain

The Town of Little Mountain is located in the southeastern portion of Newberry County, approximately 12 miles east of the City of Newberry and south of Interstate 26. Known as "The Heart of the Dutch Fork," Little Mountain is the the highest point of land between Greenville and Charleston. Its name describes its location on a unique geological formation known as a monadnock, an isolated mountain or rock that has resisted the process of erosion and stands alone in an otherwise flat area.



The area surrounding Little Mountain was first settled in the 1750's as a part of the Orangeburg District and later as part of Lexington County. The settlement was originally named Ruff's Mountain, after one of the early settlers. The original boundary dividing Newberry and Lexington Counties bisected the Town, with half of Little Mountain in each county. A post office was established at Little Mountain in 1852. The arrival of the Columbia, Newberry & Laurens Railroad to the area led to the incorporation of Little Mountain in 1890. Construction of a depot and other commercial buildings and residences soon followed.

6.1.3. City of Newberry

The City of Newberry is centrally located in the County and is the largest of the County's municipalities in both area and population. After the creation of Newberry County as part of the Ninety Six District in 1785, John Coate donated two acres for a courthouse and public square in 1789. The Town was laid out in 25 one-acre squares of four lots each. Originally called Newberry Village and later Newberry Court House, the Town was incorporated in 1832 as the County seat (*S.C. Historic Marker 36-24*).

The arrival of the Greenville & Columbia Railroad in 1851 launched a period of substantial growth. The relocation of Newberry College to the community in 1855 was followed by the construction of the Newberry & Chester and the Newberry & Augusta rail lines. These lines fueled the growth of three textile mills that established Newberry as a major center of commerce and the State's leading inland cotton market. Newberry Cotton Mills, the first textile factory in Newberry and the largest in the state, was built in 1882. The influx of new wealth with the textile industry shaped much of the City's residential and commercial growth into the twentieth century.

6.1.4. Town of Peak

The Town of Peak is located in the easternmost portion of the County near the Parr Reservoir and the Broad River. Peak lies north of Interstate 26 and close to the Richland County border. The Town was founded in 1853 as Peak's Station along the Greenville & Columbia Railroad. The station was named for railroad superintendent H.T. Peake.

A little over a decade later in 1865, Federal troops destroyed the railroad tracks from Peak to the Broad River. Peak was incorporated in 1880 and grew as a railroad town and local center of farming, business, and medical care. The Town has rebounded from multiple fires in the Twentieth century (*S.C. Historic Marker 36-15*).

6.1.5. Town of Pomaria

The Town of Pomaria is located in eastern Newberry County, north of Interstate 26 and just west of the Town of Peak and the Parr Reservoir. Considered the heart of the Dutch Fork region, the area was settled by German, Swiss, and Welsh/English settlers. Pomaria was originally named Countsville when the first post office was opened in 1823. The State's first Lutheran Seminary, which would later relocate and grow into the Lutheran Theological Southern Seminary in Columbia, was founded in Countsville in 1830.

The community was renamed Pomaria in 1840 for William Summer's nearby home and nursery of the same name. The Columbia & Newberry Railroad completed a line through the Town by 1851,



bringing rapid growth and supporting the development of a thriving town. The Town of Pomaria was incorporated in 1903. (*S.C. Historic Marker 36-10*).

6.1.6. Town of Prosperity

The Town of Prosperity is located approximately five miles southeast of the City of Newberry, midway between Newberry and the Town of Little Mountain. The first settler arrived in 1827 to the area that would become the Town of Prosperity. The first store was completed in 1830. The Town was first chartered under its local name of Frog Level in 1851 in the wake of the arrival of the Greenville & Columbia Railroad.

A little over two decades later in 1873, citizens petitioned the State legislature to rename the Town to Prosperity. The name Prosperity was inspired by the Prosperity Meeting House, the nearby meeting location of the Associate Reformed Presbyterians. In 1886, the Columbia, Newberry, & Laurens Railroad was completed, bringing the economic benefit of a second rail line to the Town.

6.1.7. Town of Silverstreet

The original community of Silverstreet was located in the valley of the Saluda and Little Rivers, along the old Cherokee Trail used by the Cherokee and later by colonial merchants and settlers. The Town of Silverstreet, named after a local business known as the Silverstreet Carriage Manufactory, was not incorporated until the construction of the Southern Railroad in 1850. The addition of a depot and train stop fueled additional commercial and residential growth. Growth slowed significantly with the decimation of the cotton crop in the early 1900s and the subsequent discontinuation of passenger rail service to the Town. Agriculture shaped the Town's early development and continues to characterize the rural community today.

6.1.8. Town of Whitmire

The Town of Whitmire is located approximately 15 miles north of the City of Newberry. Whitmire is known as "The Pearl of the Piedmont" in reference to its scenic location surrounded by the Sumter National Forest and the Enoree River. Named after early settler George Whitmire, the community had its start as trading center on the Enoree River. The Whitmire area continued as a small, crossroads settlement with few residents until 1890, when the Georgia, Carolina & Northern Railroad was completed through the area. The Town was incorporated in the following year in 1891.

The construction of the community's first cotton mill sparked additional population and economic growth in Whitmire. Established in 1905, the Glenn-Lowery Mill became a major employer for the community that would continue through the twentieth century. The creation of the Sumter National Forest in the 1930s impeded growth with the transfer of private lands to the federal government. The discontinuation of rail service also slowed growth, as did the more recent decline of the textile industry.

6.2. Historic Resources

Small towns and rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism and retirement destinations. Communities can enhance their livability and distinctiveness through awareness and protection of these resources.



The historic and cultural resources of Newberry County and its communities contribute to the appeal of the area as a retirement and tourist destination and a desirable place to work and live. These local resources warrant special consideration in the comprehensive planning process to protect their special character from development pressures or deterioration. Protection of the County's historical and architectural resources requires an active partnership among public and private property owners, local governments, and State and Federal agencies.

In recognition of the economic potential of the community's historic resources, the City and County jointly sponsored a comprehensive *Historical and Architectural Survey of Newberry County* in 2003. These assessments were conducted primarily to determine properties and districts that should be considered for National Register designation. Properties considered for the survey were those at least 50 years old and that retained a good level of historical integrity. The survey assessed 1,537 properties throughout the County including 581 residential, 122 commercial, seven religious, three educational, and two industrial properties within the City of Newberry.

A Historical and Architectural Survey of the Towns of Little Mountain, Pomaria and Prosperity was completed in 2002. The project surveyed 252 properties within a total area of 3.49 square miles. The study found 29 properties eligible for National Register listing in Little Mountain, 15 eligible properties in Pomaria, and 78 eligible properties in Prosperity. The report also identified a potential historic district within the Town of Little Mountain that includes 27 properties. Also identified was a potential downtown commercial historic district within the Town of Pomaria that included 13 properties. The Town of Prosperity had a downtown commercial historic district that included 28 properties and a residential historic district that included 49 properties.

6.2.1. National Register Listings

The *National Register of Historic Places* is the nation's official list of historic and cultural resources that have been formally deemed worthy of preservation. Authorized by the *Historic Preservation Act of 1966*, the National Register is the foundation of a national effort to identify, evaluate, and protect irreplaceable architectural and archaeological resources. Under the oversight of the National Park Service, the Register includes buildings, structures, districts, sites, and objects that qualify as significant in the context of American history, architecture, engineering, culture, and archaeology. The benefits of National Register listing include wide recognition of a property's significance, consideration, and review in the federally assisted project planning process; eligibility for federal tax benefits for rehabilitation and easements; and eligibility for federal and state historic preservation grants.

National Register listings can be achieved for larger *historic districts* that contain broader areas of multiple historic properties that have collective significance, for *individual* properties that meet the criteria, and for *landmark* sites that represent historical significance beyond the local and regional levels. Historic districts can be designated to protect larger areas of historic properties and landscapes from adverse impacts of development. National Register criteria for historic districts require that the majority of the components that comprise a district's historic character have integrity, though alone they may be individually undistinguished.

National Historic Landmarks are districts, buildings, and sites designated by the U.S. Secretary of the Interior as having exceptional value or quality that have meaning to all Americans beyond the



local or regional level. There are 76 National Historic Landmarks in South Carolina, with the majority located in the coastal areas of the State. At present, there are no historic landmarks within Newberry County.

South Carolina has more than 1,400 listings in the National Register, with 160 historic districts statewide. There are currently ten designated historic districts in Newberry County.

Table 6-1. National Register Districts in Newberry County

DISTRICT	SIGNIFICANCE	LISTED
Newberry (<i>Newberry Public Square</i>)	<ul style="list-style-type: none"> ▪ Bounded by Boyce, Caldwell, Coates, College, Friend, Harrington, Main, McKibben, and Nance Streets ▪ Expanded along sections of Main, Lindsay, and Wilson Streets in 2004 ▪ Features six structures built between 1850 and 1900 with Greek, Gothic, and Romanesque revival architectural styles ▪ Constructed during growth as an important rail stop between Columbia and Greenville 	1974 1980 2004
Newberry College	<ul style="list-style-type: none"> ▪ Bounded by College, Bachman, and Evans Streets ▪ Four buildings typify late 19th and early 20th century institutional architecture with both Victorian style and Neo-classical revival buildings ▪ Represent College's development between 1877 and 1925 	1976
Boundary Street- Newberry Cotton Mills	<ul style="list-style-type: none"> ▪ Bounded by Boundary, Charles, Academy, Crosson, Drayton, and Tarrant Streets ▪ Two distinct historical neighborhoods - one of upper and middle professional class homes of the period and the other representing the City's first industrial complex and residential factory worker village ▪ 144 contributing properties, ranging from classical and vernacular styles (1857-1898) to a village of frame and clapboard dwellings (1885-1910) 	1980
Caldwell Street	<ul style="list-style-type: none"> ▪ Bounded by portions of Caldwell, Boundary, Coats, and Snowden Streets ▪ Eleven properties dating between 1885 and 1918 with styles ranging from Upcountry Plantation and Decorated Victorian to Neoclassic ▪ Represents affluent lifestyles of Newberry financial leaders with the founding of the Newberry Cotton Mills (1884) 	1980
College Street	<ul style="list-style-type: none"> ▪ Bounded by portions of College Street ▪ District retains a strong sense of neighborhood unity ▪ Residential neighborhood developed in the 1880s with 20 contributing properties that depict a variety of architectural styles through 1925 ▪ Significant features reflect the neighborhood origins as Newberry College faculty residences in the 1880s 	1980
Harrington Street	<ul style="list-style-type: none"> ▪ Bounded by portions of Harrington Street, with eleven contributing buildings dating 1870 to 1930 ▪ Architectural styles include Victorian Raised Cottage, Neoclassic Mansion, and other vernacular modes ▪ District retains visual integrity without modern intrusion 	1980



DISTRICT	SIGNIFICANCE	LISTED
Main Street	<ul style="list-style-type: none"> ▪ Bounded by portions of Amelia, Calhoun, Cheatham, Crenshaw, Friend, Glenn, McMorris, Main, Martin, and Walnut Streets ▪ Fifty contributing properties from the 1850s to 1930s ▪ Diverse architectural styles and elements including large Victorian clapboard, two-story dwellings of asymmetrical form ▪ Reflects agricultural and mercantile wealth of antebellum Newberry 	1980
Vincent Street	<ul style="list-style-type: none"> ▪ Bounded by portions of Crosson and Vincent Streets ▪ Seven contributing properties exhibit late 19th to early 20th century styles ▪ Notable twin raised cottages and Greek Revival dwelling ▪ Cohesive collection of turn-of-the-century residential examples of domestic vernacular building modes 	1980
West Boundary Street	<ul style="list-style-type: none"> ▪ Bounded by portions of Jessica and West Boundary Streets ▪ Four contributing properties exemplify popular late 19th and early 20th century styles including Greek Revival, Classical Revival, and Brick Bungalow 	1980
Little Mountain Historic District	<ul style="list-style-type: none"> ▪ Intact collection of 64 homes, businesses, and other institutional properties constructed in the late 19th and early 20th centuries ▪ Most constructed after completion of the Columbia, Newberry & Laurens Railroad through Little Mountain in 1890 ▪ Reflect Gothic Revival, Neo-Classical, Colonial Revival, Victorian or Queen Anne, and Bungalow styles 	2003

Source: National Register of Historic Places, 2022

Although each historic district has multiple contributing properties, there are also numerous individual National Register sites that are located outside of these districts (Table 6-2).

Table 6-2. National Register Sites in Newberry County

SITE	SIGNIFICANCE	LISTED
Jacob Bedenbaugh House (Prosperity)	<ul style="list-style-type: none"> ▪ Built circa 1860 ▪ Original owners, Jacob and Sarah Bedenbaugh, were an interracial couple during the Civil War, Reconstruction, and Jim Crow eras 	2011
Burton House (Newberry)	<ul style="list-style-type: none"> ▪ Built circa 1857 ▪ Exemplary Newberry County antebellum planter's house ▪ Rectangular two-story weather boarded Greek Revival with gable roof 	1980
Coateswood (Newberry)	<ul style="list-style-type: none"> ▪ Built in 1841 ▪ Gabled roof, Greek Revival house originally home of Chancellor Johnstone 	1975
Cousin House (Newberry)	<ul style="list-style-type: none"> ▪ Constructed circa 1880 ▪ Only example of the Second Empire style of architecture appearing in the City locality 	1980
Folk-Holloway House (Pomaria)	<ul style="list-style-type: none"> ▪ Built circa 1835 ▪ Important example of common southern house type, the "I-House," with regional features such as the recessed front porch deck and freestanding columns (a rain or "Carolina" type porch) 	1992



SITE	SIGNIFICANCE	LISTED
Hannah Rosenwald School (Newberry)	<ul style="list-style-type: none"> Built in 1924-1925 school year Significant association with African American education during South Carolina segregation era Embodies distinctive characteristics of Rosenwald school design 	2009
Hatton House (Pomaria)	<ul style="list-style-type: none"> Built circa 1892 Excellent example of a late 19th century, South Carolina upcountry house in a Folk Victorian or vernacular late Italianate style 	1990
Francis B. Higgins House (Newberry)	<ul style="list-style-type: none"> Exemplifies introduction of Federal and Greek Revival design elements into South Carolina vernacular building tradition Built circa 1820 and is oldest documented dwelling in Newberry. Two-story weatherboarded residence consists of an "I" form 	1980
Hope Rosenwald School (Pomaria)	<ul style="list-style-type: none"> Significant for its role in African American education and social history in South Carolina between 1925 and 1954 Embodies distinctive features of early 20th century schoolhouse construction popular throughout the southern U.S. 	2007
Howard Junior High School (Prosperity)	<ul style="list-style-type: none"> Constructed in 1924-25 with Rosenwald funding Significant for its role in black education in South Carolina Property embodies distinctive characteristics of a construction popular throughout the South from 1913-1932 	2006
Moon-Dominick House (Chappells)	<ul style="list-style-type: none"> Built circa 1820 Typical upcountry, central-hall farmhouse house with distinctive Federal style architectural features The "Tin House" - reputedly had the first metal roof in Newberry County 	1982
George Mower House (Newberry)	<ul style="list-style-type: none"> Built in 1893 City's only authentic Queen Anne specimen Constructed as the residence of George Mower, Newberry attorney, director of Newberry Cotton Mills, and member of the South Carolina House of Representatives and the South Carolina Senate 	1980
Newberry County Memorial Hospital (Newberry)	<ul style="list-style-type: none"> Constructed in 1924-25 Significant for the role it played in the history of 20th century health care and medical treatment in Newberry County Designed by South Carolina architect James Calvin Hemphill 	2004
Newberry Opera House (Newberry)	<ul style="list-style-type: none"> Built circa 1881 in Newberry's central square Romanesque Revival design with bricks handmade in Newberry Popular hub of cultural and civic activities 	1969
Oakland Mill (Newberry)	<ul style="list-style-type: none"> Initially built between 1910 and 1912, with subsequent expansions Architecturally significant as an essentially intact and significant textile mill complex Romanesque Revival style-influenced textile mill Only locally standing extant textile mill and complex 	2011
Old Court House (Newberry)	<ul style="list-style-type: none"> Erected in 1852 as fourth of five County Courthouses Outstanding example of Greek Revival architecture Used for court sessions between 1852 and 1906 	1971



SITE	SIGNIFICANCE	LISTED
Pomaria Summer-Huggins House (Pomaria)	<ul style="list-style-type: none"> Constructed by John Adam Summer circa 1825 Combines elements of both Federal and Greek Revival architecture Property includes log smokehouse, board and batten privy, and Carpenter Gothic post office Site of Pomaria Nurseries dating back to 1840 and first post office in Dutch Fork 	1979
Ike Reighley House (Newberry)	<ul style="list-style-type: none"> Built circa 1885 Victorian two-story weatherboarded dwelling is the only house in Newberry to display the "stick" influence of the period 	1980
St. John's Lutheran Church (Pomaria)	<ul style="list-style-type: none"> Built circa 1809 St. John's Church was established in the 1750s by German settlers Oldest frame Lutheran church building in South Carolina Church cemetery contains several early graves with fieldstone markers 	1978
Summer Brothers Stores (Newberry)	<ul style="list-style-type: none"> Built in 1898 Row of four one-story brick commercial buildings representing a significant survival of a late Victorian commercial range 	1980
Timberhouse (Newberry)	<ul style="list-style-type: none"> Built circa 1858 Two-story frame weatherboarded, Greek Revival plantation house 	1980
Wells Japanese Garden (Newberry)	<ul style="list-style-type: none"> Designed in 1930 by W. Fulmer Wells, Newberry native and architect Small, landscaped park with indigenous and exotic flora accented by Japanese tea house under a tiled roof, a torii, and two small ponds Donated to the City for public use in 1971 	1980
Osborne Wells House (Newberry)	<ul style="list-style-type: none"> Built in 1860 Designed and built by prominent 19th century Newberry builder, planter, and brick manufacturer 	1980

Source: National Register of Historic Places, 2022

6.2.2. Historical Markers

Historical markers give recognition to places, people, events, and structures that have historical significance at the local, state, or national level. The South Carolina Department of Archives and History manages the *South Carolina Historical Marker* program. Markers are sponsored and purchased by civic, church, historical, or educational organizations.

The *Historical Marker* database includes more than 1,700 markers statewide, with 27 markers in Newberry County. There are 14 markers in the City of Newberry, six in and near Pomaria, two in and near Peak, one near Silverstreet, and four in other locations in the County (Table 6-3). These markers recognize diverse sites of historical significance throughout the County that include cemeteries, churches, and mills.

Table 6-3. State Historical Markers in Newberry County

MARKER ID	LOCATION	MARKER NAME
36-1	Pomaria	Lutheran Theological Southern Seminary
36-2	South of City of Newberry	Bush River Quaker Meeting
36-3	City of Newberry	Newberry College
36-4	City of Newberry	Old Court House



MARKER ID	LOCATION	MARKER NAME
36-5	City of Newberry	Opera House
36-6	Newberry County	Bush River Church
36-7	Between Pomaria and Peak	St. John's Church
36-8	South of City of Newberry	The Rock House
36-9	City of Newberry	Newberry College Historic District
36-10	Pomaria	Pomaria
36-11	Northeast of City of Newberry	Mount Bethel Academy
36-12	Near Silverstreet	New Chapel Church
36-13	City of Newberry	Calvin Crozier Murder Site
36-14	City of Newberry	Newberry Cotton Mills
36-15	Peak	Peak
36-16	City of Newberry	Mollohon Mill
36-17	Pomaria	Folk-Holloway House
36-18	Pomaria	Bethlehem Lutheran Church
36-19	City of Newberry	Miller Chapel AME Church
36-20	Pomaria	Hope Rosenwald School
36-21	Pomaria	St. Paul Lutheran church
36-22	City of Newberry	Newberry Village Cemetery
36-23	City of Newberry	Oakland Mill
36-24	City of Newberry	Newberry
36-25	City of Newberry	Rosemont Cemetery
36-26	City of Newberry	Peoples Hospital
36-27	City of Newberry	Frederick Nance House-Oak Grove

Source: S.C. Historical Markers Guidebook, 2022

6.2.3. Archaeological Resources

Archaeological sites can be particularly fragile and vulnerable to development. Most sites are discovered during the land development process, especially road construction. As growth intensifies, Newberry County and its municipalities should work not only to preserve known sites, but also to identify and protect additional potential areas of archaeological significance.

The South Carolina Institute of Archaeology and Anthropology maintains a central cataloging database for discovered archaeological sites in the State. Within the Midlands region, Richland and Newberry Counties have the greatest number of documented archaeological sites, with more than 620 archaeological sites identified throughout Newberry County to date. Due to the sensitive nature and wealth of information that can be gained over time from careful study of these sites, locations are typically not publicly disclosed.

Federally controlled lands, such as the Sumter National Forest in the northern portion of Newberry County, are subject to heightened regulatory requirements. The presence of the Sumter National Forest has also contributed to the higher number of discovered sites in the County. Such sites on federal or tribal lands or that are potentially impacted by federally funded projects are protected to a limited degree by the *Archaeological Resources Protection Act of 1979*, the *Native American Graves and Repatriation Act of 1990*, *Executive Order 13007 of 1996*, and the *Department of*



Transportation Act of 1966. At the State level, multiple laws and regulations protect archaeological resources including the *South Carolina Mining Act*, the *South Carolina Underwater Antiquities Act*, the *South Carolina Water Resources and Planning Act*, as well as various State codes related to abandoned cemeteries and burial grounds. The State has also developed *Standards and Guidelines for Archaeological Investigations* as an advisory framework for archaeological fieldwork and reporting in the state of South Carolina.

6.2.4. Cemeteries

Cemeteries are a significant historical resource in every community as important repositories for social, religious, artistic, genealogical, and cultural heritage. Vandalism, development, and neglect are the biggest threats to these historic resources. There are more than 400 cemeteries in Newberry County, ranging in size from small family plots to historic church cemeteries and memorial gardens. These sites have historical significance that includes the resting place of veterans from the Mexican War, Civil War, First and Second World Wars, Korean War, and Vietnam War. Most cemeteries in Newberry County have been inventoried by the S.C. Genealogy Society Cemetery Mapping Project using the archived federal Geographic Names Information System. The Newberry County Cemetery GPS Mapping Project website contains cemetery information including aerial views, map coordinates and directions, and links to photos, and tombstone texts. *Newberry Cemetery Survey Books* are also maintained by the Newberry County Historical Society.

6.2.5. Unique Areas and Scenic Corridors

There are currently four *National Scenic Byways* and 21 *South Carolina Scenic Byways*, comprising more than 450 miles, in South Carolina. Although none of these are in Newberry County, there are numerous unique areas and corridors that showcase local history, culture, and geography.

Two historic and scenic corridors within Newberry County offer potential for byway designation. The first is the section of U.S. Highway 76 that passes through the Towns of Little Mountain and Prosperity to connect Columbia with the City of Newberry. This route parallels Interstate 26 and is a historic transportation corridor that is included on the 1825 Robert Mills map of Newberry County. The second route lies north of Interstate 26 along U.S. Highway 176, connecting the Towns of Pomaria and Whitmire through the Sumter National Forest.

Named one of the 50 most scenic drives in America, the historic *Woodpecker Trail* runs through Newberry County along historic Route 121. The trail was once a popular pre-interstate route that linked Charlotte, North Carolina along a 620-mile stretch to St. Petersburg, Florida. Marketed as a tourist route since the early 1920s, the Trail was promoted to northern tourists as the quickest way to the Gulf Coast. The Trail offers abundant cultural and nature tourism development opportunities to communities that line the route. The drive highlights small town charm and provides access to state parks, historic homes, and scenic farmlands.

As South Carolina's largest bicycle and pedestrian project, the 380-mile *Palmetto Trail* will span 500 miles when completed and traverse the State of South Carolina from the mountains to the sea. The Palmetto Trail is designed as a series of passages through 15 counties, with each designed to showcase the unique history, culture and geography of both the local area and the State. The Trail has been designated a federal *Millennium Legacy Trail*.



Four sections of the Palmetto Trail pass through Newberry County. These include the Enoree Passage near Whitmire, the Newberry Passage that routes hikers through the historic downtown, and the Lynch's Woods segment that marks the *Gateway to the Upstate* for the Palmetto Trail. The fourth section is the Peak to Prosperity Passage that follows the inactive Norfolk Southern Railroad line to the County line at the Broad River. The passages are detailed in the *Natural Resources Element*.

Newberry County is also considered by many to be a key entrance to the South Carolina National Heritage Corridor. As it extends from the mountains of Oconee County to the port of Charleston, the corridor showcases the State's diverse historical, cultural, and natural resources. Although not within the 240-mile long corridor, Newberry County borders Greenwood and Saluda Counties, which are included in the Freshwater Coast Heritage region.

6.2.6. Historic Preservation Planning

Land use, transportation, and zoning decisions can critically impact historic preservation efforts. Communities that plan ahead to preserve historic properties and districts have a greater likelihood of success. South Carolina law allows local jurisdictions to enact zoning provisions that preserve and protect the character of a community. These communities can enact historic preservation ordinances that contain specific procedures and standards for designating historic properties and districts, design guidelines, and a process for reviewing proposed changes to historic properties. The focus of such ordinances is on preserving the appearance, rather than the use, of identified historic properties.

State and local agencies, boards, and nonprofit organizations assist Newberry County and its municipalities in maintaining their local character by preserving historic and cultural landmarks, providing technical assistance, and offering limited grant programs. Table 6-4 profiles active agencies and organizations.

Table 6-4. Organizations Supporting Historic Preservation in Newberry County

ORGANIZATION	DESCRIPTION
STATE	
South Carolina Department of Archives and History (SCDAH)	Preserves and promotes the documentary and cultural heritage of the Palmetto State through archives and records management, history education, and historic preservation
State Historic Preservation Office	Housed in the SCDAH and responsible for implementing the goals of the <i>National Historic Preservation Act</i> , assisting local communities with preservation efforts, coordinating the Statewide Survey of Historic Properties, nominating eligible resources to the National Register of Historic Places, managing the Historical Marker program, administering the Certified Local Government Program, and reviewing Federal and State-funded projects, licenses, permits and certifications



ORGANIZATION	DESCRIPTION
STATE	
South Carolina Institute for Archaeology and Anthropology	Maintains the official inventory of discovered archaeological sites in the State and serves as the lead agency concerned with South Carolina's prehistoric and historic archaeology
South Carolina African American Heritage Commission	Created in 2001 to identify and promote the preservation of historic sites, structures, buildings, and culture of the African American experience in South Carolina and to assist and enhance the efforts of the South Carolina Department of Archives and History
Preservation South Carolina	Non-profit organization dedicated to preserving the historic and irreplaceable architectural heritage of South Carolina through assistance with tax credits, sale of properties for restoration, and preservation easements, with one preservation easement secured in Newberry County to date
Palmetto Conservation Foundation	Founded in 1989 to conserve South Carolina's natural and cultural resources, preserve historic landmarks, and promote active outdoor recreation on the Palmetto Trail and other greenways
LOCAL	
Newberry County Historical and Museum Society	Formed in 2005 to preserve and document the history of Newberry County through the collection, preservation and display of historical artifacts, books, manuscripts, charts, photographs, genealogies and similar items and the operation of the Newberry County Museum and Farm Museum
Newberry Opera House Foundation	Formed in 1992 to lead fundraising and renovation efforts for the historic Opera House facility
City of Newberry Board of Architectural Review	Created in 1996 to administer the City's Historic Preservation Ordinance and review plans and applications for all construction within the Historic Buildings District, including modification of existing buildings, demolition, and new construction

6.2.7. Historic Resource Funding Opportunities

Historic preservation yields wide-ranging economic benefits from higher property values and job creation in rehabilitation industries to increased heritage tourism. Communities are also strengthened through the preservation of historic places and patterns that enhance livability and promote social and cultural connections between residents. Rehabilitation of historic structures also encourages energy conservation and infrastructure savings through the reuse of existing structures.

Incentives such as tax credits and grants encourage the preservation and rehabilitation of historic buildings and the donation of conservation easements to protect historic sites. Table 6-5 summarizes the Federal and State preservation tax incentives currently available to eligible property owners in Newberry County.



Table 6-5. Summary of Federal and State Tax Incentives for Historic Preservation

INCENTIVE	ELIGIBILITY AND BENEFITS SUMMARY	LEVEL
20% Federal Historic Rehabilitation Tax Credit	<ul style="list-style-type: none"> Federal income tax credit equal to 20% of eligible rehabilitation costs Income-producing use such as offices, stores, or rental housing with individual or contributing National Register (NR) status 	Federal
10% State Historic Rehabilitation Tax Credit	<ul style="list-style-type: none"> State income or license tax credit equal to 10% of rehabilitation costs Same as federal credit above and does not require separate state application process 	State
10% Federal Rehabilitation Tax Credit	<ul style="list-style-type: none"> Federal income tax credit equal to 10% of rehabilitation costs Non-residential income-producing use for buildings in service before 1936 that do not have individual or contributing NR status 	Federal
25% State Historic Rehabilitation Tax Credit	<ul style="list-style-type: none"> State income tax credit equal to 25% of allowable rehabilitation costs not to exceed \$1 million Owner-occupied residence with individual NR status or contributing to historic district or outbuilding associated with eligible residence 	State
25% Abandoned Buildings Credit	<ul style="list-style-type: none"> Administered by State Department of Revenue Provides tax incentives to encourage the rehabilitation, renovation, and redevelopment of abandoned buildings 	State
25% Textile Revitalization Credit	<ul style="list-style-type: none"> Rehabilitation and reuse of former textile manufacturing facilities Credit against local property taxes or a State income tax credit equal to 25% of rehabilitation costs 	State
Federal Income Tax Credit for Low Income Housing	<ul style="list-style-type: none"> Credit to rehabilitate historic buildings for low income housing and rental units that can be paired with <i>Federal Historic Rehabilitation Tax Credit</i> Low Income Housing Credits allocated by the S.C. Housing Finance & Development Authority 	Federal State
Conservation/ Preservation Easements	<ul style="list-style-type: none"> Voluntary legal agreements used to protect significant historic, archaeological, or cultural resources through contribution of a partial interest in a historic property (easement) to a government or nonprofit Owner must meet criteria for donated easements for tax benefits 	Federal State
Credit for Retrofitting Fortification Costs/ Sales/Use Tax Credit on Retrofit Purchases	<ul style="list-style-type: none"> Resiliency incentives for homeowners that retrofit their personal property to make the property more hurricane resistant 	State
Special Property Tax Assessment (Bailey Bill)	<ul style="list-style-type: none"> Local governments offer special property tax assessments for rehabilitated historic property and low and moderate income rental property Income-producing real property and owner-occupied property for buildings designated as historic by NR or local government 	Local

Source: S.C. Department of Archives and History, 2022

Although Federal and State grant resources to support historic preservation efforts are limited in scope and funding, there are additional local opportunities available to property owners and local governments for historic preservation efforts. Eligible projects can combine Federal, State, and local credits with one or more other local incentives resulting in even greater benefit. The *Bailey Bill* was passed by the State legislature to allow South Carolina cities and counties to provide property tax incentives for improvements to historic structures.

The SCDAH also offers two matching grant programs with funds from the National Park Service for *Survey and Planning* and *Stabilization Projects*. However, only Certified Local Governments are eligible for grant consideration. *Survey and Planning Grants* can be used for identifying and

recognizing historic properties, planning for historic districts, strengthening local government preservation programs, preservation education, and planning for individual historic properties. *Stabilization Project Grants* are used for stabilization repairs to National Register buildings, including roofs, structural framework, and deteriorated doors and windows. To date, 36 South Carolina communities have been designated as Certified Local Governments. There are currently no municipalities in Newberry County participating in this program.

6.3. Cultural Resources

Cultural resources envelop the broad spectrum of the heritage, the traditions, the religions, and the arts of a community. Participation and awareness of the arts can significantly enrich the quality of life for residents. Partnerships among schools, libraries, arts and civic groups, churches, higher education, and local business and industry can leverage local cultural opportunities to increase exposure to the arts for residents of all ages and backgrounds.

Cultural resources include buildings and places where cultural programs are housed and provide public access points for the arts. Newberry County has a range of diverse cultural venues for residents and tourists that include museums, an acclaimed Opera House, a library system with two locations, community festivals, performing arts center, community theater, and a private liberal arts college.

6.3.1. Museums and Libraries

High quality and accessible museum and library facilities, programs, and services can enhance, enrich, entertain, and educate residents of all ages, while presenting opportunities for life-long learning and fostering cultural understanding. Newberry County is home to several museums that carefully preserve the diverse cultural and social heritage of the County and its communities, as well as the contributions of its residents. These facilities are profiled in Table 6-6.

Table 6-6. Museums in Newberry County

MUSEUM	SIGNIFICANCE	LOCATION
Newberry County Museum	<ul style="list-style-type: none"> ▪ Located in the historic five-acre Coppock House complex overlooking downtown Newberry ▪ Grounds include the old Water and Lights Building and the Gauntt House ▪ Extensive collection of artifacts and displays relative to Newberry County history 	City of Newberry
The Newberry Museum	<ul style="list-style-type: none"> ▪ Non-profit educational organization that serves to protect, preserve, present, and promote the ongoing history and heritage of Newberry County and College ▪ Opened to the public in 2019 in the renovated former Newberry County Library building 	City of Newberry
South Carolina Room of the Newberry Library	<ul style="list-style-type: none"> ▪ Dedicated collection of local history and genealogy resources housed in the Hal Kohn Memorial Library 	City of Newberry



MUSEUM	SIGNIFICANCE	LOCATION
Historic Rail Depot and Museum	<ul style="list-style-type: none"> ▪ Housed in the last remaining train depot in Newberry County, the 80-year old structure represents the integral role that railroads played in the growth and development of the County ▪ Facility is also available for public and private special events 	Town of Prosperity
Prosperity Town Hall Art Gallery	<ul style="list-style-type: none"> ▪ Partnership with Crooked Creek Art League to provide a rotating exhibit of local artists in the Town Hall ▪ 	Town of Prosperity
Prosperity Civic Center	<ul style="list-style-type: none"> ▪ Operated by the Town to provide meeting and event space that accommodates groups from 20 up to 300 	Town of Prosperity
Whitmire Museum and South Carolina Bottle Museum	<ul style="list-style-type: none"> ▪ Nonprofit created to display and teach the history of the Whitmire community including its schools, churches, families, and businesses ▪ Co-located with museum, housing more than 1,600 bottles manufactured in South Carolina since the early 18th century 	Town of Whitmire

High quality library facilities, programs, and services can enhance, enrich, entertain, and educate residents of all ages, while presenting opportunities for life-long learning and fostering cultural understanding. Library service in Newberry County dates back to the early 1800's. The *Newberry County Library System* currently operates two locations, with the main facility located on Friend Street and a smaller branch in the Town of Whitmire. The system plays a vital role in promoting genealogical research, computer and internet access, and early and adult literacy through programs such as preschool story time, book clubs, and reading programs. In addition to public computers and wireless internet service, the libraries offer meeting space and eBooks.

The *Hal Kohn Memorial Library* is housed in a 21,200 square foot facility constructed in 2009. The Library has a collection of nearly 62,300 volumes and an annual circulation of more than 101,120. The main Library also houses a dedicated South Carolina Room featuring local history and genealogy resources. Additional support is provided by the Friends of the Newberry County Library through book sales and other fundraisers for library materials.

The *Whitmire War Memorial Library* is located on Church Street in the Town of Whitmire. The library was originally built in 1950 as a memorial to the veterans of World War I and World War II. The site underwent extensive renovation in 1976 and now offers seven computer terminals with internet access, as well as wireless internet access.

The *Wessels Library* of Newberry College is the focal point for accessing, evaluating, and using research materials that support learning and teaching. The library houses a comprehensive collection of more than 83,000 volumes, periodicals, and non-print materials. An Archives and Special Collections room of the Library contains many historical documents relating to Lutheranism and to the local area as well as a special facsimile of the Book of Kells. The library participates in the *Partnership Among South Carolina Academic Libraries*.

The *Library Resource Center* of the Newberry campus of Piedmont Technical College offers student computer access to on-line Library resources, reference books, e-books and streaming, interlibrary loans, and other instructional support resources. To provide extra support and resources for Piedmont Tech students, the Newberry Center Library has formed cooperative agreements with local libraries, including the Wessels Library of Newberry College and the Newberry County Library.



6.3.2. Fine and Performing Arts Centers and Organizations

Although it remains largely rural, Newberry County boasts a number of cultural resources that serve to both educate and enrich the lives of its residents and visitors. Community facilities are available throughout the County that host a variety of events including community performances, private functions, and productions. Smaller multi-purpose community centers and school facilities can be found in unincorporated communities throughout the County including Helena, Stoney Hill, Fairview, and Chappells. The larger facilities are listed in Table 6-7.

Table 6-7. Arts Facilities in Newberry County

FACILITY	SIGNIFICANCE	LOCATION
Newberry Opera House	<ul style="list-style-type: none"> ▪ Visual landmark for the City of Newberry built in 1881 ▪ On the National Register of Historic Places ▪ 427-seat theatre provides state-of-the-art venue for acts ranging from country music concerts to Broadway productions ▪ Spurred an economic and cultural renaissance and serves as a catalyst for increased tourism and further preservation and rehabilitation activities in the downtown core 	Newberry
Newberry Arts Center	<ul style="list-style-type: none"> ▪ Formed in 2014 and operated by the City's Parks, Recreation and Tourism Department ▪ Provides quality arts experiences to interested citizens 	Newberry
Ritz Theater	<ul style="list-style-type: none"> ▪ Art Deco Style facility built in 1936 for use as a movie theater ▪ Current home of the Newberry Community Players ▪ Second anchor in the City's developing downtown arts district 	Newberry
Newberry County Fairgrounds	<ul style="list-style-type: none"> ▪ Located in the City of Newberry ▪ Site of livestock shows, food and vendor booths, rides, and stage entertainment ▪ Hosts the County Agricultural Festival, Newberry Farmers Market, a Fall Rodeo Festival, Halloween Haunted House, and summer Master Gardener's Market 	Newberry
Fire House Conference Center	<ul style="list-style-type: none"> ▪ Former 19th Century fire station in historic downtown Newberry ▪ Renovated and converted into a state-of-the-art multi-purpose facility in 2006 to host multi-day meetings, conventions, and events 	Newberry
Newberry Amphitheatre	<ul style="list-style-type: none"> ▪ Joint initiative between the City of Newberry, Newberry County, and Newberry Opera House for a downtown location to accommodate community concerts and Newberry College and Newberry County School District events ▪ \$3.65 million concept plan has a capacity of 1,500 with a pavilion and restroom 	Newberry
Newberry College	<ul style="list-style-type: none"> ▪ Home to performing venues including Wiles Chapel Theatre and the Alumni Music Center that houses a 150-seat recital hall, practice rooms, a band room, offices, and classrooms ▪ Herman Langford Communications Center has state-of-the-art communications facilities including a television and radio station and audio and video production suites 	Newberry
Piedmont Technical College	<ul style="list-style-type: none"> ▪ Located in the old National Guard Armory ▪ Newberry Campus Center includes a 150-seat auditorium that is available to the public and community organizations 	Newberry



FACILITY	SIGNIFICANCE	LOCATION
Old Pomaria School	<ul style="list-style-type: none"> Under restoration to host plays, performances, and community meetings 	Pomaria
Prosperity Civic Center	<ul style="list-style-type: none"> Hosts programs and events including receptions, music and dance events, pageants, and fashion shows 	Prosperity
Community Center	<ul style="list-style-type: none"> Renovated the Park Street School cafeteria Now used for meetings and private functions 	Whitmire

Arts and culture play an important role in shaping community identity and civic pride, as well as providing economic opportunities for creative residents. Community members connect with art and one another when they attend and take part in music, dance, and theater performances, tour architectural sites and art exhibits, share works of literature, and engage and express themselves through electronic and digital media. Newberry County has a thriving creative sector that includes local writers, artisans, and musicians. The County has active arts groups in areas including drama, music, and folk arts.

The arts are easily integrated into strategies that improve community livability. An analysis of the economic impact of the arts in South Carolina reveals that the arts cluster supports 115,000 jobs statewide, generates \$269 million in tax revenue, and contributes more than \$9.7 billion to the State's economy (*South Carolina Arts Commission*). Table 6-8 profiles national, state, and local organizations that have an impact on the arts in Newberry County.

Table 6-8. Newberry County Arts and Cultural Organizations

ORGANIZATION	DESCRIPTION
NATIONAL	
National Endowment for the Arts	<ul style="list-style-type: none"> Established by Congress in 1965 to give Americans the opportunity to participate in and experience the arts Awards project-based funding through multiple grant programs that support artistic excellence, creativity, and innovation for individuals, states, and communities across the country
National Endowment for the Humanities	<ul style="list-style-type: none"> Seeks to promote and fund excellence in the humanities and convey the lessons of history to all Americans
STATE	
South Carolina Arts Commission	<ul style="list-style-type: none"> Advances and promotes excellence in the arts and a thriving arts environment in South Carolina Focused in three areas: arts education, artist development, and community arts development Offers grant programs for individual artists, arts organizations, and schools
South Carolina Humanities	<ul style="list-style-type: none"> Statewide nonprofit with the mission to enrich the cultural and intellectual lives of all South Carolinians by increasing public understanding of and support for the humanities Provides major grants, mini and planning grants, fast track literary grants, and council program grants State grant recipients include local libraries, individual schools, churches, civic groups, and community historical and arts councils



ORGANIZATION	DESCRIPTION
Arts Access South Carolina	<ul style="list-style-type: none"> Promotes quality and accessible art experiences for people with disabilities Works with artists, educators, arts administrators, and human service providers to establish inclusivity in the arts for people with disabilities
LOCAL	
Newberry Arts Center	<ul style="list-style-type: none"> Formed in 2014 and operated by the City's Parks, Recreation and Tourism Department to provide quality arts experiences to interested citizens and increase support for working artists Hosts art classes and workshops for adults and youth in media ranging from watercolors and oils to clay and textiles Hosts annual South Carolina Clay Conference for clay artists
Newberry Made	<ul style="list-style-type: none"> Formed in 2019 as an artist registry to host exhibitions of local Newberry County artists and makers Grown to an active group of over 160 creative individuals and enterprises hosting regular exhibitions at local businesses and municipal venues
Newberry Ballet Guild	<ul style="list-style-type: none"> Established in 1977 to promote the art of dance through teaching and performance Holds annual public performances at the Newberry Opera House, presenting classical ballets, as well as original ballets and modern dances for local and non-local patrons
Newberry College Chamber Orchestra	<ul style="list-style-type: none"> Campus/community partnership open to both Newberry College students and community members Performs music literature from the Baroque period to the 21st century
Newberry Community Choir	<ul style="list-style-type: none"> Offers two major performances each year Easter cantata presented during the week before Holy Week Christmas program presented in early December
Newberry Community Players	<ul style="list-style-type: none"> All-volunteer, non-profit group that presents live theater at the historic Ritz Theater Offers annual stage performances throughout the year including a musical and a children's show Launched <i>Young Players Club</i> to give local youth access to productions, special events, audition coaching, and discount tickets to encourage an early interest in the performing arts
Newberry County Friends of the Library	<ul style="list-style-type: none"> Non-profit Friends group promotes interest in the functions, resources, services, and needs of the Newberry County Library System Conducts annual book sale, hosts annual literary luncheon, and author presentations
Newberry County Historical & Museum Society	<ul style="list-style-type: none"> Preserves, documents, and fosters awareness of Newberry County history through the collection, preservation, and display of historical resources and artifacts
Newberry Opera House Foundation	<ul style="list-style-type: none"> Formed in 1992 to lead fundraising and renovation efforts for the historic Opera House facility



ORGANIZATION	DESCRIPTION
Newberry College	<ul style="list-style-type: none"> ▪ Sponsors diverse annual events on campus and in the community ranging from concerts and plays to art exhibits and lecture series ▪ Offers multiple degree options in visual arts, theatre, graphic design and digital marketing, and music education and performance ▪ Offers variety of performing ensembles that include the College Singers, Jazz Big Band, Jazz Combo, Madrigals, Newberry Chamber Orchestra, Scarlet Spirit Marching Band, Wind Ensemble, improvisational theatre, and plays

A wide range of agencies and organizations at the national, state, and local levels provide technical and funding support for individual artists and arts and cultural initiatives. Six Newberry County arts organizations have received more than \$102,800 in grants from the South Carolina Arts Commission over the last two years.

6.3.3. Annual Festivals and Special Events

Local governments, cultural and civic organizations, and the private sector play a valuable role in providing recreational, cultural, and entertainment opportunities that enhance the sense of community for residents, attract tourists, and boost activity in traditional downtowns. Newberry County communities and organizations host numerous festivals and special events throughout the year for the enjoyment of residents and visitors. These festivals and events promote the heritage and scenic resources of the region and feature activities ranging from holiday parades and fireworks displays to Irish and German heritage festivals and the State's oldest reunion gathering in Little Mountain (Table 6-9).

Table 6-9. Annual Festivals and Special Events in Newberry County

EVENT	LOCATION	DATE	ACTIVITIES
SC Ag+Art Tour	County	June	Free self-guided tour of local farms and markets featuring local food and artisans
LITTLE MOUNTAIN			
Little Mountain Reunion	Reunion Park	August	Since 1882, annual tradition of gathering for music and food, parade, talent show, road race, vendors
NEWBERRY			
Newberry College Jazz Festival	Newberry College	March	One of nation's longest running jazz festivals featuring local and internationally known musicians
Irish Fling	Downtown Newberry	March	Music, food, vendors, children's activities
Pork in the Park	Downtown Newberry	April	Chicken and pork rib BBQ cooking contest, BBQ vending, music, kids rides, and entertainment
Taste of Newberry	Downtown Newberry	May	Fine food and wine tasting catered by Downtown restaurants and music
Newberry Juneteenth	Newberry	June	Street festival featuring Black-owned businesses with cuisine, arts, live entertainment, and history
Grow Newberry Farmers Market	Downtown Newberry	Summer	Locally sourced seasonal produce, plants, baked goods, and arts and crafts



EVENT	LOCATION	DATE	ACTIVITIES
NEWBERRY			
SC ClayCon	Downtown Newberry	September	One of the largest annual pottery sale sales in South Carolina featuring the work of presenters and attendees
Newberry County Ag Expo and Rodeo	Newberry County Fairground	September	Multi-day fair with crafts, animal/horse shows, vendor booths, antique tractor exhibit, historical exhibits, pageant, art show, and rodeo
Newberry Oktoberfest	Downtown Newberry	October	Music, children's activities, local food and craft vendors, motorcycle and classic car displays, culinary stage, and local, regional, and national entertainment
Newberry Harvest Festival	Enoree River Winery	October	Winery and vineyards, unique arts and crafts, dessert food vendors
Main Street Lights	Downtown Newberry	November	Downtown open house with official lighting of City's decorations and tree
Shoppers Walk	Prosperity	December	Merchant open houses, local entertainment, Santa visits, treats, and prizes
Christmas Tour of Homes	Private Homes	December	Tour of participating homes
North Pole Nights	Downtown Newberry	December	Santa visits, faux snow machines, and story time with Mrs. Claus
PROSPERITY			
Community Market & Yard Sale	Grace Street Lot	April-October	Rental tables with local vegetables, crafters, and plant growers
Prosperity's Hoppin'	Town Square	May	Festival with street dances, food, vendors, local entertainment, crafters, 5K run, pageant, and children's activities
4th of July Celebration	Lake Murray	July	Fireworks
Spooktacular in the Square	Town Square	October	Downtown activities with costumes and candy for children
Christmas Tree Lighting	Town Square	December	Official lighting of the Town's Christmas tree and holiday carols
WHITMIRE			
Party in the Pines	Main Street	June	Three-day festival with food, arts and crafts, parade, carnival, live music, and entertainment

Source Discover South Carolina, 2022

6.3.4. Educational Institutions

Communities that promote a philosophy of lifelong learning among residents are better positioned to successfully compete in a global economy and benefit from a more engaged citizenry. Music and arts education programs are provided to 5,760 students each year in 12 schools through the *School District of Newberry County*. The District's art curriculum exposes students to a variety of media to ensure a better understanding of the arts, including a Gifted and Talented arts program in music and visual arts. The most recent Strategic Plan for the District seeks to "implement a quality sequential K-12 fine arts program." This will be accomplished by hiring highly qualified art teachers for schools, raising awareness of student artistic achievements,



and integrating student instruction and exposure to traditionally under-represented arts such as drama, dance, strings, piano, and visual arts.

With an enrollment of more than 200 students, *Newberry Academy* is the largest private school in the County serving pre-school through the twelfth grade. The Academy has served Newberry County for more than five decades. Located in the City of Newberry, the Academy emphasizes art and music as a key part of all students' curriculum.

Newberry County students and residents have access to two postsecondary institutions within the County, Newberry College and the Newberry Campus of Piedmont Technical College. These institutions provide residents and organizations with a greater level of access to cultural and recreational events, research resources, meeting and conference facilities, professional development, and distance education opportunities.

Newberry College has contributed more than 150 years of service and educational leadership to the Newberry community and the State of South Carolina. The College was founded in 1828 as a Lutheran seminary and classical academy at the annual meeting of the Lutheran Synod in South Carolina and adjacent states. The new seminary-academy opened its doors in 1831 near Pomaria and moved to neighboring Lexington County in 1834 where it would remain for another two decades. In 1854, the Synod voted to relocate the College to Newberry.

Newberry College's 90-acre wooded historic campus is located less than a mile from downtown shopping areas and cultural venues. The campus is comprised of more than 20 buildings and athletic facilities that center on a landscaped quadrangle. The quadrangle is anchored on three sides by four campus buildings that are listed in the National Register of Historic Places – Smeltzer, Keller, Holland, and Derrick Halls. On the fourth side of the quadrangle stand the McClurg Center for Teaching and Learning, the Langford Communications Center, and the Wessels Library.

Opportunities for Newberry College student involvement in cultural and arts activities are numerous and include the *Newberry College Singers*, the *Madrigal Singers*, the *Scarlet Spirit Marching Band*, the *Newberry Concert Band*, a *Jazz Ensemble*, and the *Jazz Combo*. Additional on-campus activities include drama/theater, a lecture series, literary magazine, musical theater, radio station, student newspaper, television station, and yearbook.

6.3.5. Related Venues

Newberry County has many agricultural tourism sites and facilities that strongly complement its historic, arts, and cultural resources. Newberry is one of only ten counties featured in the annual *South Carolina Ag + Art Tour*. The annual free, self-guided tour highlights participating agriculture, farmers markets, and local artisans throughout the month of June. Tour artists range from weavers, painters, musicians, storytellers, metalworkers, and craftsmen, to poets and live musicians. Launched in 2012, the tour is the largest free farm and art tour in the nation, attracting more than 45,000 visitors over the past ten years. There are five tour stops in the County.

In addition to supporting the County's agricultural economy, agritourism attractions showcase the cultural and historical traditions of the community. A number of local farms have looked beyond traditional markets to diversify their operations through agritourism, incorporating farm tours and



field trips, wine tastings, dinners, on-site farm-to-table restaurants with markets, workshops, festivals, and u-pick operations. These operations are detailed in the *Economic* element.

Newberry County also has several sites and facilities that combine natural and cultural resource opportunities. There are nearly 50 public parks and recreation facilities encompassing almost 700 acres in the County. Although most of these sites are recreational, several also have cultural significance. These sites are detailed in the *Natural Resources* Element.

6.3.6. Religious Institutions

Churches played an important role in the early development of Newberry. These institutions continue to positively impact the quality of life by hosting events such as annual community concerts and reunions that preserve community and family histories, maintaining historic cemeteries, providing diverse youth activities and summer camps, and participating in festivals that showcase local food, talent, and crafts.

The estimated 240 churches, synagogues, and faith communities in Newberry County are vital partners in broadening community access to cultural opportunities. The numerous and varied denominations reflect the diverse cultural history of the community. In addition to the many Lutheran churches, there are active Methodist, Presbyterian, Baptist, Episcopal, Roman Catholic, Associated Reformed Presbyterian, African Methodist Episcopal, Church of Jesus Christ of Latter-day Saints, Assembly of God, Jehovah's Witness, and many other non-denominational and independent churches.

6.3.7. Media and Community Engagement

Newspapers, magazines, television, radio stations, and social media platforms can be key conduits of information for cultural engagement. Although there are no network television stations located within Newberry County, residents are served by major network affiliate stations based in the nearby Columbia metro area.

Table 6-10. Media Serving Newberry County

SOURCE	TYPE	FORMAT
NEWSPAPER		
Newberry Observer	Newspaper	Published once weekly
RADIO		
WKDK (Newberry)	News, Sports, Oldies, Contemporary	AM 1240/101.7 FM
WNIR-LP (Newberry College)	College programming	FM 95.5
WNBK (Whitmire)	Oldies	FM 90.9
OTHER		
Newberry Magazine	Lifestyle magazine	Published bi-monthly
Newberry Now	Online local features	Updated weekly
Newberry Living	Local features magazine	Published monthly

6.3.8. Cultural and Heritage Tourism

Tourism has grown to a \$23.8 billion industry in South Carolina, accounting for nearly three percent of the State GDP. Tourism now supports one in ten jobs statewide. Domestic travelers to

the State spent more than \$12 billion on transportation, lodging, food, entertainment, recreation, and incidentals. Sector spending also generates \$1.7 billion in State and local tax revenue. This equates to a tax burden transfer from residents to tourists of \$895 per household (*SCPRT, 2021*).

Although revenue and jobs fell by nearly a quarter in 2020 and 2021 due to the pandemic, the sector is on the rebound statewide. The County benefitted from more than \$37.7 million in travel and tourism related expenditures before the pandemic, with \$1.9 million in local tax revenues in 2019. Tourism generated nearly \$5.6 million in local payroll. This activity ranked Newberry at 28th among South Carolina counties in total travel expenditures.

Newberry County received \$234,808 in total accommodations tax allocations for fiscal year 2020-2021, with \$120,740 of this total going to the City of Newberry, \$3,151 to the Town of Prosperity, \$2,992 to the Town of Whitmire, \$964 to the Town of Silverstreet, \$604 to the Town of Little Mountain, \$372 to the Town of Pomaria, and \$133 to the Town of Peak (*SCPRT, 2022*).

Cultural tourism in particular offers significant economic opportunities for local businesses and residents through the creation of new retail and service markets in the areas of arts and culture, historical tours and sites, genealogy resources, agribusiness, specialty foods, and related products. In addition to visiting historic places and museums during their trips, heritage visitors enjoy shopping, parks, cultural events and festivals, and outdoor recreation activities such as hiking, boating, or biking. Such tourism is an attractive economic development resource for Newberry County as it preserves community character, instills local pride, promotes community investment, improves the overall quality of life, and generates local employment and entrepreneurial opportunities. The cooperation of public and private interests in marketing, preservation and revitalization, and programming for cultural tourism will position Newberry County and its municipalities to continue building upon local heritage tourism assets that include historic sites of state and national significance, cultural attractions, festivals, outdoor events, and diverse culinary and retail offerings.

The *South Carolina Department of Parks, Recreation and Tourism* (SCPRT) operates and manages South Carolina’s State Parks, markets the State as a preferred vacation destination, and provides assistance to local communities for development and promotion of parks, recreation and tourism. SCPRT offers annual grants to support local governments and nonprofits in developing marketing and generating visitors to the state (Table 6-11).

Table 6-11. Cultural and Heritage Tourism Support Opportunities

GRANT	PURPOSE	ELIGIBILITY	AMOUNT
Emerging Destination Marketing	Generate new visitation through select tourism advertising activities for highly developed, emerging tourism destinations	501(c) non-profit charged with marketing tourism for specific city or unincorporated area	\$100,000 to \$200,000 with 2:1 cash match
Destination-Specific Tourism Marketing	Support destination specific advertising that generates a proven economic return for the State	Qualified tourism partners	\$250,000+ with 2:1 cash match

GRANT	PURPOSE	ELIGIBILITY	AMOUNT
Sports Tourism Advertising and Recruitment	Recruit new sporting events that generate significant economic impact to local communities through additional participant/visitor spending	Nonprofit tourism or sports-related organizations, applying through local governments	Up to \$50,000 with 1:1 match
Tourism Advertising	Expand economic benefits of tourism across the state with competitive, matching grant funds to qualified tourism marketing partners for direct tourism advertising expenditures in festivals and events, attractions, and destinations	SC tourism regions, tourism marketing organizations, and local governments attracting out-of-market visitors to destination, event or attraction	\$3000 max for festival; \$40,000 for attraction; \$100,000 for destination with 1:1 or 2:1 match
Undiscovered SC	Assist communities and nonprofits with development of <i>publicly owned</i> tourism products and attractions that encourage visitation to the State	County/municipal governments with ATAX distributions of \$900,000 or less	\$100,000 to \$200,000 with 1:1 match

Source: S.C. Department of Parks, Recreation and Tourism, 2022

6.4. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the Cultural Resources element. Element goals are broad-based ideals intended to guide the future of the community, while objectives elaborate the goals to outline the framework and provide the basis for more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for implementation, as well as a general time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 6.1. Protect the historic and cultural heritage of Newberry County, as embodied and reflected in its historic structures, sites, and districts		
OBJECTIVE 6.1.1. Protect the sites, structures, and districts that represent or reflect elements of cultural, social, economic, political, and architectural history at the community, county, regional, and state levels		
<i>STRATEGY 6.1.1.1.</i> Continue to encourage the adaptive reuse of historic or architecturally significant buildings that connect Newberry communities with their histories.	Newberry County, Municipalities Chamber of Commerce, Palmetto Trust, Private Property Owners	Ongoing
<i>STRATEGY 6.1.1.2.</i> Maximize additional grant funding from the S.C. Department of Archives and History and other sources to support preservation and revitalization efforts.	Newberry County, Municipalities, Private Property Owners	Ongoing



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
OBJECTIVE 6.1.2. Promote increased resident and business owner awareness of the significance of cultural and historic resources in Newberry County		
<i>STRATEGY 6.1.2.1.</i> Promote awareness among individuals and business owners of the multiple Federal and State tax incentives, technical assistance, and grant programs available to historic property owners.	Newberry County, Municipalities, Chamber of Commerce	Ongoing
GOAL 6.2. Strengthen community-wide access and involvement in the arts		
OBJECTIVE 6.2.1. Strengthen the capacity of existing community arts and cultural organizations to support cultural enrichment, recognition of local artists, regional exposure, and resource maximization		
<i>STRATEGY 6.2.1.1.</i> Continue to support cultural and arts venues through annual appropriation of Accommodations Tax revenues.	Newberry County, Municipalities, Nonprofits	Ongoing
GOAL 6.3. Leverage the County's historic and cultural assets as an integral economic development resource		
OBJECTIVE 6.3.1. Promote and enhance the County's attraction to residents, tourists, and visitors		
<i>STRATEGY 6.3.1.1.</i> Work in partnership with municipal and community organizations to protect the historic and cultural heritage of Newberry County, as embodied and reflected in its historic structures, sites, and districts.	Newberry County, Municipalities, Public & Private Property Owners	Ongoing
OBJECTIVE 6.3.2. Identify ways to support businesses and industries engaged in the cultural and heritage tourism, agri-tourism, and nature-based tourism sectors		
<i>STRATEGY 6.3.2.1.</i> Recognize, build upon, and promote the County's historic and cultural assets with Southern, African American, German, agricultural, and other themes through local historical and arts institutions and programming.	Chamber of Commerce, Municipalities, Newberry College, Newberry County Historical & Museum Society, Capital City/Lake Murray Country Regional Tourism Board, Public and Private Arts Groups, State Agency Funders, Business Owners	Ongoing



Photo Source: Natalie Maynor

The most basic and essential services are provided through community facilities. Collectively known as the community infrastructure, these facilities include the buildings, facilities, lands, and services that support the public health, safety, and welfare of Newberry County residents. These assets help shape daily living and work environments, provide the physical framework for the attraction of new businesses and employment opportunities, and provide a foundation for new growth and development. While many community facilities are managed by local governments, others are provided by utilities, hospitals, school systems, and nonprofits.

The Community Facilities Element provides an inventory and assessment of the facilities and services available in the County and surrounding areas. The Element profiles community functions including the organization of local government, annexation, water and sewer service, utilities, solid waste collection, fire and emergency medical services, police, education, health care, recreation, and libraries.

7.1. Government

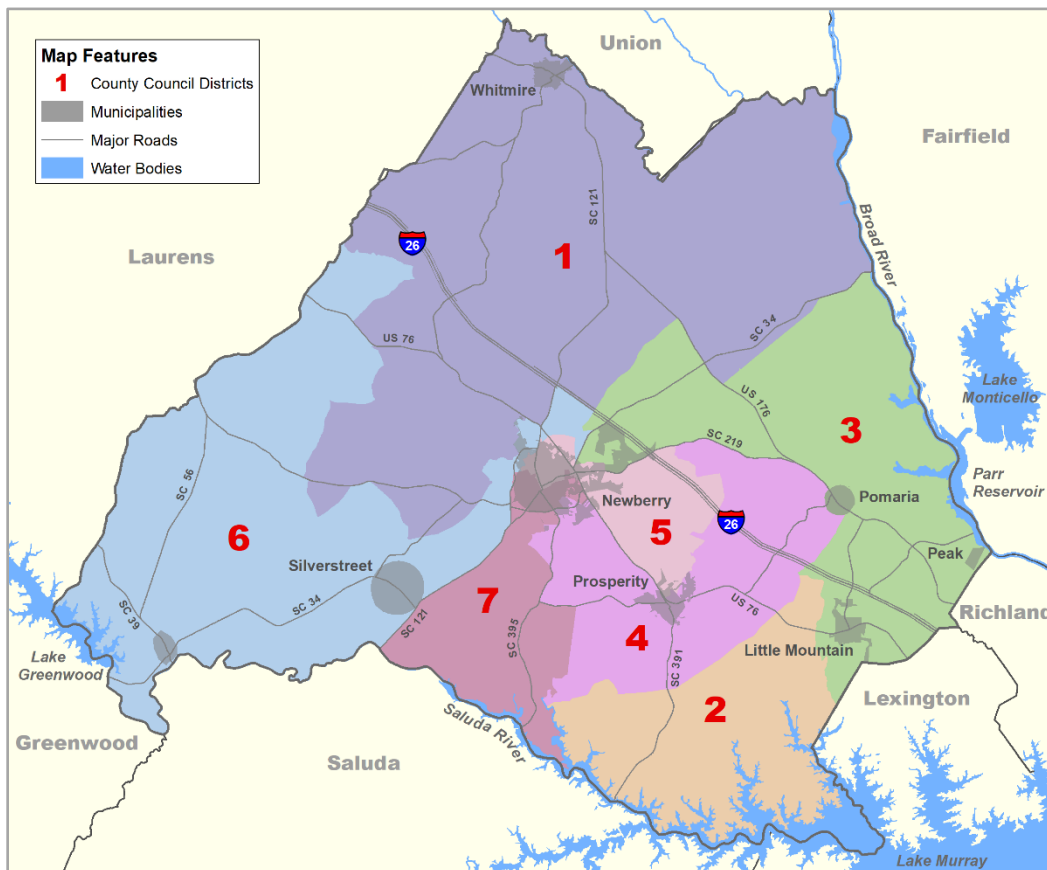
Governmental facilities house activities, persons, and records used in government operations from the municipal to federal levels. The need for new or expanded public facilities is directly related to the growth of a community, since the addition of more people, more homes, and additional

businesses and industries prompt the need for new and expanded governmental services. In some cases, increased services can be accommodated using existing space. However, in many cases a substantial increase in the level and scope of services can require additional operational space or service access points.

7.1.1. Newberry County

Newberry County was formed in 1785 when the General Assembly divided the original Ninety-Six District into six counties. The Town of Newberry was founded in 1789 as the County seat and incorporated in 1832 as the City of Newberry. The County Council consists of seven members representing the seven individual Council districts (Map 7-1). A Council Chairman is elected by the members of Council. Each representative on the County Council serves a four-year term.

Map 7-1. Newberry County Council Districts



Source: Newberry County GIS, 2022

The County is governed under a council/administrator format in which a County Administrator is appointed by the Newberry County Council to serve as its Chief Administrative Officer. The County Administrator is responsible for executing the policies, directives, and legislative actions of County Council; directing and coordinating activities of Newberry County Government; supervising the spending of County funds in accordance with the approved County budget and as directed by Council; preparing reports for Council on finances and administrative activities; informing Council of anticipated revenues that are necessary to meet the financial requirements of the County;

responding to requests for information or assistance from the public; preparing and presenting annual budget requests to Council for approval; overseeing capital projects; participating in economic recruitment activities; and working with Newberry County elected officials in reaching common goals.

Under the direction of the County Administrator, management of County functions is carried out through 19 departments, each headed by elected officials or appointed staff. Newberry County's elected officials include the Auditor, Clerk of Court, Coroner, Probate Judge, Sheriff, Solicitor, and Treasurer. The County employs 214 full-time staff and 12 part-time employees.

Newberry County owns and maintains public properties throughout the County, with many located within the City of Newberry. The locations of major facilities owned by the County are listed in Table 7-1.

Table 7-1. Newberry County Facilities

FACILITY USE	LOCATION
Former Agricultural Building - Assessor, Delinquent Tax, Building, Planning and Zoning, Economic Development	Martin Street
Auditor's and Treasurer's Building	Martin Street
Community Hall - Chamber of Commerce, Public Meeting Space	Main Street
Courthouse - Circuit Judge, Clerk of Court, Solicitor	College Street
Courthouse Annex - Administration, County Attorney, Dept. of Juvenile Justice, Probate Judge, Probation and Parole	College Street
Detention Center and Magistrate's Office	Louis Rich Road
Fairgrounds	Adelaide Street
Health and Human Services Complex - DSS, DHEC, Veteran Affairs	Wilson Road
Lynch's Woods	Walter Cousins Road
Newberry County Animal Control, Animal Shelter	S.C. Highway 34
Hal Kohn Memorial Library (Newberry County Library)	Friend Street
Newberry County Maintenance Shop	S.C. Highway 34
Newberry County Public Works	S.C. Highway 34
Old Jail - Storage and Street Signs	S.C. Highway 34
Piedmont Technical College	Wilson Road
Sheriff Headquarters	Wilson Road
Triangle Gun Club (Old Landfill)	Cockrell Drive
Newberry County Airport	Airport Road
Former Newberry County Library Building	Friend Street
Voter Registration and Elections	Wilson Road
Helena Community Facility	Giff Street
Recreation Office Building	Harrington Street
Maybinton Ball Field	Maybinton Park Road
Whitmire Library	Church Street, Whitmire

7.1.2. Newberry County Municipalities

There are five municipalities in Newberry County, including the City of Newberry and the towns of Little Mountain, Peak, Pomaria, Prosperity, Silverstreet, and Whitmire. Incorporated in 1832, the *City of Newberry* is largest municipality in terms of size (9.1 square miles) and population (10,691 per the 2020 Census) and is the county seat of Newberry County. The City operates under the council/manager form of government in which the City Council acts as the governing body to adopt legislation and set policy. Council hires the City Manager to administer policies and enforce regulations, as well as manage day-to-day municipal operations. The Mayor is elected at-large for a four-year term and presides over council meetings as a council member. The other six council members also serve four-year terms and individually represent one of six council districts. While most of the City's administrative functions are housed in City Hall on College Street, additional facilities include two fire stations, the Police and City Court complex, the Newberry Opera House, the Fire House Conference Center, Wells Japanese Garden, the 128-acre Newberry Recreation Complex, and wastewater and water treatment plants.

The *Town of Little Mountain*, originally known as Ruff's Mountain, was part of Lexington County until it was formally added to Newberry County in 1917. The municipality incorporated in 1890 as the Town of Little Mountain. The Town is 1.52 square miles in size, with the Town Hall located on Depot Street. Little Mountain is governed by a mayor/council form of government, with the mayor and four council members elected at-large for four-year terms. Staffing for the Town includes two part-time employees, a librarian, and the Town Clerk/Treasurer.

The *Town of Peak* is one of the State's smallest towns in both size (0.34 square miles) and population (249 in the 2020 Census). Peak was incorporated in 1880 and is governed by a mayor/council form of government, with the mayor and four council members elected at-large for four-year terms. The Town Hall for Peak is located on River Street.

The *Town of Pomaria* was incorporated in 1840 and is governed by a mayor/council form of government. Pomaria is 1.05 square miles in size. The mayor and four council members are elected at-large for four-year terms. The Town does not have an official town hall and utilizes the old Pomaria School for council meetings.

The *Town of Prosperity* was chartered as Frog Level in 1851. In 1873, at the request of a majority of its citizens, the S.C. Legislature changed the name of the town to Prosperity. Prosperity is 1.98 square miles in size. The Town Hall is located at 305 North Main Street. The Town's Police Department and the Prosperity Civic Center are housed in a renovated 100-year old school building on School Drive. Prosperity is governed by a mayor/council form of government, with the mayor and four council members elected at-large for four-year terms. A Town Administrator is appointed by the Mayor as authorized by the Town Council. Prosperity provides electricity, water, sewer, and solid waste pickup for its residents.

The *Town of Silverstreet* was established originally as Shop Springs in 1837, changed to its present name in 1865, and was incorporated in 1910. Silverstreet is 3.35 square miles in size. The Silverstreet Town Hall is located on Main Street and also houses a Newberry County Sheriff's

station and a County EMS station. The Town is governed under a mayor/council form of government, with the mayor and four council members elected at-large for four-year terms.

The *Town of Whitmire* was incorporated in 1891 and is known by local residents as the “Pearl of the Piedmont.” Whitmire encompasses 1.26 square miles. The Town is governed by a mayor/council form of government, with the mayor and six council members elected at-large every two years for four-year staggered terms. The Whitmire Town Hall is located on Main Street. The Town also owns and operates the Community Center (formerly the Park Street School cafeteria), which is used for meetings and private functions. Whitmire provides police, sewer, water, and solid waste pick-up for its residents and employs 18 full time and 4 part-time employees.

7.1.3. Newberry County Boards and Commissions

The Newberry County Council appoints a total of 107 members to 15 boards and commissions that have oversight responsibility for issues ranging from making recommendations on expenditures generated by the accommodations tax to oversight of the County’s emergency services departments and organizations (Table 7-2).

Table 7-2. Newberry County Board and Commission Appointments

APPOINTED BOARD	APPOINTEES	COMPOSITION REQUIREMENTS	TERMS
Accommodations Tax Advisory Board	7	Council appoints majority from hospitality industry, at least 2 from the lodging industry, one representing funded cultural organizations	4 yrs.
Airport Commission	7	Council appoints one member from each district	4 yrs.
Board of Rescue Squads	9	Council appoints one member from each rescue squad district and 2 at-large members	4 yrs.
Board of Rural Fire Control	11	Council appoints one member from each main fire station	4 yrs.
Board of Zoning Appeals	7	Council appoints one member from each district	4 yrs.
Central Midlands Council of Governments	3	Council appoints 2 citizens and Council Chair appoints one elected official	3 yrs.
Disabilities and Special Needs Board	7	Council appoints one member from each district	4 yrs.
GLEAMNS Board	3	Recommended by the GLEAMNS Human Resources Commission, Inc. for Council approval, one representative each from the public and private and the served population	2 yrs.
Library Board	7	Council appoints one member from each district	4 yrs.
Newberry County Water and Sewer Board	7	Legislative delegation appoints one member from each district	6 yrs.
Newberry County Joint Planning Commission	12	Council appoints one member from each district and 5 at-large members, each participating municipality appoints one member	4 yrs.
Newberry County Memorial Hospital Board	15	Council appoints 14 members (two from each district) and the Hospital appoints one physician representative	4 yrs.
Piedmont Tech Commission	1	Council Appointment	4 yrs.

APPOINTED BOARD	APPOINTEES	COMPOSITION REQUIREMENTS	TERMS
Upper Savannah Workforce Development Board	4	Council Appointments	3 yrs.
Westview Behavioral Health Board	7	Council appoints one member from each district	4 yrs.

All jurisdictions in South Carolina that regulate land use, including Newberry County, must have a *planning commission* and a *board of zoning appeals*. Members of both bodies are appointed by the governing body of the jurisdiction covered – the county, city, or town council. The planning commission directs the development and update of the comprehensive plan and advises the governing body on the adoption of the plan. It also directs the preparation and update of land use regulations, including the zoning ordinance and land development regulations, and provides recommendations on the adoption of such regulations to the governing body.

The *Newberry County Joint Planning Commission* was re-established in 1997 to serve Newberry County, the City of Newberry, and the Towns of Prosperity, Whitmire, Little Mountain, Pomaria, Silverstreet, and Peak. However, the Towns of Silverstreet and Whitmire have not yet adopted a zoning ordinance. In 2003, the City of Newberry established a separate Planning Commission to serve its jurisdiction. The Joint Commission includes 11 members, with seven appointed to represent each Council district by the Newberry County Council and one member recommended to Council for appointment by each of the town councils of Prosperity, Little Mountain, Pomaria and Peak. All Planning Commission appointments are for a four-year term.

The role of the *Newberry County Zoning Board of Appeals* is quasi-judicial and includes considering appeals to determinations made by the Zoning Administrator, as well as hearing and ruling on applications for variance from the requirements of the Zoning Ordinance. The County Council appoints seven members – one from each Council District – for individual terms of four years.

Newberry County, in accordance with *S.C. Code section § 4-10-300*, has appointed a *Capital Projects Sales Tax (CPST) Commission* to consider and prioritize proposed capital improvement projects within the County or its municipalities that are to be funded by the one percent sales and use tax. The CPST consists of six members comprised of three County appointees and three Municipal appointees. Three appointments are made by the Newberry County Council, and per the statutory index, the City of Newberry is charged with making two of the three Municipal appointments. The two City Municipal appointees choose the third Municipal appointee, who must be a resident of a County municipality other than the City of Newberry. Once the Commission has considered and prioritized the capital projects submitted, County Council enacts an ordinance setting forth the priority in which the net proceeds are to be extended, and then formulates a referendum question regarding the Commission’s recommendations for inclusion on the ballot during the general election.

Twelve projects are included in the Capital Project Sales Tax November 2022 referendum, totaling more than \$37 million. If the referendum is approved by voters, the County will issue bonds to cover the project costs, with bond payments to be paid through penny sales tax collections. This will be the fifth time that Newberry County has implemented a CPST referendum. Newberry

County voters approved previous CPST referendums in 1998, 2004, 2010, and 2016. The 2022 CPST projects are discussed in detail in the *Priority Investment Element*.

7.1.5. State and Federal Facilities

A number of State and Federal facilities are located in Newberry County, with many State facilities located in the County seat in the City of Newberry. Major State and Federal facilities located within Newberry County are listed in Table 7-3.

Table 7-3. Federal and State Facilities in Newberry County

FACILITY	LOCATION
FEDERAL FACILITIES	
U.S. Postal Service - <i>Chappells, Kinards (P.O. boxes only), Little Mountain, Newberry, Peak, Pomaria, Prosperity, Silverstreet, Whitmire</i>	S.C. Highway 39, Chappells area Wheeland Road, Little Mountain U.S. Hwy. 76, Kinards area College Street, Newberry River Street, Peak U.S. Highway 176, Pomaria N. Main Street, Prosperity Main Street, Silverstreet Main Street, Whitmire
USDA Newberry Service Center - <i>U.S. Dept of Agriculture, Natural Resources Conservation Service, Rural Development Agency, Newberry Soil and Water Conservation District</i>	Kendall Road, Newberry
USDA Forest Service	Work Center Road, Whitmire
STATE FACILITIES	
Clemson University Cooperative Extension Service	Wilson Road, Newberry
National Guard of S.C. - <i>HQ 218th Infantry Brigade, National Guard Recruiter</i>	General Henderson Road, Newberry
Newberry County Commission on Alcohol & Drug Abuse – <i>affiliate of S.C. DAODAS</i>	College Street, Newberry
Newberry County Council on Aging – <i>affiliate of the S.C. Office on Aging</i>	Hunt Street, Newberry
Newberry County Disabilities & Special Needs - <i>affiliate of S.C. Department of Disabilities and Special Needs</i>	Nance Street, Newberry
Piedmont Technical College - Newberry Center	Wilson Road, Newberry
S.C. Department of Health and Environmental Control - <i>Newberry County Health Dept., Environmental, Family Planning and WIC</i>	Wilson Road, Newberry
S.C. Department of Health and Human Services - <i>Medicaid</i>	Wilson Road, Newberry
S.C. Department of Juvenile Justice	College Street, Newberry
S.C. Department of Mental Health - <i>Mental Health Services</i>	Medical Park Drive, Newberry
S.C. Department of Motor Vehicles	Mt. Bethel Garmany Road, Newberry
S.C. Department of Probation, Parole, and Pardon Services	College Street, Newberry
S.C. Department of Public Safety - <i>S.C. Highway Patrol</i>	Mt. Bethel Garmany Road, Newberry
S.C. Department of Social Services	Wilson Road, Newberry

FACILITY	LOCATION
S.C. Department of Transportation - <i>Engineering, Maintenance Shop</i>	Mt. Bethel Garmany Road, Newberry
S.C. Department of Vocational Rehabilitation	Evans Street, Newberry
S.C. Election Commission - <i>Voter Registration and Elections</i>	Wilson Road, Newberry
S.C. Employment Security Commission - <i>Newberry Workforce Center/OneStop Office</i>	Wilson Road, Newberry
S.C. Fire Academy - <i>Regional Office</i>	Wilson Road, Newberry
S.C. Forestry Commission - <i>Piedmont Regional Office, Fire Dispatch Center</i>	General Henderson Road, Newberry
S.C. Veteran's Affairs Office	Wilson Road, Newberry

7.2. Utilities

Like all communities, the vitality, growth and development pattern of Newberry County depends on a reliable and accessible network of public and private utilities and infrastructure. Utilities primarily include the provision of water, wastewater disposal, solid waste disposal, and electricity. Not only are these services essential for individuals, they are also vital to businesses and service providers and impact the long-term growth and development potential of the County and its municipalities. The availability of water and sewer is a factor in the suitability of an area for future development. Ready access effects the location and affordability of residential development and is a key factor weighed by business and industry in site selection.

7.2.1. Water Service, Treatment, and Distribution

Access to water service plays an important role in development location and density. Many businesses and industries require the reliability and access to water that only a public utility can provide. Residential development outside of water service areas must utilize wells, adding to the initial cost of each residential unit. Water service is provided to Newberry County residents by five community water systems, including four public water systems and one private system (Table 7-4). Community water systems serve the same population year-round. Seven transient, non-community water systems are more individualized. These systems can operate for a portion of the year (such as a school) or serve transient populations (rest stops, campgrounds, gas stations, etc.).

Table 7-4. Water Systems in Newberry County

WATER SYSTEM NAME	PRIMARY WATER SOURCE TYPE	AREA SERVED	POPULATION SERVED
COMMUNITY WATER SYSTEMS			
Boys Farm, Inc.	Ground water	Newberry	40
City of Newberry	Surface water	Newberry	9,573
NCWSA	Surface water	Newberry	9,910
Town of Prosperity	Surface water Purchased	Prosperity	1,292
Town of Whitmire	Surface water	Whitmire	2,256
TRANSIENT NON-COMMUNITY WATER SYSTEMS			
Dollar General Chappells	Ground water	Chappells	26
Gateway RV Park	Ground water	Pomaria	80

WATER SYSTEM NAME	PRIMARY WATER SOURCE TYPE	AREA SERVED	POPULATION SERVED
HJ Smith Properties	Ground water	Peak	26
Primo-Walmart 0624	Surface water purchased	Newberry	26
Riverwinds Landing	Ground water	Prosperity	26
Saluda River Resort	Ground water	Silverstreet	45
Three B Corner	Ground water	Pomaria	26

Source: Envirofacts Data Warehouse, Safe Drinking Water Information System, U.S. EPA, August 2022

The service area for the *Newberry County Water and Sewer Authority* (NCWSA), a special purpose district established in 1963, is the unincorporated area of the County. NCWSA is governed by a seven-member Board of Directors, with each member appointed by district by the Governor's office for six-year terms. NCWSA serves approximately 4,402 customers including 4,100 residential taps, 290 commercial taps, and 12 industrial taps. The Authority also provides water to customers in the Towns of Little Mountain, Pomaria, and Silverstreet and sells water to the Town of Prosperity for distribution of approximately 1,688 people through their water system. The Authority provides approximately 1.2 million gallons of drinking water to its customers each day, with a peak demand of 1.6 MGD. Water for NCWSA customers comes from two sources – surface water drawn from Lake Murray and treated at the NCWSA's Lake Murray Water Treatment Plant (LMWTP) and water purchased from the City of Newberry. The Lake Murray Water Treatment Plant was constructed in 2004 and has a treatment capacity of two million gallons per day (MGD). Capacity of the Plant at full build-out is 6.0 MGD. One MGD is available through NCWSA's purchase contract with the City.

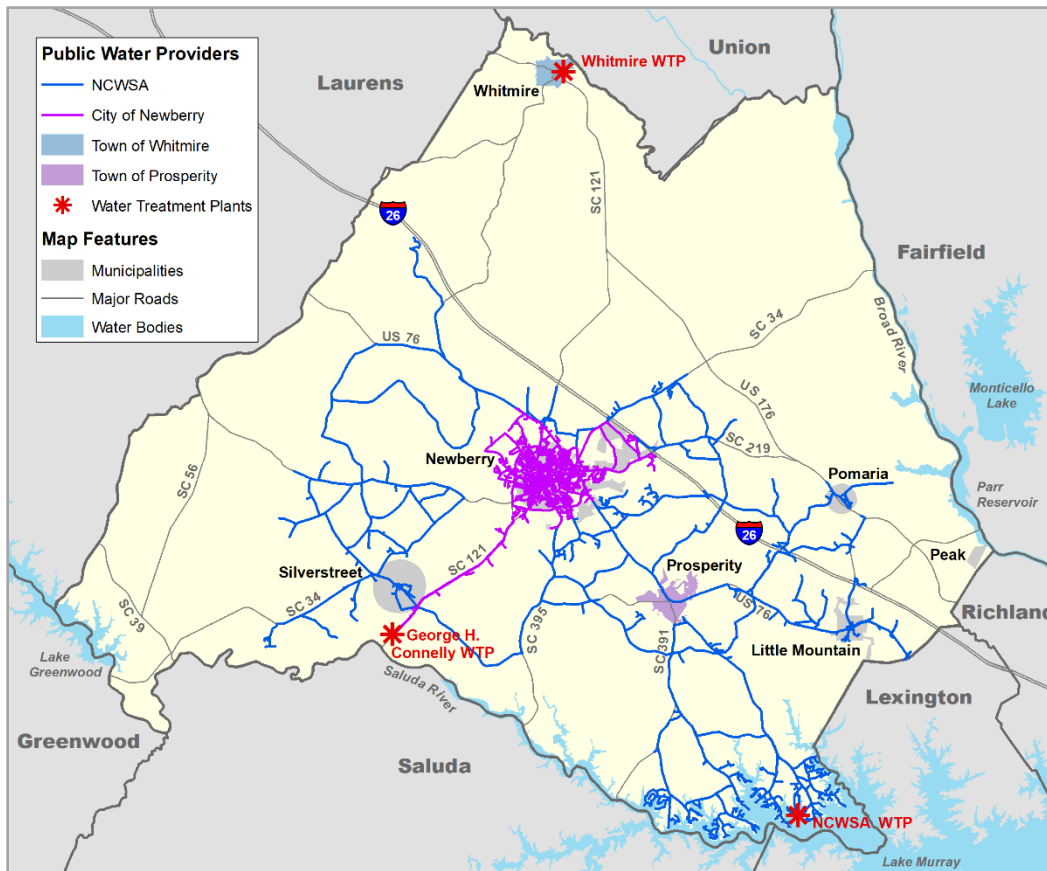
NCWSA owns and operates five pump stations, seven storage tanks with a total storage capacity of 3.6 million gallons of water, and 350 miles of water distribution mains. The Authority's highest priority water project is a planned capacity improvement will install a water transmission main from the Macedonia Pump Station to the distribution control tank. This project will increase deliverable capacity to two MGD capacity of the LMWTP and prepare for the build-out capacity of the facility at six MDG. The project has been submitted to the South Carolina Rural Infrastructure Authority for American Rescue Plan Act (ARPA) grant funding. Map 7-2 depicts current public water service and major water treatment plants.

The City of Newberry provides water service within the corporate limits and a surrounding service territory. The City of Newberry has approximately 4,608 water customers served by approximately 150 miles of water distribution pipes.

Raw surface water from the Saluda River is treated and converted to potable water at the George H. Connelly Water Treatment Plant, a facility owned and operated by the City of Newberry. Constructed in 1974 and significantly upgraded in 2016, the Plant has a treatment capacity of 8.1 MGD, with an average daily demand of 3.46 MGD. In addition to serving the needs of the municipal system, potable water produced at the facility is sold on a wholesale basis to the Newberry County Water and Sewer Authority (NCWSA) and the Town of Saluda.

Water storage to meet peak demand and fire flow requirements is provided via three elevated storage tanks with a combined capacity of 1.5 million gallons and a 3.5 million gallon ground water storage tank and pump station on Airport Road.

Map 7-2. Public Water Providers



Source: Newberry County GIS, September 2022

The City's Water Treatment Plant is located to the southwest near the Newberry County border, connecting to City water facilities via a line that runs along S.C. Highways 34 and 121. City water lines provide service to nearly all areas of the City and extend to unincorporated areas (Map 7-2).

The *Town of Whitmire* provides water to customers within the town limits. Water for the Town is drawn from the Enoree River and treated at the Whitmire Water Treatment Plant. Constructed in 1941, the Plant has a treatment capacity of 1 MGD, with an average daily demand of 0.75 MGD. However, the 2009 closing of the local Renfro Corporation Plant substantially decreased water usage in the Town of Whitmire. The textile manufacturer accounted for approximately 40% of the Town's total water usage.

The *Town of Prosperity* provides water to 622 customers within the Town as well as limited locations outside of Town. Prosperity purchases water that it distributes from the Newberry County Water and Sewer Authority. Water purchased by the Town from NCWSA is treated at their Lake Murray Water Treatment Plant.

7.2.2. Wastewater Collection and Treatment

The availability of sewer service is requisite for higher density residential development, educational and health care facilities, and the location or expansion of business and industry. Residential development outside of sewer service areas must utilize septic systems, adding to the

initial cost of each residential unit through installation, maintenance, and larger lot requirements. For most businesses and industries, the availability of sewer service is requisite for new facility location.

Access to sewer service in Newberry County is limited to areas served by four primary providers. The *City of Newberry* is the provider of wastewater treatment within the City as well as areas outside the City boundaries (Map 7-3). The City has approximately 3,992 wastewater customers. Newberry operates and maintains approximately 142 miles of gravity wastewater collection pipes and force mains that range in size from 4 to 30 inches in diameter. The system is supported by ten strategically located lift stations. Wastewater collected in the system is transported via the collection pipes to the Bush River Wastewater Treatment Plant for treatment using a modified activated sludge process. Constructed in 1980 and expanded in 2011, the Plant has a 5.0 MGD capacity and an average daily flow of 2.82 MGD.

The *Newberry County Water and Sewer Authority* (NCWSA) provides wastewater treatment for approximately 720 customers in the unincorporated area of the County and the Town of Prosperity. Of these, 650 are residential connections, 60 are commercial, and 10 are industrial connections. The system is primarily a force main system that utilizes 40 duplex pump stations to transport wastewater. NCWSA system wastewater is treated at the Cannons Creek Regional Wastewater Treatment Plant (CCWWTP) and the City of Newberry's Bush River Wastewater Treatment Plant. Treated water from the CCWWTP is discharged into Cannons Creek, which flows into the Parr Reservoir on the Broad River. The Cannons Creek WWTP was constructed in 2006 and has a treatment capacity of 0.95 MGD and an average daily flow of 0.300 MGD. The Authority's highest priority project is a wastewater capacity upgrade to the CCWWTP that will increase treatment capacity to 1.5 MGD and include an additional treatment basin and equipment, improved influent screening, and solids handling capabilities. The project is included in the 2022 Capital Projects Sales Tax (CPST) referendum. NCWSA is connected to the City's sewer treatment system at two points, with a combined capacity of 0.15 MGD.

The *Town of Whitmire* provides wastewater treatment to 986 customers within its borders. System wastewater is treated at the Whitmire Waste Treatment Plant and discharged into the Enoree River. The Whitmire Plant was constructed in 1975 and has a capacity of 1.0 MGD, with an average daily flow of 0.5 MGD.

The *Town of Prosperity* provides sewer collection for approximately 800 customers in town as well as a few limited locations outside of town. Wastewater treatment is provided at the Cannons Creek Regional Wastewater Treatment Plant. The 2010 Newberry County CPST funded an \$889,000 sewer improvement project to repair and update five aging lift stations and construct a new sewer pump station.

Wastewater treatment in Newberry County is primarily provided by three facilities classified by SCDHEC as "Municipal" public facilities – NCWSA's Cannons Creek Wastewater Treatment Plant (WWTP), the Town of Whitmire's WWTP, and the City of Newberry's Bush River Wastewater Treatment Facility. NCWSA's Bedford Way and Newberry Shores wastewater treatment plants also provide wastewater treatment and are classified by SCDHEC as "municipal" and "domestic"

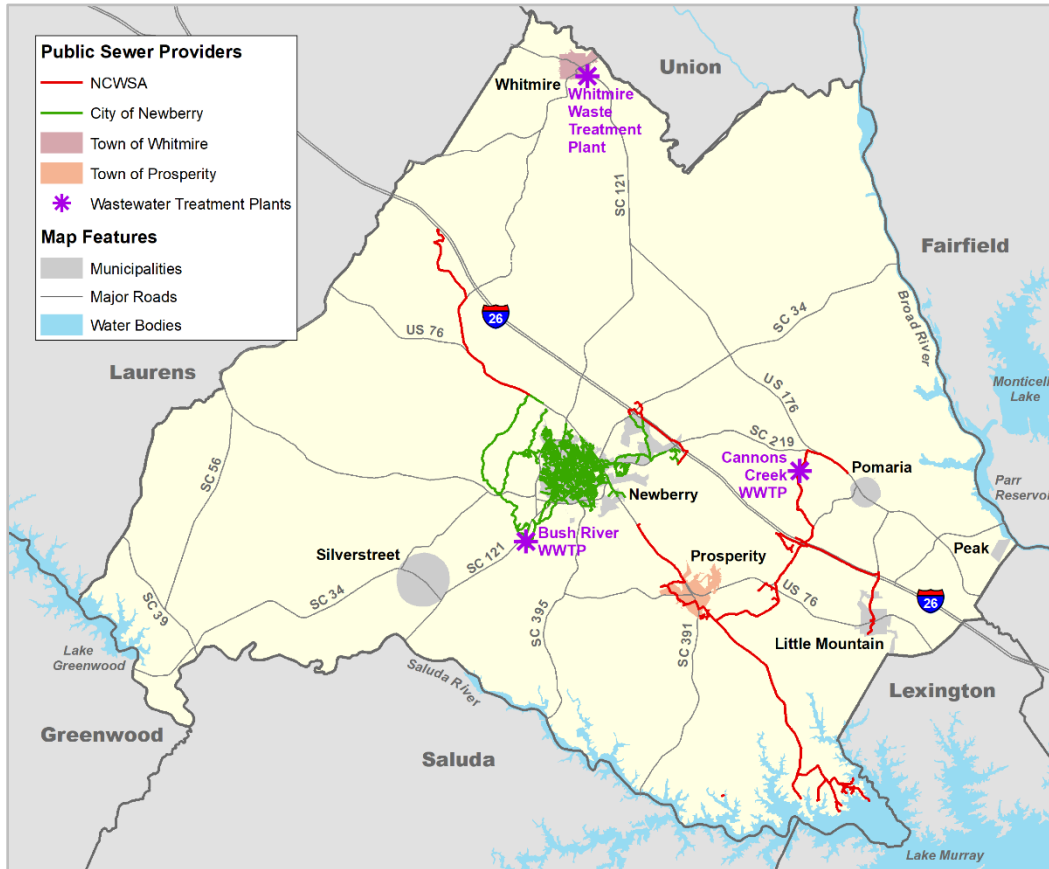
facilities, respectively. The ISE Newberry, Inc. industrial facility is also permitted to process and treat wastewater. Data on facility type, management agency, and treatment capacity for Newberry County wastewater management facilities is summarized in Table 7-5.

Table 7-5. Wastewater Management Facilities

FACILITY NAME	BASIN	FACILITY TYPE	MANAGEMENT AGENCY	DISCHARGE CAPACITY
Cannons Creek WWTP	Broad	Municipal	NCWSA	0.95 MGD
Newberry/Bush River WWTF	Saluda	Municipal	City of Newberry	5.1 MGD
Whitmire WWTP	Broad	Municipal	Town of Whitmire	1.00 MGD
Bedford Way WWTP	Saluda	Municipal	NCWSA	0.03 MGD
Newberry Shores WWTP	Saluda	Domestic	NCWSA	0.077 MGD
ISE Newberry Inc.	Saluda	Industrial	ISE Newberry Inc	not available

Sources: SCDHEC, S.C. Watershed Atlas, July 2022; City of Newberry, August 2022; CMCOG, September 2022

Map 7-3. Major Public Sewer Providers



Source: Newberry County GIS, September 2022

7.2.3. Energy Sources

Electricity is the primary source of energy for Newberry County residents, followed by natural gas (Table 7-6). Nearly two in three (65.2%) County homes are heated with electricity and more than one in four (25.9%) are heated with natural gas. Bottled, tank, or LP gas heats 4.8% of homes and 2.1% are heated with solar energy.

Table 7-6. Heating Fuels for Occupied Housing Units

HEATING FUELS	NEWBERRY COUNTY		SOUTH CAROLINA	
	#	%	#	%
ALL OCCUPIED HOUSING UNITS	14,976	100.0%	1,961,481	100.0%
Electricity	9,763	65.2%	1,401,910	71.5%
Utility (natural) gas	3,881	25.9%	445,638	22.7%
Bottled, tank, or LP gas	721	4.8%	70,278	3.6%
Solar Energy	316	2.1%	14,991	0.8%
Fuel oil, kerosene, etc.	200	1.3%	13,647	0.7%
Wood	17	0.1%	2,274	0.1%
Coal or coke	0	0.0%	541	0.0%
Other fuel	51	0.3%	1,961	0.1%
No fuel used	27	0.2%	10,241	0.5%

Source: U.S. Census Bureau, 2016-2020 ACS

7.2.3.1. Electricity Transmission and Distribution

Newberry Electric Cooperative (NEC) provides electricity to much of the unincorporated area of Newberry County. NEC was founded in 1940 as a member-owned, not-for-profit electric distribution utility based in the City of Newberry. The Cooperative serves more than 12,000 homes, businesses, and industries in the majority of Newberry County, as well as small areas along the county lines of Fairfield, Laurens, and Lexington Counties. NEC is one of 700 Touchstone Energy Partners, an alliance of electric cooperatives that together comprise the largest electric utility network in the country. The Cooperative obtains its power from Santee Cooper – South Carolina's state-owned electric and water utility. Santee Cooper directly serves more than 200,000 customers in Berkeley, Georgetown, and Horry Counties and distributes power through 20 electric cooperatives to customers in every county in the State. Approximately two million South Carolinians receive power directly or indirectly from Santee Cooper.

As an electric city, the *City of Newberry* is the provider of electric service within its corporate limits, except in areas where NEC or Duke Energy were serving existing customers at the time of annexation or where the City franchised NEC to provide electric service. The City of Newberry is a member of and obtains its supply of wholesale electric power from the Piedmont Municipal Power Agency (PMPA). PMPA is a non-profit, public utility that supplies electrical power, both directly and indirectly, for resale to its members. PMPA owns a 25% undivided interest in Unit 2 of the Catawba Nuclear Station, located in York County, South Carolina. Supplemental power to meet peak demands for members is furnished by contract through Santee Cooper. Duke Energy serves as wheeling agent for the transfer of electricity to the PMPA system, with the City receiving wholesale power at two delivery points. Electric service in the City is furnished to more than 4,951 customers through approximately 281 miles of primary conductor and 137 miles of secondary conductor.

The *Town of Prosperity* has provided electricity to customers within its borders for nearly five decades. The Town purchases electricity from Newberry Electric Cooperative to provide service for more than 600 residential and 125 commercial customers within the City limits.

Virginia-based *Dominion Energy* provides energy to nearly seven million customers. The Company provides electricity to 2.6 million homes and businesses in Virginia and North Carolina and more than 764,000 customers in South Carolina. Dominion purchased SCE&G and its parent company SCANA in 2019. The Dominion service territory stretches from the Lowcountry through the Midlands and to the Piedmont region of the Upstate. Dominion provides electrical service in several areas along the southern and eastern borders of Newberry County. Their largest service territory in the County includes an area ranging from Little Mountain to Pomaria and extending east from Pomaria to the county line at the Parr Reservoir. Dominion also serves a number of smaller areas along Lake Murray including Billy Dreher Island and the Chappells area in southwestern Newberry County.

Headquartered in nearby Charlotte, North Carolina, *Duke Energy* is a Fortune 500 company and one of the largest electric power companies in the United States. Duke Energy serves approximately 8.2 million customers in North and South Carolina, Ohio, Kentucky, Indiana, and Florida, of which approximately 800,000 customers are in South Carolina. The company also provides electricity to customers in the Midwest and natural gas distribution services in Ohio and Kentucky. The company operates coal-fired, nuclear, and hydroelectric stations. Duke Energy provides power to an area of Newberry County between the City of Newberry and the Town of Prosperity.

Laurens Electric Cooperative, Inc. is a member-owned, rural electric cooperative in Upstate South Carolina. Founded in 1939, the Cooperative provides service to more than 61,000 residential, commercial, and industrial consumers in Laurens, Greenville, Spartanburg, Anderson, Abbeville, Newberry, and Union counties. A member of Touchstone Energy Cooperatives, Laurens Electric Cooperative is owned by its members and operates as not-for-profit organization. The Cooperative serves areas along the western border of Newberry County in the vicinity of S.C. Highway 56 and Interstate 26.

Broad River Electric Cooperative, Inc. is a member-owned, rural electric cooperative headquartered in Gaffney. Founded in 1940, the Cooperative serves more than 18,500 business and residential customers in Cherokee, Spartanburg, Union, and Newberry counties in South Carolina, in addition to portions of Cleveland, Polk, and Rutherford counties in North Carolina. Broad River Electric Cooperative is a member of Touchstone Energy Cooperatives and provides electric service to areas along Maybinton, Tyger River, and Dogwalla Roads in the northeastern area of Newberry County.

Mid Carolina Electric Cooperative, Inc. (MCEC) is a member-owned, not-for-profit electric distribution utility headquartered in Lexington. MCEC is a member of Touchstone Energy Cooperatives and distributes electricity to more than 58,000 business and residential customers in Lexington, Richland, Saluda, Aiken, and Newberry counties. Mid Carolina provides electricity to an area between Little Mountain and Peak in southeastern Newberry County.

7.2.3.2. Natural Gas

The *Clinton-Newberry Natural Gas Authority (CNNGA)* is the primary provider of natural gas service in Newberry County. CNNGA is a Public Service District of the State of South Carolina and was created by the General Assembly through *Act 789* in 1952. The Authority is governed by a Board of Directors that includes the Mayor and two members each from the city councils of the

Cities of Newberry and Clinton, with a seventh at-large member appointed by the other six Board members. The Authority provides service to approximately 13,000 residential, commercial, and industrial customers in its service area, which includes all of Newberry County, much of Laurens County, and southern Spartanburg County.

7.2.3.3. Energy Conservation

Community facilities have substantial influence on energy usage and provide an effective arena for the introduction and implementation of local energy conservation measures. While most community facilities are provided and maintained by local governments, some facilities such as roads and educational centers are built and maintained by the state or federal government. Efforts to reduce energy consumption and mitigate rising energy costs have come to the forefront for many local governments and public institutions as they seek to operate within the confines of a limited budget. As high-profile energy consumers, these entities have a unique responsibility to promote energy conservation through energy efficient use within their operations. In addition to the significant energy cost savings that can be realized within public institutions, successful programs can also encourage private entities and citizens to conserve energy.

Local governments are among the leading energy consumers in a community. This is due in large part to the size of public buildings and facilities, coupled with the fact that such facilities are often older and less energy efficient. Local government conservation efforts can be made through policies and employee education, community facility site selection, building efficiency and site design, facility management practices, and fleet efficiency. Newberry County has submitted a grant to implement an upgrade to LED lighting and energy-saving temperature controls for six departments, with approval pending.

7.2.4. Internet Service

High-speed internet service is available within Newberry County from a number of providers including AT&T, Xfinity, HughesNet, Spectrum, EarthLink, Viasat, and T-Mobile Home Internet. In addition, mobile wireless services are available in the Newberry area from a wide range of carriers including Alltel, AT&T, Cricket Wireless, Spectrum, Sprint, T-Mobile, and Verizon Wireless. A number of local businesses and public facilities also have wireless internet (Wi-Fi) connection capabilities for their customers and employees, including Newberry County Memorial Hospital, the libraries in the Newberry County Library System, and local businesses, restaurants, and motels.

In 2020, the City of Newberry and partner WCFiber completed a citywide high-speed, fiber-optic network. The City funded construction of the network through gross revenue funds, which will be reimbursed from fiber-optic lease revenue. Initially planned as a three-year project, it was accelerated by the need to enable virtual work and school during the COVID-19 pandemic. The network was completed in 13 months, with 162 miles of fiber installed. The City oversaw construction of the project and will provide maintenance, while WCFiber provides internet service and an in-town office for customer service.

7.3. Stormwater and Flood Plain Management

Newberry County is actively involved in Stormwater Erosion and Sediment Control Management through the Delegated Review Program approved by the S.C. Department of Health and Environmental Control (SCDHEC), authorized pursuant to the provisions of *SC Code of Laws § 4-9-30* and *4-9-40* and *Title 48, Chapters 14* and *18*. The County's Erosion and Sediment Control Ordinance was adopted in 2005 and is administered by the Stormwater Manager/SCDHEC Certified Erosion Prevention & Sediment Control Inspector. The purpose of the Ordinance is to protect the general health, safety and welfare of the County and was enacted "to prevent the erosion of soils, to prevent the sedimentation of streams, to control stormwater runoff from developing areas, to reduce the damage potential of flood water, protect properties near land disturbing activities, to prevent the clogging of ditches, to prevent the silting of lakes, to provide unobstructed and sanitary channels for stormwater runoff, to prevent flooding caused by encroachment of buildings or other structures on natural waterways and drainage channels, to prevent pollution of surface water and groundwater, to promote groundwater recharge, and to preserve the natural scenic beauty of Newberry County for posterity."

Stormwater Management and Sediment and Erosion Control regulations apply to all land disturbing activities in Newberry County. A Stormwater Management and Sediment and Erosion Control Permit is required prior to all commercial and industrial construction, as well as the development of residential subdivisions. Land disturbing activities greater than one acre in size must also meet the requirements for a *National Pollutant Discharge Elimination System (NPDES)* General Permit, which is issued by SCDHEC. Issuance of NPDES permits is based upon the approval by the Newberry County Stormwater Manager of the Stormwater Management and Sediment Control Plans submitted for the project.

Residential land disturbing activities involving an individual lot or home site do not require a Stormwater Management and Sediment and Erosion Control Permit prior to construction, but must conform to the erosion and sediment control requirements for preventing any soil and sedimentation from leaving the site by using Best Management Practices (BMP's) such as silt fencing, mulching, temporary seeding, and/or a combination of such measures.

The Federal Emergency Management Agency (FEMA) manages the National Flood Insurance Program (NFIP). In South Carolina, the Flood Mitigation Office of the South Carolina Department of Natural Resources (SCDNR) administers the NFIP with financial support from FEMA. Nearly 20,000 communities across the United States and its territories participate in the NFIP by adopting and enforcing flood plain management ordinances to reduce future flood damage. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. Community participation in the NFIP is voluntary.

Flood plain management at the local level involves the operation of a community program of corrective and preventative measures for reducing flood damage. These measures take a variety of forms and generally include requirements for zoning, subdivision or building, and special-purpose floodplain ordinances.

Newberry County participates in the NFIP through the State program as a NFIP Certified Local Government. The Flood Management division of the County Planning and Zoning Department administers the flood plain management program in compliance with federal and State regulations for the unincorporated areas of the county. An explanation of flood plain designations and a detailed description and map of the flood plains within the County are included in the *Natural Resources Element* of the Comprehensive Plan.

7.4. Solid Waste

Newberry County has twelve solid waste collection centers located throughout the County. These centers accept only residential household waste, while residential or commercial yard debris (trees and vegetation) must be taken to the County’s mulch grinding facility on Public Works Drive in Newberry. Solid waste from the collection centers is transported to the County’s Transfer Station. Waste from the transfer station is transported and disposed in the Lee County landfill. Hours of operation for the collection centers are 8:00 a.m. to 6:00 p.m. (or 7:00 p.m. during daylight savings time) on Tuesday, Thursday, and Saturday and 2:00 p.m. to 6:00 p.m. on Sunday. Newberry County Recycling Centers are listed in Table 7-7 and depicted in Map 7-4.

Table 7-7. Solid Waste Recycling Centers

CONVENIENCE CENTER SITES	CENTER LOCATION
Newberry County Mulch Grinding Facility	270 Public Works Drive
Newberry County Transfer Station	11374 S.C. Highway 34
Bachman Chapel Site	397 Bachman Chapel Road
Beaver Dam Site	3296 Beaver Dam Creek Road
Broad River Road Site	10671 Broad River Road
Chappells Site	694 Brannon Road
Little Mountain Site	2788 Holy Trinity Church Road
Newberry Site	2790 Dixie Drive
Pomaria Site	321 Folk Street
Seibert Road Site	2733 Seibert Road
Silverstreet Site	4094 Werts Road
Stoney Hill Site	4570 St. Lukes Church Road
Whitmire Site	2293 S.C. Highway 66

Source: Newberry County, September 2022

The City of Newberry and the Towns of Prosperity and Whitmire provide solid waste collection service for their residents. Solid waste collection in the City of Newberry includes residential and commercial garbage collection, residential yard trash collection, and special pickups. The service is offered to all residences, businesses, and industrial facilities located within the corporate limits. While the City does not offer recycling service, recycling for residents may be done at the Newberry County recycling centers. Curbside solid waste collection is provided for City households once a week in conjunction with the use of a roll cart at each residence. Base level service consists of one roll cart collection per week for a monthly fee, with the option of obtaining additional containers for an additional user fee. Collection of shrubbery trimmings and limbs, seasonal pickup of leaves, and removal of furniture and appliances is also available on demand.

The City offers commercial solid waste service to all businesses in the City of Newberry. The base level of service is once per week collection, with the option of requesting additional service based on a combination of the number, size, and collection frequency of containers. Additional service is billed based on the volume of cubic yards collected. Solid waste collected by the City is delivered to the County's transfer station.

The Town of Prosperity collects residential waste one time per week using roll carts, with pickup of shrubbery and limbs scheduled by request. Commercial trash is picked up either once or twice a week. The Town of Whitmire collects solid waste from residences once a week and three days a week for businesses. Both Towns charge fees for trash collection for both residences and commercial uses. Solid waste collected by both Towns is transported to the Newberry County Transfer Station.

Map 7-4. Solid Waste Recycling Centers



Source: Newberry County, September 2022

7.5. Public Safety

The personnel, facilities, equipment, and services dedicated to protecting public safety and property are among the most essential community resources. A safe and secure environment that projects a climate of health, vitality, and community spirit for all residents is integral to building a strong community. Public safety is foremost in the minds of both elected leaders and their constituents, prompting most cities and counties to allocate sizable percentages of their annual

budgets to provide the level and quality of fire and police protection necessary for civic stability, security, and quality of life.

7.5.1. Emergency Preparedness

Although rare, Newberry County is vulnerable to various natural and man-made emergencies including tornadoes, thunderstorms, flash flooding, drought, wildfires, multi-vehicle accidents on I-26, and train derailments. Advance planning and preparation for such emergencies is essential in equipping community leaders, response staff, and the general public to make rapid and informed decisions that will save lives and quickly restore infrastructure and services when disaster strikes.

The Newberry County Department of Public Safety is the designated Disaster Preparedness Agency with responsibility for emergency and disaster planning for Newberry County. The County Emergency Operations Center (EOC) is the focal point of activity during an emergency – coordinating public safety, law enforcement, and recovery efforts with other key areas of County, municipal, and State government. An in-depth examination of hazard mitigation planning in Newberry County, the Central Midlands region, and the State is provided in the *Resiliency Element*.

7.5.2. Fire Service

Fire protection and prevention is of vital importance to every citizen and visitor in Newberry County and is one of the most fundamental and valuable services provided by local government. Volunteers work closely with the County's Department of Public Safety to provide fire protection and rescue services in Newberry County. Fire protection for the unincorporated area of the County and all of the municipalities, except for the City of Newberry, is provided by a fully volunteer force. This volunteer force is organized into 11 separate fire departments that are coordinated through the Board of Rural Fire Control.

7.5.2.1. Newberry County

The volunteer fire departments that comprise Newberry County's fire service are organized and work together through the Newberry County Board of Rural Fire Control. The Board's governing body includes representatives from each of the eleven departments and sets policies and procedures for the departments. In addition, the Board acts as a liaison between the fire departments and the Newberry County Council. While each volunteer fire department develops an annual operating budget request for the purchase and maintenance of equipment and facilities needs, the Newberry County Emergency Services Coordinator compiles the requests into a consolidated budget for presentation to County Council. Once approved, the Emergency Services Coordinator oversees equipment purchases and facilities upgrades for the departments. The Emergency Services Coordinator and his secretary are the only paid personnel involved in the provision of fire service in Newberry County. In addition to County funding, individual Fire Departments are supported to a large extent by private donations. More than 300 volunteer firefighters staff the 11 fire stations and eight substations located throughout the County. Table 7-8 provides a listing of the fire stations in Newberry County, including the station location and the numbers and types of vehicles housed at each station.

Table 7-8. Fire Stations

FACILITY NAME	ADDRESS	VEHICLES
CITY OF NEWBERRY		
Otis L. Whitaker Station	1041 Wilson Road, Newberry	4 engines, 1 service truck, 1 hazardous material response vehicle, 4 passenger/equipment vehicles
Public Safety Complex	1507 Nance Street, Newberry	
NEWBERRY COUNTY RURAL FIRE		
Belfast Substation	10032 Belfast Road, Kinards	2 engines
Bush River Station	5627 Bush River Road, Newberry	2 engines, 1 tanker, 1 brush truck
Chappells Station	3218 S.C. Hwy. 39, Chappells	1 engine, 1 tanker, 1 brush truck
Consolidated Station	3464 S.C. Hwy. 34, Pomaria	1 engine, 1 tanker, 1 brush truck
Counts Substation	2970 Jalapa Road, Kinards	1 engine, 1 tanker
Fairview Station	149 Seibert Road, Prosperity	1 engine, 1 tanker/pumper, 1 brush truck, 1 service truck
Friendly Station	919 Harrington Street, Newberry	2 engines, 1 tanker, 1 brush truck
Indian Creek Substation	19324 U.S. Hwy. 176, Newberry	1 engine
Little Mountain Station	219 N. Boundary Street, Little Mountain	2 engines, 1 tanker/pumper, 1 brush truck, 1 service truck
Maybinton Substation	296 Tyger River Road, Whitmire	1 engine, 1 tanker, 1 brush truck
O'Neal Substation	1350 Ira Kindard Road, Prosperity	1 engine, 1 tanker
Peak Substation	56 River Street, Peak	1 engine
Pomaria Station	241 Holloway Street, Pomaria	2 engines, 1 tanker, 1 brush truck
Prosperity Station	118 McNeary Street, Prosperity	2 engines, 1 tanker
Ray Leitzsey Substation	1163 Litzsey Road, Pomaria	1 engine
Silverstreet Station	1233 Main Street, Silverstreet	2 engines, 1 tanker, 1 brush truck
St. Phillips Station	166 Mudcreek Road, Newberry	1 engine, 1 tanker, 1 brush truck
Stoney Hill Substation	88 Harmon's Quarter Road, Prosperity	1 tanker/pumper, 1 service truck
Whitmire Station	136 Gilliam Street, Whitmire	2 engines, 1 tanker, 1 brush truck

Source: Newberry County Emergency Management, August 2022

7.5.2.2. City of Newberry

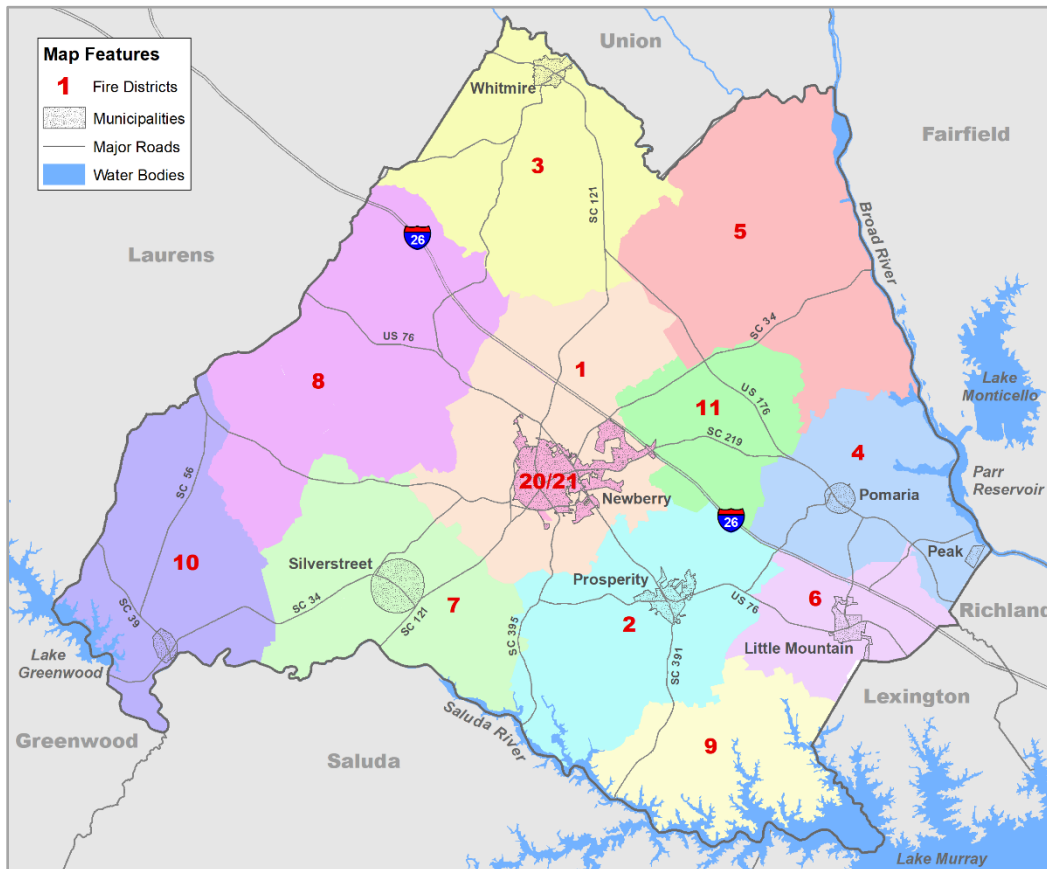
The *City of Newberry* provides fire service within the corporate limits of the City, as well as assistance to the County fire service in the unincorporated areas through mutual aid agreements. The City Fire Department was formed in 1873 and was originally housed in the lower level of the Newberry Opera House. The City of Newberry maintains two fire stations. The main station, the Otis L. Whitaker Fire Station, is located at 1041 Wilson Road and a second substation is in the Public Safety Complex at 1507 Nance Street. The Department employs 20 full-time certified fire fighters, including the Fire Chief, a recruitment/retention staff member, and an administrative assistant. Twenty-five volunteer fire fighter positions supplement all activities of the full-time staff, providing valuable assistance and resulting in significant savings for the City.

7.5.2.3. Insurance Services Office (ISO) Ratings

While the provision of adequate, state-of-the-art firefighting equipment and trained personnel is vital to the preservation of life and property, it also significantly impacts the cost of individual fire

insurance premiums in a community. Insurance companies use a classification system provided by the Insurance Services Office, Inc. (ISO) to determine the level of fire protection for each insured home. ISO is an independent statistical, rating, and advisory organization that collects and analyzes information on a community's public fire protection and assigns a public protection classification. Classifications range from 1 to 10, with Class 1 representing the best public protection and Class 10 indicating no recognized protection. Classification criteria include the effectiveness of the fire department in receiving and dispatching fire alarms, the number of fire stations, the availability and amount of water needed to fight fires, training provided to local fire fighters, and maintenance and testing of equipment. In addition, the distribution of fire stations and service throughout the community weighs heavily in the determination of the classification. Properties that are located more than five road miles from a fire station are not considered to have adequate fire protection and therefore receive higher ISO classifications. Since water availability for fire protection comprises 40% of the total ISO rating, areas served by municipal or other water services benefit from lower ISO ratings and ultimately, lower insurance rates.

Map 7-5. Fire Districts



Source: Newberry County GIS Department, September 2022

ISO ratings in Newberry County range from 2 in the County's most urban area to 7 in some of its more rural areas. Map 7-5 depicts the County Fire Districts and Table 7-9 lists ISO ratings for each fire district.

Table 7-9. ISO Ratings by Fire District

FIRE DISTRICT	ISO RATING
City of Newberry	2
Bush River	7
Chappells	6
Consolidated	5
Fairview	5
Friendly	5
Little Mountain	6
Maybinton Substation	5
O'Neal Substation	5
Peak Substation	6
Pomaria	6
Prosperity	6
Silverstreet	6
St. Phillips	6
Stoney Hill Substation	6
Whitmire	3

Source: Newberry County Emergency Management, August 2022

7.5.3. Law Enforcement

Efficient and effective law enforcement influences the quality of life in a community. Law enforcement in Newberry County is provided by the Newberry County Sheriff's Department and the police departments of the City of Newberry and the Towns of Prosperity and Whitmire. The locations of the Sheriff's headquarters and substations and those of the municipal police departments are provided in Table 7-11. A number of these stations are co-located with fire and EMS/rescue functions.

A total of 939 index crimes were reported in Newberry County in 2020 – a 6.5% decrease from the 1,004 index crimes reported in 2019 (Table 7-10). There are seven index offenses: murder, sexual battery, aggravated assault, robbery, larceny, breaking and entering, motor vehicle theft, and arson. Index offenses are categorized either as violent crimes (murder, sexual battery aggravated assault, and robbery) or property crimes (larceny, breaking and entering, motor vehicle theft, and arson). Violent crimes account for 24.1% of all index crimes in the County – higher than the 2019 percentage of 17.7%. The most prevalent violent crime in the County was aggravated assault, accounting for 83.1% of violent crimes. Three murders were reported in Newberry County in 2020. Nearly 76% of property crimes and 57.4% of all index crimes were categorized as larceny, which is the unlawful taking of property and includes offenses such as shoplifting, pocket-picking, purse snatching, and thefts from motor vehicles and of motor vehicle parts.

The index crime rate (rate per 10,000 residents) in Newberry County is lower than the statewide rates for similar crimes, with the exception of aggravated assault, which is 10.48 points higher

(Table 7-10). Primarily because of the higher aggravated assault rate, the overall index crime rate for violent crimes in the County is slightly higher than the State rate.

Table 7-10. Index Crimes Reported in Newberry County*, 2019 and 2020

INDEX CRIMES	2019		2020		RATE PER 10,000 POPULATION	
	#	%	#	%	COUNTY	S.C.
VIOLENT CRIMES	178	17.7%	226	24.1%	59.92	54.93
Murder	6	3.4%	3	1.3%	0.80	1.08
Sexual Battery	10	5.6%	12	5.3%	3.18	4.76
Aggravated Assault	148	83.1%	201	88.9%	53.29	42.81
Robbery	14	7.9%	10	4.4%	1.27	6.3
PROPERTY CRIMES	826	82.3%	713	75.9%	189.03	281.85
Larceny	650	78.7%	539	75.6%	142.90	206.67
Breaking & Entering	139	16.8%	131	18.4%	34.73	43.69
Motor Vehicle Theft	34	4.1%	41	5.8%	10.87	30.09
Arson	3	0.4%	2	0.3%	0.50	1.45
INDEX TOTAL	1,004	100.0%	939	100.0%	248.95	336.78

* Includes crimes reported by all law enforcement agencies in the County
 Source: S.C. Law Enforcement Division, *Crime in South Carolina, 2020*

7.5.3.1. Newberry County Sheriff

The Newberry County Sheriff's Office (NCSO) provides law enforcement in the unincorporated areas of the County and within all municipalities except for the City of Newberry and the Towns of Prosperity and Whitmire, which have their own police departments. However, the NCSO support and assists these three departments as requested and needed. The Sheriff's Department also provides emergency dispatching for all emergency services within the County, including E-911 services. The NCSO is headquartered at 550 Wilson Road in Newberry, with four substations located in the City of Newberry and the Towns of Prosperity, Little Mountain, and Silverstreet (Table 7-11). The Newberry County Detention Center located at 3239 Louis Rich Drive in Newberry is also under the jurisdiction of the Sheriff and is licensed to house 134 inmates, including prisoners of the County, municipalities, and State.

The Sheriff's Department employs 48 law enforcement officers, 32 detention officers, 14 full-time and four part-time telecommunications staff, and five civilian employees. The Department has cooperative agreements in place with all municipalities within the County as well as neighboring counties. Special programs provided by the Sheriff's Department include the Community Oriented Policing Services (COPS) program, which provides specialized outreach to the elderly, disabled and youth; the Victim's Assistance unit; the School Resource Officer (SRO) unit; court security; K-9 and bloodhound team; boat patrol; and mobile command center.

Table 7-11. Public Safety Locations

FACILITY NAME	ADDRESS
NEWBERRY COUNTY SHERIFF	
Sheriff's Office Headquarters	550 Wilson Road, Newberry
Fairview Substation	149 Seibert Road, Prosperity
Helena Substation	902 Giff Street, Newberry
Little Mountain Substation	206 Depot Street, Little Mountain
Silverstreet Substation	1233 Main Street, Silverstreet
Newberry County Detention Center	3239 Louis Rich Drive, Newberry
CITY OF NEWBERRY POLICE DEPARTMENT	
Police Department Headquarters (Public Safety Complex)	1507 Nance Street, Newberry
TOWN OF PROSPERITY	
Police Department Headquarters	250 School Drive, Prosperity
TOWN OF WHITMIRE	
Police Department Headquarters	95 Main Street, Whitmire

Source: Newberry County Sheriff's Office, City of Newberry Police Department, Town of Whitmire Police Dept., Town of Prosperity Police Dept., 2022

7.5.3.2. City of Newberry Police Department

The City of Newberry Police Department serves within the municipal boundaries and is headquartered in the City's Public Safety Complex at 1507 Nance Street. The Department employs 32 sworn police officers and five support personnel. The City's Police Department consists of Patrol and Investigative Divisions. *Patrol Division* duties include crime prevention patrol, traffic enforcement, suppression of disturbances, offender apprehension, call response, rendering of first aid, and preliminary investigations. The primary function of the *Investigation Division* is follow-up investigation of criminal offenses that occur within the jurisdiction of the City and the eventual identification, apprehension, and successful prosecution of criminal offenders. Department staff also includes a training lieutenant, narcotics investigator, juvenile/crime prevention sergeant, and a victim advocate.

7.5.3.3. Town of Prosperity Police Department

The Town of Prosperity's Police Department is headquartered at 250 School Drive in Prosperity. Law enforcement services are provided within the Town limits, as well as an additional 12 square mile area of jurisdictional authority. The Department employs one part-time and five full-time officers, supported with five patrol cars. Cooperative agreements are in place with the Newberry County Sheriff's Department and the City of Newberry. The Department also provides traffic coverage for Prosperity-Rikard Elementary School.

7.5.3.4. Town of Whitmire Police Department

Law enforcement within the Town of Whitmire is provided by the Whitmire Police Department, headquartered at 95 Main Street. Four full-time officers, two part-time officers, and one reserve officer are employed by the Department. The reserve officer serves on an as-needed basis.

Through an agreement with Newberry County, the Whitmire Police Department also provides law enforcement services within a three-mile area outside of the Town as needed.

7.6. Health Care

Access to quality health care is an essential component of community well-being. Building a healthy community ensures an acceptable quality of life for all residents and prevents costly problems that inhibit the realization of full individual, economic, and community potential. The health care system encompasses a broad continuum of care that begins with preventative care and progresses through end-of-life care. Public health is negatively impacted when service gaps are present in this continuum.

Newberry County is a federally designated *Medically Underserved* and a *Health Professional Shortage Area* (HPSA) for primary medical care and dental care among low income populations and for mental health care among all residents (SCDHEC, 2022). Shortage Areas are designated geographic areas, special populations, or facilities that have shortages of primary medical care, dental, or mental health providers. The number of practicing health professionals serving Newberry County is detailed in Table 7-12.

Table 7-12. Selected Practicing Health Professionals in Newberry County

HEALTH PROFESSION	NUMBER
PHYSICIANS	37
Family Practice	15
Internal Medicine	4
Obstetrics/Gynecology	1
Pediatrics	3
General Surgery	2
All Other (Specialists)	12
NURSES	284
Registered Nurses	191
Certified Nurse Midwives	0
Nurse Practitioners	17
Nurse Anesthetists	1
Licensed Practical Nurses	85
OTHER HEALTH PROFESSIONS	88
Dentists	11
Pharmacists	30
Physical Therapists	22
Occupational Therapists	8
Physician Assistants	3
Optometrists	0
Respiratory Care Practitioners	14

Source: South Carolina Health Professions Data Book, S.C. Office for Healthcare Workforce, 2021

Key health care centers are listed in Table 7-13 and include the Newberry County Memorial Hospital, the County Health Department, the Free Medical Clinic, EMS stations, and rescue squads. These health care services are profiled in the following sections.

Table 7-13. Health Care Centers, EMS, and Rescue Squads

FACILITY NAME	ADDRESS	VEHICLES
HEALTH CARE CENTERS		
Newberry County Memorial Hospital (NCMH)	2669 Kinard Street, Newberry	NA
Free Medical Clinic of Newberry County	2568 Kinard Street, Newberry	NA
Newberry County Health Department	2111 Wilson Road, Newberry	NA
NEWBERRY COUNTY EMS		
Central EMS Station (behind NCMH)	2603 Evans Street, Newberry	24-hour ambulance
Indian Creek Station	19324 U.S. Highway 176, Newberry	12-hour ambulance
Fairview EMS Station	149 Seibert Road, Prosperity	24-hour ambulance
Silverstreet EMS Station	1233 Main Street, Silverstreet	2-hour ambulance (daytime)
NEWBERRY COUNTY RESCUE SQUADS		
Chappells Rescue Squad	3218 S.C. Highway 39, Chappells	ambulance, rescue truck, QRV
Lake Murray Rescue Squad	149 Seibert Road, Prosperity	ambulance, rescue truck, ATV
Little Mountain Rescue Squad	219 North Boundary Street, Little Mountain	ambulance, rescue truck, QRV, boat, ATV
Newberry Rescue Squad	2327 Adelaide Street, Newberry	ambulance, rescue truck, boat, ATV, QRV
Pomaria Rescue Squad	231 Holloway Street, Pomaria	ambulance, 2 rescue trucks, 2 boats, ATV, QRV
Prosperity Rescue Squad	118 McNeary Street, Prosperity	ambulance, rescue truck, QRV, 2 boats
Whitmire Rescue Squad	26350 S.C. Highway 121, Whitmire	2 ambulances, 2 rescue trucks, boat, ATV, QRV

Source: Newberry County Emergency Services, August 2022

7.6.1. Emergency Medical Services

Emergency Medical Services (EMS) provide direct and responsive, rapid pre-hospital medical care to individuals in need of assistance, serving as the critical first link in the trauma care continuum that begins with pre-hospital care and access. Pre-hospital medical care is necessary for incidents as varied as automobile accidents, heart attacks, drowning, childbirth, and gunshot wounds.

Emergency medical care is provided by the Newberry County EMS and through seven volunteer Rescue Squads. Ambulances are deployed from four EMS stations and seven Rescue Squad stations. The EMS and Rescue Squads work together to ensure the best possible response to emergency situations. Table 7-13 lists Newberry County EMS and Rescue Squad station locations.

7.6.1.1. Newberry County Emergency Medical Services (EMS)

Newberry County Memorial Hospital operates Newberry County Emergency Medical Services (EMS) for all areas of the County, working to ensure efficient, quality emergency medical care to County residents and visitors. The Newberry County EMS deploys four ambulances from four stations located throughout the County.

Newberry County EMS employs 36 staff, with Emergency Medical Technicians manning one 24-hour truck deployed from the Evans Street station, one truck housed during the day (12 hours) at the Silverstreet station, one 24-hour truck housed at the Fairview station, and one 24-hour truck housed at the Indian Creek station. Each ambulance is fully equipped for all emergencies, with service available seven days a week. In addition, EMS has a non-urgent ambulance that provides service to area nursing homes and physician offices. A listing of each EMS Station, including the location and vehicles housed at each, is provided in Table 7-13.

Dispatching, including Enhanced 911 (E-911) service, for Newberry County EMS operates out of the Newberry County Sheriff's office, as does dispatching for all public safety calls in the County. EMS medical personnel observe State field triage protocol, with the goal of assuring the patient receives the appropriate level of care. When appropriate, patients are transported to the regional trauma care center. The Central EMS station is located on Evans Street in the City of Newberry, behind the Newberry County Memorial Hospital. The Newberry County EMS receives approximately 5,500 calls per year.

7.6.1.2. Rescue Squads

Emergency medical services are also provided throughout Newberry County by seven volunteer Rescue Squads. The Rescue Squads are individually organized and coordinated through the Newberry County Board of Rural Rescue Squads. As with the Board of Rural Fire Control, the Board of Rural Rescue Squads includes representatives from each of the seven Rescue Squads. The Board sets policies and procedures for all of the squads and also acts as a liaison between the Rescue Squads and the Newberry County Council. While each individual rescue squad develops an annual operating budget request for the purchase and maintenance of equipment and facility needs, the Newberry County Emergency Services Coordinator compiles the requests into a consolidated budget for presentation to County Council. Once approved, the Emergency Services Coordinator oversees equipment purchases and facility upgrades for the Rescue Squads. In addition to funding provided by Newberry County, individual rescue squads are supported by private donations.

More than 180 Rescue Squad volunteers staff the County's seven Rescue Squad stations. While all individual rescue squads and fire stations are operated separately in Newberry County, some are co-located. An ambulance and a rescue truck are housed at each Rescue Station, with two ambulances stationed at the Whitmire Rescue Squad. A listing of each Rescue Squad, including location and a listing of vehicles at each station, is included in Table 7-13.

7.6.1.3. Newberry County Memorial Hospital

Newberry County Memorial Hospital (NCMH) is licensed for 90 acute care beds. Founded in 1925, the Hospital is ranked among the top 10 percent nationally for quality patient care and has grown

to accommodate changing community health needs over the years. The Hospital and staff offer a full range of inpatient and outpatient community medical services including surgical services, cardiac and pulmonary rehabilitation, obstetrics, orthopedics, respiratory and physical therapy, wound care, oncology, diagnostic imaging/radiology, and rehabilitation and wellness programs. Emergency room services are available on a 24-hour, seven days per week basis. NCMH also operates County EMS services. The Hospital is located on Kinard Street in the City of Newberry.

Other major health facilities offering additional specialized health care are located in neighboring Richland County at Prisma Health Richland Hospital (including a Level I Trauma Center and Children's Hospital) and Providence Health (widely known for acute care and the Heart and Vascular Institute). Lexington Medical Center also offers a range of services including surgery, imaging, birth center, and 24/7 emergency care.

7.6.1.4. Public Health

The *Newberry County Public Health Department* is located on Wilson Road in the City of Newberry. The Health Department provides a wide range of health related services including immunization; family planning; treatment and counseling for sexually transmitted diseases; and food products, health screenings, and health information for women, infants, and children aged five years or younger through the Women, Infants and Children (WIC) program.

7.6.1.5. Free Clinic

Founded in 2004, the Free Clinic of Newberry County provides professional health care to County residents who would not otherwise have access to medical services due to a lack of funds or adequate health insurance. As a non-profit organization, the Free Clinic is staffed by volunteers from the health professions community including physicians, dentists, and nurses, as well as volunteer support personnel. Since its opening in 2004, the Clinic has provided care for more than 850 Newberry County residents. The Free Clinic is located on Kinard Street in Newberry, directly across from the Newberry County Memorial Hospital.

Services provided by the Clinic include medical needs assessments, on-site treatment or referrals, access to dental care, free prescriptions for common medications including antibiotics, and wellness education. Volunteers from the Department of Social Services (DSS) are also available to provide free assessments and information on family planning, food stamps, and resources to obtain adequate housing and heating. To qualify for services at the Free Clinic, patients must be a Newberry County resident, earn below 140% of the Federal Poverty Level (per the current U.S. Department of Health and Human Services income guidelines), and lack Medicaid, Medicare, or any type of health insurance. Services for eligible residents are provided by appointment on Monday and Friday from 9:30 am to noon and Tuesday, Wednesday and Thursday from 9:30 am to 3 pm.

7.7. Social Services

There is a strong relationship between the condition of a community and the condition of its residents as the presence of a strong, productive, healthy, and caring citizenry enhances the

livability of Newberry County. Human investments in the form of social services target the special needs of individuals and groups. Effective social service delivery systems are designed to provide information and access to services, as well as link residents with agencies and programs that can meet their needs. The State of South Carolina provides a variety of health and social services to its citizens through regional and county delivery networks. Newberry County residents have convenient access to most of these services through local offices.

The *S.C. Department of Disabilities and Special Needs (SCDDSN)* serves persons with mental retardation, autism, head and spinal injury, and related conditions. Their mission is to "assist people with disabilities in meeting their needs, pursuing their individual possibilities and achieving their life goals, and minimize the occurrence and reduce the severity of disabilities through prevention." The Disabilities and Special Needs Board of each County serves as the single planning and service coordination point for all services funded by DDSN. The *Newberry Disabilities and Special Needs Board* office is located at 115 Nance Street in the City of Newberry and serves more than 300 individuals in the County with intellectual and related disabilities. The local DSN board is responsible for developing a local service plan and supervising service coordination either through direct delivery of services or arrangement with other community organizations. Through this system, residents with disabilities and special needs are able to remain in their own homes or, if not an option, to live in a family-like setting within their home communities.

The mission of the *S.C. Department of Health and Environmental Control (SCDHEC)* is to "promote and protect the health of the public and the environment." In addition to its health services, the *Newberry County Health Department* provides social work services and referral to other State programs.

The *S.C. Department of Mental Health* assists citizens with mental disorders in improving the quality of their lives. This mission is accomplished in partnership with consumers, families, and their diverse communities. The Department provides services to approximately 100,000 patients per year, 30,000 of whom are children, through its 16 community mental health centers, three licensed hospitals (one for substance abuse treatment), and four nursing homes. The Beckman Center for Mental Health Services is located in the City of Greenwood and provides services for Abbeville, Edgefield, Greenwood, Laurens, McCormick, Newberry, and Saluda Counties. Services provided through the Beckman Center include emergency and screening services; day treatment; consultation, education, and prevention; inpatient services; child and adolescent services; elderly services; outpatient services; alcohol and drug abuse services; community support programs; intensive case management; supported employment programs; living skill programs and various outreach programs. Local mental health services are provided by the Beckman Center's Newberry Mental Health Clinic located in the City on Medical Park Drive. Community health clinics such as the Newberry Mental Health Clinic are primary entry points into the S.C. Mental Health System, providing initial evaluation, assessment, intake of clients, short-term outpatient treatment, and continuing support services.

The *S.C. Department of Social Services (DSS)* seeks to provide protective and other services to children and adults who cannot protect themselves and to provide job training and other needed services to help South Carolinians who can work to become self-sufficient. The Department is

responsible for providing protective services for children and vulnerable adults; adoption and foster care services; administration of the SNAP/TANF (food stamp) program; licensing of childcare providers and residential group homes; child support enforcement; and children, family, and other support services. The Newberry County DSS office, located at 2107 Wilson Road in the City of Newberry, provides childcare licensing, child protective and prevention services, provision and monitoring of foster care, and family violence prevention and counseling.

The *Newberry County Office of Veterans Affairs*, located at 1856 Wilson Road in the City of Newberry, assists veterans, their widows, and survivors in applying for any and all benefits to which they may be entitled from the U.S. Department of Veterans Affairs, the State of South Carolina, the VA Hospital, and local agencies. Assistance includes research, preparation, development, presentation, and prosecution of claims submitted to the U.S. Department of Veterans Affairs and the Board of Veterans Appeals.

7.8. Services for the Elderly

The nation's expanding elderly population will affect every segment of the social, political, and economic landscape. Significant changes in living patterns and conditions often accompany the aging process. The health and functional status of seniors is of growing interest with implications for public policy, health care, and long-term care costs. With projected increases of frail elderly, there will be an increased need for home care and institutional and community-based acute care and long-term care. The numbers of persons suffering from dementia and Alzheimer's disease is also projected to grow dramatically in the coming decades, while the costs of care continue to rise. The time and resource demands on informal caregivers such as family and friends in the community will concurrently increase.

Nearly one-fifth (19.8%) of Newberry County residents (7,573 persons) are aged 65 or older. This is higher than the 17.7% of individuals in this age group statewide (*U.S. Census Bureau, 2020 Census*). The attractiveness of the Newberry area to retirees, coupled with an aging population led by the last of the baby boomers, will fuel a growing local need for specialized services for the elderly in coming years. Services for elderly residents are coordinated regionally but are primarily delivered by local providers in the City of Newberry area.

7.8.1. Area Agency on Aging

A majority of aging services are federally funded through the *1965 Older Americans Act*. This law requires designated service districts plan and implement aging services. To that end, the Lieutenant Governor's Office on Aging has divided the State into ten planning and service districts. The Central Midlands Council of Governments was designated as the Midlands Area Agency on Aging (AAA) in 1976 with responsibilities that include planning and oversight of programs and services for the elderly residents of Fairfield, Lexington, Newberry, and Richland Counties. The COG is assisted by a Regional Aging Advisory Committee, comprised of older individuals or individuals who are eligible to participate in *Older Americans Act* programs, representatives of older persons, and the general public. AAA programs and services are carried out by local service providers at the county level, with funding priority given to group dining, home delivered meals,

home care, and transportation. State funds are allocated to local agencies on aging based on a multi-factored formula that includes an equal base amount, with additional funding for the percent of population aged 60 and above living below poverty, percent of minority population over the age of 60, percent of population who are moderately or severely impaired, and percent of rural population.

7.8.2. Newberry County Council on Aging

The Newberry County Council on Aging (NCCOA) is the primary provider of services to senior citizens countywide. NCCOA is a private, non-profit organization established in 1970 to provide necessary services for Newberry County older adults that will allow them to gracefully age-in-place. The mission of NCCOA is to holistically enhance the quality of life for Newberry County senior citizens through a comprehensive, focal-point service delivery system.

NCCOA operates three senior centers in Newberry County. The Waldrop Senior Center is located at 1300 Hunt Street in the City of Newberry, the Baker Senior Center is at 310 Main Street in Whitmire, and the Little Mountain Senior Center is at 16 Depot Street in Little Mountain. These centers provide social support, health screening, recreation, activities, and nutritious lunches to persons 60 years of age or older. In addition to the Centers, NCCOA provides other services to the elderly residents of Newberry including:

- The NCCOA *Meal on Wheels* program delivers hot, nutritionally balanced meals to homebound seniors within the City of Newberry each weekday.
- *Newberry Senior Housing* at 1306 Hunt Street in downtown Newberry offers 35 senior living units that include modern appliances, central air conditioning, and open spaces in a convenient location. Because the property received funding in part through a Low Income Housing Tax Credit, a percentage of the units must be set aside for very low or low income households. Rents for these units are also capped.
- A registered nurse provides *Home Care* for frail, chronically ill, or disabled older individuals that includes assistance with light housekeeping, shopping, meal planning, and non-medical personal care.
- *Adult Day Health Care* is offered Monday through Friday from 8 a.m. to 5 p.m. at the Dave C. Waldrop, Jr. Senior Center to provide specialized assistance for Alzheimer's disease and related dementias, developmental disabilities, and short-term respite.
- Led by a certified Arthritis Foundation Exercise Instructor, the *Health and Wellness* program is designed to improve self-esteem and self-image through increased physical activity, improve/maintain physical abilities, decrease depression, and improve participants' daily living activities. The program is provided at the Whitmire Senior Center on Monday, Wednesday, and Friday at 10:30 a.m. and at the Waldrop Senior Center on Monday and Wednesday at 1:30 p.m.
- Transportation to the County's three Senior Centers and to non-emergency medical services are available by appointment for Newberry County seniors. Trips within the

County are only \$2.00 for the round trip and round trips to senior centers are \$0.25. The cost of longer trips varies according to the destination and purpose.

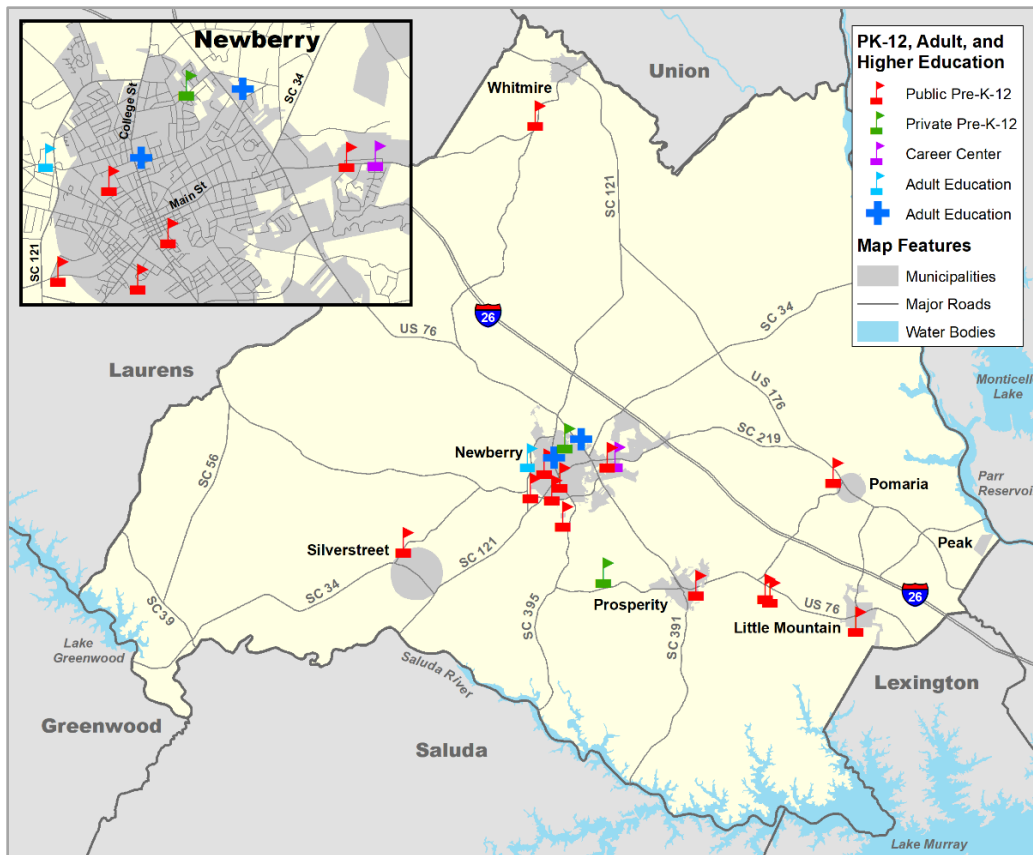
7.8.2. Nursing Homes and Assisted Living Facilities

As detailed in the Housing Element, there are two nursing homes in Newberry County that provide a total of 264 beds. The J.F. Hawkins Nursing Home in Newberry provides 118 beds and White Oak Manor in Newberry provides 146 beds. The County has three assisted living facilities providing a total of 95 units. Open Arms Community Care in Little Mountain includes 15 units, Southside Residential Care, Inc. in Prosperity includes 30 units, and Springfield Place Residential Care in Newberry includes 50 units. These housing options are detailed in Table 3-26 of the *Housing Element*.

7.9. Education

Education is a lifelong process in which a foundation of basic education through the pre-K-12 system is followed by an on-going individualized pathway of higher education, workforce development, and advanced career training opportunities. Communities that promote a philosophy of lifelong learning among residents are better positioned to successfully compete in a global economy. The average American worker now changes jobs five times or more over a working lifetime, making access to advanced workforce training programs an integral component of community and individual economic sustainability.

Map 7-6. PK-12, Adult, and Higher Education Facilities



Locations of public and private educational institutions are shown on Map 7-6 and include Newberry College, Piedmont Technical College, Pre-K-12 public schools, Newberry Academy, Newberry Christian Academy, the Newberry County Career Center, and Newberry Adult Education. These educational institutions and facilities are profiled in the following sections.

7.9.1. School District of Newberry County

The School District of Newberry County provides educational services to 5,760 students in grades pre-K through 12, with an annual budget that exceeds \$64.8 million in FY 2022-2023. The District employs more than 440 teachers and 350 administrators and support staff. South Carolina Department of Education report card data indicate the District has the 36th largest enrollment among the State's 81 districts. The District spent \$8,701 per pupil in FY 2019-2020, an increase from the previous year's expenditure of \$8,311.

The District operates a total of seven elementary, two middle, and two high schools. In addition, the Whitmire Community School serves students in pre-K-12. The Newberry Career Center and the Newberry Alternative School serve high school students in grades 9 through 12. Table 7-14 provides school enrollment data for FY 2020-2021.

Table 7-14. Enrollment in Newberry County Public Schools, 2020-2021

SCHOOL	ENROLLMENT
ELEMENTARY SCHOOLS (GRADES PK-5)	2,804
Boundary Street Elementary	471
Gallman Elementary	442
Little Mountain Elementary	392
Newberry Elementary	427
Pomaria-Garmany Elementary	323
Prosperity-Rikard Elementary	374
Reuben Elementary	135
Whitmire Community School	240
MIDDLE SCHOOLS (GRADES 6-8)	1,237
Mid-Carolina Middle	552
Newberry Middle	685
HIGH SCHOOLS (GRADES 9-12)	1,440
Mid-Carolina High	754
Newberry High	686
OTHER SCHOOLS	
Newberry Alternative School	50 est.*
Newberry County Career Center (grades 9-12)	n/a*
Whitmire Community School (grades 6-12)	279
SCHOOL DISTRICT OF NEWBERRY COUNTY - TOTAL	5,760

* Not included in the State's District total. Career Center serves students from all three high schools
 Source: S.C. Department of Education, School Report Cards 2020-2021, 2022

7.9.2. Private Schools

There are two private schools in the County – Newberry Academy and Newberry Christian Academy. Accredited by the S.C. Independent School Association, *Newberry Academy* opened in 1966 and has an enrollment of 267 students in grades 2K through 12 (*Newberry Academy, September 2022*). Newberry Academy is located at 2055 Smith Road in the City of Newberry. Newberry Christian Academy was established in 1986 and provides instruction for 28 students in grades pre-K through 12 in a Christian environment (*privateschoolreview.com, 2022*). Newberry Christian Academy is located at 2004 Colony Church Road in Newberry.

7.9.3. Adult Education and Literacy

The *Newberry County Adult Education* program offers out-of-school adults aged 18 and older an opportunity to earn a high school diploma or GED. The program is located on McSwain Street. The *Newberry County Literacy Council* has served the County for four decades to improve the literacy skills of Newberry residents. The Council offers tutoring and instruction in skills that are essential to functioning in a job and in society, as well as other programs to help individuals reach their literacy goals.

7.9.4. Higher Education

The County is also home to two postsecondary institutions, Newberry College and Piedmont Technical College. These institutions provide Newberry residents and employers with greater access to cultural and recreational events, research resources, meeting and conference facilities, and distance education opportunities. A number of other public and private institutions of higher learning are located within commuting distance for County residents in the nearby cities of Columbia, Clinton, and Greenwood.

7.9.4.1. *Newberry College*

Newberry College is a four-year, private liberal arts institution located in heart of the City of Newberry. The College was originally established in 1856 by the Lutheran Synod of South Carolina, an affiliation that continues with the S.C. Synod of the Evangelical Lutheran Church of America. The 90-acre campus is home to more than 30 academic, administrative, athletic, and residential buildings and facilities that serve nearly 1,143 students. There are 71 full-time and 41 part-time faculty (NCES, 2022). Full-time students are required to live on campus in one of the College's eight residence halls, with a ninth 104-bed residence hall slated for completion in 2023.

Newberry College is also an integral part of the Newberry community, with many of the College's faculty and staff also residents of the County. Newberry County residents also take part in numerous cultural events including concerts, plays, art exhibits and lectures, and sporting events held at the College each year. The College athletics program includes 18 NCAA Division II teams for men and women. The Physical Education Complex is home to the 1,600-seat Eleazer basketball arena, racquetball courts, a stress lab, offices, and classrooms. Other athletic facilities include lighted tennis courts, a 4,000-seat football stadium, an outdoor swimming pool, and soccer, softball, and baseball fields. In addition to the Wessels Library and the 1,000-seat Wiles Chapel,

the Alumni Music Center houses a 150-seat recital hall, practice rooms, a band room, offices, and classrooms. Many local groups use the College's academic and athletic facilities for special events such as statewide band competitions, conferences, conventions, and athletic camps.

7.9.4.2. *Piedmont Technical College*

Founded in 1966, Piedmont Technical College (PTC) is one of 16 public, two-year colleges that comprise the S.C. Technical Education System. The College serves a seven-county service area from its main campus in Greenwood and a network of satellite campuses in the six surrounding counties. The total PTC enrollment is 6,370 students in credit, high school dual enrollment, and continuing education programs. PTC employs 113 full-time and 169 part-time faculty. Students at the Newberry Campus account for 12% of PTC's curriculum and 50% of continuing education credit hours. The Newberry Campus enrollment consists of 689 students in credit programs, 114 in dual enrollment courses, and 876 residents in continuing education and workforce development training programs. The Newberry Center provides students with access to student services including financial aid, placement testing, career counseling, registration, and library services.

The Newberry Campus, sited on Wilson Road in the City of Newberry, moved to a renovated state-of-the-art facility that was formerly a Walmart in 1992. From 2016 through 2021, PTC invested more than \$400,000 in capital facilities and equipment in the Newberry Campus. The Newberry campus has emerged as the fastest growing of all PTC campus sites, encompassing 45,000 square feet of classroom, labs, and office space. The facility includes a Community Conference Center that provides a 225-seat auditorium and classrooms available for private and public rental.

7.9.4.3. *Additional Area Higher Education Opportunities*

Newberry's central location and ready access to the Interstate and State highway network enables a feasible commute to higher education facilities in the Columbia area including the University of South Carolina, Benedict College, Allen College, the Lutheran Theological Seminary, Columbia International University, Columbia College, and Midlands Technical College. Lander University in Greenwood and Presbyterian College in Clinton are also located within commuting distance for Newberry County residents.

7.10. Libraries

The *Newberry County Library System* was created through the merger of the Newberry City Library and the Newberry County Library in 1941. The System manages two locations – the main library in the City of Newberry and a branch location in Whitmire. The main facility of the Library System was originally housed in the County Courthouse. It was later moved to the renovated 6,500 square foot, historic post office building at the corner of College and Friend Streets in 1968. In 2009, the main library was moved two blocks away to its present location in the new *Hal Kohn Memorial Library* building at 1100 Friend Street in Newberry. The 22,000 square foot facility includes a South Carolina Room that houses genealogy records, a large children's room, an 80-seat public meeting room, and public computer terminals with internet and wireless access. The Newberry County

Library System holdings include more than 62,200 volumes, with an annual circulation of more than 101,100 (*Libraries.org, 2022*).

The *Whitmire Memorial Library* was originally built in 1950 as a memorial to the veterans of World War I and World War II. The Library, located at 303 Church Street in the Town of Whitmire, underwent extensive renovation in 1976. Computer terminals with internet access are available for public use, as well as wireless internet access.

The *Wessels Library* on the campus of Newberry College houses a print collection of more than 38,000 volumes that includes reference materials and books. The Library also provides online access to electronic resources including e-books, full-text journals, and periodical articles. Participation in the *Partnership Among South Carolina Academic Libraries* (PASCAL) provides access for users to more than one million books. The *Special Collections Room* of the Library houses many historical documents relating to Lutheranism and to the local area.

7.11. Recreation

The provision of quality recreational activities and facilities is vital to the well-being of a community. Parks and recreation facilities are valuable tools in showcasing the natural beauty of a community, preserving open space, attracting visitors, and providing healthy and safe recreational options for residents of all ages.

Although Americans spend most of their waking hours at work, they value their leisure time and have very specific preferences on how to spend it. According to the national *2021 Outdoor Participation Report* developed by the Outdoor Foundation, the most popular outdoor activities are running/jogging, hiking, fishing, cycling, and camping.

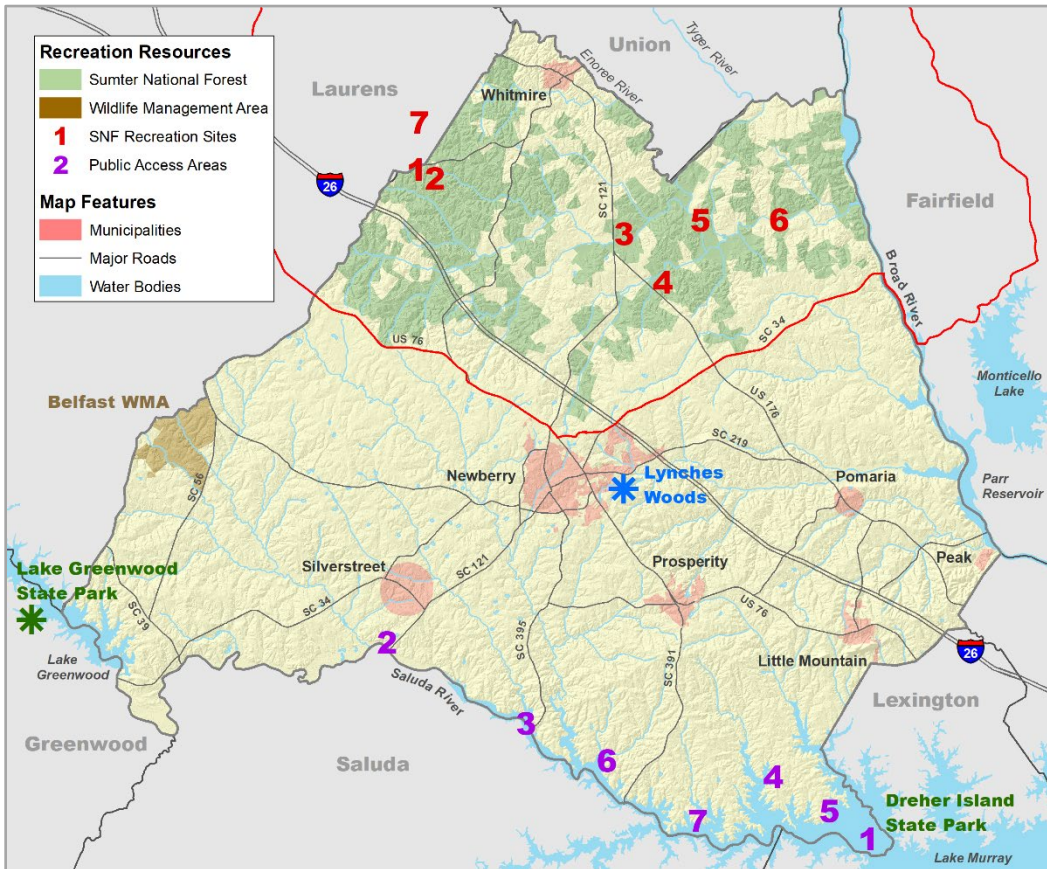
Newberry County residents and visitors are fortunate to have access to numerous and diverse opportunities for passive and active outdoor recreation both within the County and nearby. In addition to the scenic Saluda, Broad, Enoree, and Tyger Rivers that border Newberry County, Lake Murray and Lake Greenwood provide miles of recreational shoreline, with significant portions in Newberry County. Access to fishing and water sports is available at the many public and commercial boat landings. The rural areas of Newberry County are popular with game hunters, with expanses of both privately and publicly managed game land in and adjacent to the Sumter National Forest providing ample populations of dove, quail, deer, and turkey.

7.11.1. Sumter National Forest

Located within the northeastern area of Newberry County are 57,991 acres of the 370,442 acre *Sumter National Forest* – one of only two national forests in South Carolina. The Newberry portion of the Forest is within the 161,216 acre Enoree Ranger District – one of three ranger districts statewide. The District encompasses land throughout Chester, Fairfield, Laurens, Newberry, and Union Counties. The Forest provides a wide range of outdoor activities including paddling or fishing on one of the three rivers that flow through the District. Other activities include camping; bird watching; picnicking; hiking or horseback riding on the 133 miles of trails; hunting and target shooting; and enjoying the beauty of the area including several waterfalls.

Approximately 14% of Newberry County land is federally-owned and managed by the Forest Service for multiple purposes including timber production, recreation, and conservation. Much of the forest is designated as a Wildlife Management Area, allowing hunting under SCDNR regulations. A listing of the major Sumter National Forest recreation resources in the Newberry County area is included in Table 7-15. The location of each resource is numbered in red on Map 7-7.

Map 7-7. Federal, State, and Other Recreation Resources



Sources: Dominion Energy, 2022; USDA Forest Service, 2022; SCDNR, 2022

Table 7-15. Sumter National Forest Recreation Sites in/near Newberry County

MAP LOCATION	FACILITY NAME	FACILITIES
1	Brick House Campground	Year round facility with 21 campsites with tables, grills and lantern holders; 8 extended stay campsites during hunting season; restrooms
2	Buncombe Trail Head	Access to 31.5 mile Buncombe horse trail and the 36 mile Enoree Passage of the Palmetto Trail (14 miles in Newberry County) – shared to Indian Creek; access to Brick House Campground; parking lot
3	Indian Creek Rifle Range	ADA accessible; six shooting tables; backstops placed at 35 and 100-yard intervals; parking lot

MAP LOCATION	FACILITY NAME	FACILITIES
4	Molly's Rock Picnic Area	Self-guided interpretive trail, small stocked pond and fishing pier, picnic shelter and tables, fireplace, restrooms, drinking water, large open area for play
5	Brazelman's Bridge Boat Ramp	Boat ramp access to the Enoree River on S.C. 81 at Brazelman's Bridge; restrooms
6	Keitt's Bridge Boat Ramp	Boat ramp access to the Enoree River on S.C. 45 at Keitt's Bridge; restrooms
7	Enoree Off Highway Vehicle Trail (in Laurens County)	14.4 mile trail for all terrain vehicles and dirt bikes only; parking; loading/unloading ramp; restrooms

Source: USDA Forest Service, Enoree Ranger District, July 2022

7.11.2. State Parks

The 348-acre *Dreher Island State Park*, located near the southern tip of Newberry County, includes three islands and 12 miles of shoreline on Lake Murray (Map 7-7). The park land is leased to the S.C. Department of Parks, Recreation and Tourism (SCPRT) by Dominion Energy. Originally used for training exercises by the Army Air Corps in the 1940s, the State Park is open year-round and includes 12 sheltered picnic areas, three fishing tournament shelters, a community building, three playgrounds, a 0.3-mile nature trail, a 0.3 mile hiking and mountain biking trail, a 2.1-mile hiking trail, three boat ramps, rental boat slips, ten camper cabins, and five lakeside villas. Recreational vehicle and tent camping is accommodated in designated camping sites.

The Park's two lakefront camping areas provide scenic views and easy access to Lake Murray. Recreational vehicles and tents have access to 97 paved camping sites, with an additional 15 sites available for tent camping only. Dreher Island State Park is the only public site on Lake Murray that provides formal camping facilities. Individuals may also camp on islands owned by Dominion Energy and other lands for a maximum of seven consecutive days. These sites include Bundrick Island and River Bend Point in Lexington County and Sunset Road Recreation Area on Hollands Landing Road in Newberry County.

Lake Greenwood State Park is located near the southwestern corner of Newberry County. The 914-acre park encompasses five peninsulas that provide abundant shoreline for lakeside camping, fishing, and boating, and the only public beach access available to Lake Greenwood. Included in the park are a fishing pier, two boat ramps, 125 paved campsites, a 0.8-mile nature trail, four picnic shelters, and a conference center.

7.11.3. Other Recreational Opportunities

Lake Murray is a 50,000 acre man-made lake located on the southeastern border of the County. The lake provides hydro-electric power and recreational opportunities for the Midlands region of South Carolina. Lake Murray is 41 miles long and over 14 miles at its widest point, with more than 500 miles of shoreline. Public marinas dispersed around Lake Murray provide boat ramps and launching facilities, fuel services, groceries, boat sales, boat rentals and/or repairs, bait and tackle, and boat storage. Lake Murray is widely known for its fishing opportunities and hosts a number of local and national fishing tournaments each year. Many of the fishing tournaments are hosted at Dreher Island State Park.

There are numerous public and private access sites on Lake Murray, providing a variety of recreation opportunities including boat launches and slips, wet and dry boat storage, campgrounds, picnic areas, beaches, fishing areas and piers, trails, and playgrounds. Newberry County public access points are listed in Table 7-16. Current and future recreation sites on Lake Murray are numbered in purple on Map 7-7.

Table 7-16. Dominion Public Access Areas – Lake Murray and Saluda River

MAP #	RECREATION SITE	SIZE	SHORELINE	FACILITIES
CURRENT RECREATION SITES				
1	Billy Dreher Island	348.0 acres	12 miles	Camping, boat ramps, walking trails, fishing docks, slips, bait and tackle, gas, restrooms
2	Higgins Bridge	1.1 acres	375 feet	Boat ramp, courtesy dock
3	Kempson Bridge	2.9 acres	600 feet	Boat ramp, courtesy dock
4	Sunset	2.3 acres	640 feet	Fishing dock, courtesy dock, boat ramp, parking
5	Macedonia Church	4.8 acres	2,491 feet	Picnic shelters and tables
FUTURE RECREATION SITES				
6	Big Creek	22.3 acres	2,613 feet	n/a
7	Simpson's Ferry	11.6 acres	3,247 feet	n/a

Source: Dominion Energy, July 2022

Lake Greenwood is an 11,400 acre man-made lake along the southwestern border of Newberry County. Lake Greenwood has a maximum depth of 68.9 feet, and provides 212 miles of scenic shoreline. Several miles of shoreline are within Newberry County. Primary public access is available at Lake Greenwood State Park and at the public fishing access located below the Buzzards Roost Hydro Dam on S.C. Highway 34.

In 1914, the *Broad River* was dammed in order to produce electricity at Parr Shoals. The *Parr Reservoir* is a 4,400 acre man-made lake located on the eastern border of Newberry County. Access to the Broad River and the Parr Reservoir is available at the Heller's Creek and Cannons Creek crossings of Broad River Road, with a boat ramp and picnic area provided at both sites.

In addition to the two lakes, Newberry County is bounded in part by the scenic Saluda, Tyger, and Enoree Rivers. A public boat ramp accessing the *Saluda River* is located at Higgin's Bridge just off Highway 121 south of Silverstreet. The Sumter National Forest maintains two boat ramps with restrooms on the *Enoree River* – one located at Brazelman's Bridge Road and another at Keitt's Bridge on Maybinton Road. Public boat access to the *Tyger River* is provided at Beatty's Bridge and Rose Hill, both in neighboring Union County.

The *Belfast Wildlife Management Area* is a 6,505-acre tract located 10 miles northwest of Newberry on S.C. Highway 56 near the Kinards community (Map 7-7). Although the Belfast WMA is situated on the county line between Newberry and Laurens, much of the land area is within Newberry County. Belfast is owned and managed by the S.C. Department of Natural Resources. The Belfast WMA is open to the public for bird watching, hunting, nature walking, and bicycling and includes an historic plantation that dates back to 1786. An archery range is also available for public use.

7.11.4. Public Parks and Recreation Facilities

There are 46 public parks and recreation facilities encompassing more than 694 acres in Newberry County. The County's recreation resources accommodate a range of outdoor activities such as picnicking and enjoying the outdoors; tracks and trails for walking, jogging or horseback riding; fields for baseball, softball, and soccer; courts for basketball, tennis, volleyball, and horseshoes; as well as golf and disc golf courses. While most park and recreation facilities in Newberry County are owned and managed by municipalities, Lynch's Woods in the City of Newberry is owned and managed by Newberry County. Of particular note is the 128-acre Newberry Recreation Complex in the City of Newberry, completed in 2020, that includes a splash park, a 4.75 acre pond, half-mile nature trail, playground, three baseball/softball fields, two multi-purpose fields, picnic tables, ping pong tables, and outdoor fitness equipment. The County Recreation Department works in partnership with the municipal recreation departments, the YMCA, local high schools, and Newberry College to assist with funding and administration of recreation programs. A listing of the parks and associated resources within the County, including the size and recreational facilities provided at each site, is provided in Table 7-17.

Table 7-17. County and Municipal Parks and Recreation Facilities

RECREATION SITE	SIZE (acres)	PLAY AREA	BALL FIELD	BASKETBALL COURT	TENNIS COURT	VOLLEYBALL COURT	HORSESHOE COURT	MULTI-USE COURT	GOLF OR DISC GOLF	TRACK/TRAIL	PASSIVE PARK	PICNIC SHELTER
Newberry County	266.77											
Lynch's Woods	260									√	√	√
Maybinton Ballpark	6.77		1									
LITTLE MOUNTAIN	6.25											
Reunion Park	9		1									√
Brady Park	1.5											√
Town Center	1											√
Memorial Center	1										√	
South Boundary Street Park	2.75										√	
Little Mountain Elementary	na	√		1								
CITY OF NEWBERRY	225.79											
Astwood Park	0.16	√									√	
Greenway Park and Trail	20.14									√		
JD Rook Field	2		1									
Kendall Park	11.71		2	1								
Margaret Hunter Park	5								disc			√
Marion Davis Park	12.3	√					24					√
Dr. Ulysses S. Gallman Park	15.8	√	1	1						√		√
Memorial Park	1										√	
Mollohon Park	4	√										√

RECREATION SITE	SIZE (acres)	PLAY AREA	BALL FIELD	BASKETBALL COURT	TENNIS COURT	VOLLEYBALL COURT	HORSESHOE COURT	MULTI-USE COURT	GOLF OR DISC GOLF	TRACK/TRAIL	PASSIVE PARK	PICNIC SHELTER
Newberry Recreation Complex	128.14	√	5		1					√		√
Nosegay Park	1										√	
Oakland Park and Tennis Center	4.5	√			9							
Dr. Julian E. Grant Park	2.04	√		4								√
Wells Japanese Garden	0.5										√	
Wells Park	4.08										√	
Willowbrook Park	5.12	√								√		√
Wise Street Park	8.3	√	1	4								
POMARIA	7.0											
Pomaria Ball Park	3		1									
Old Pomaria School	4	√										
Pomaria Garmany Elementary	na	√										
Pomaria Softball	na		1									
PROSPERITY	36.77											
Town Center	18.3	√	2	2								√
Prosperity Dixie Ball Park	8.3		2		2							
Langford Street Ball Park	7		1									
Prosperity Roadside Park	1.17										√	
Rikard School Field	na	√	1									
Prosperity Walking Track	2									√		
SILVERSTREET	na											
Silverstreet Field	na		1	1								
Silverstreet Walking Track	na									√		
WHITMIRE	151.5											
Teddy Weaver Gymnasium	na			1		1						
Whitmire Athletic Complex	8		2									√
Union Street Ballpark	1.5		1									
Whitmire Walking Track	2									√		
Whitmire Golf Course	96	√							golf			√
Whitmire National Armory	na			1								
Whitmire Skate Park	1	√										√
Whitmire Town Park	10	√		2								√
Henry Miller Martin Tennis Courts	na				3							
TOTAL ACRES	694.08											

na - information not available
Source: Newberry County, 2022

Lynch's Woods Park is located in the southeastern corner of the City of Newberry behind Piedmont Technical College on U.S. Highway 76. The 276-acre woodland area officially opened to the public in 1940 and is owned and managed by Newberry County. Park facilities include 7.5 miles of hiking and biking trails, 6.1 miles of equestrian trails, a section of the Palmetto Trail, and picnic tables (Map 7-7). The shady equestrian trail is extremely popular because of its short, steep hills and creek crossings. Mountain bikers are contributing to the Park's increasing popularity. The Park garnered additional recognition with its incorporation into the Palmetto Trail as the *Gateway to the Upstate* in the 1990s and is now welcoming visitors from around the State and beyond.

As one of only 16 cross-state trails in the United States, the *Palmetto Trail* is a federally designated *Millennium Legacy Trail*. The Palmetto Trail is South Carolina's longest pedestrian and bicycle trail, with 27 passages totaling 350 miles through 14 counties completed to date. Passages range from 1.3 miles to 47 miles in length. When completed, the route will extend 500 continuous miles from Oconee County to the Intracoastal Waterway. The trail was established in 1994 to provide free access to trails of all levels of difficulty and varying length. The entire trail is open to hiking and backpacking, with designated passages available for mountain biking, horseback riding, and camping. Four sections of the Palmetto Trail are open in Newberry County.

The *Lynch's Woods Passage*, located in Lynch's Woods Park, is a 4.9-mile trail located in the southeastern area of the City of Newberry behind Piedmont Technical College on U.S. Highway 76. The 260-acre woodland area officially opened to the public in 1940 and is owned by Newberry County and managed by the Newberry County Soil and Water Conservation District. A 4.9 mile scenic trail accommodates hiking, mountain biking, and horseback riding. Park facilities include a sheltered picnic area, restrooms, and two primitive campsites. The Trail provides a connection to the *Newberry Passage* that takes users through downtown Newberry and along the Newberry College campus.

The 10.7-mile *Newberry Passage* travels down Main Street in the City of Newberry, loops around the square, and runs north along College Street and Old Whitmire Highway before tying into the 36-mile *Enoree Passage* in the Sumter National Forest. The Passage is an urban trail that travels through the historic downtown business district in the City of Newberry before transitioning to the wooded Lynch's Woods passage.

The *Peak to Pomaria Passage* is a 10.7 mile trail that extends from the Fairfield County line across the 1,100 foot Broad River trestle to the towns of Pomaria and Peak in Newberry County. Palmetto Conservation purchased the 11-mile, 200-foot wide right-of-way for the Passage from Norfolk South Railroad. Access to the Passage is provided at the Alston Trailhead in Fairfield County and the Pomaria, Hope Station, and Koon Trestle trailheads in Newberry County.

In addition, a fourteen-mile trail section of the *Enoree Passage* of the Palmetto Trail begins at Brickhouse Campground (off of S.C. Highway 66 west of Whitmire) in the Sumter National Forest.

The *Newberry YMCA*, located on Jollystreet Road in the City of Newberry, provides a full range of recreational activities for all ages. The YMCA opened in 1992, with facilities including a heated indoor/outdoor pool, weight room, cardiovascular workout area, steam room, sauna, whirlpool, outdoor field, general purpose room, outdoor walking/jogging track, raised indoor walking/

jogging track, and a childcare room. Programs provided at the YMCA include health and fitness, water aerobics, yoga, spinning (cycling), aquatics, family activities, childcare, soccer, basketball, lacrosse, baseball, softball, volleyball, and a Silver Sneakers fitness program for seniors.

The *Country Club of Newberry* is a semi-private club that allows public play on its 18-hole golf course. The Club is located on County Club Road and also provides practice facilities, a swimming pool, a pro shop, clubhouse, and a bar and grill. The semi-private *Mid Carolina Country Club*, located near Interstate 26 in Prosperity, opened in 1968 and features an 18-hole golf course. Club amenities include two putting greens, a driving range, pool, clubhouse, and restaurant. The nine-hole, public *Whitmire Golf Course* opened in 1933 and is located on Golf Alley Road in Whitmire. Many golf courses are also within driving distance of Newberry County including courses in Chapin, Lexington, and the Columbia area.

7.12. Goals, Objectives and Implementation Strategies

The goals, objectives, and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Community Facilities element. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 7.1. Provide effective, efficient, and responsive delivery of government services		
OBJECTIVE 7.1.1. Provide and maintain adequate administrative facilities		
<i>STRATEGY 7.1.1.1.</i> Update the County Master Space and Facilities Plan to provide a current inventory of County facilities and a plan to accommodate the current and future spatial needs of County departments and programs.	Newberry County	2028
<i>STRATEGY 7.1.1.2.</i> Continue to prioritize capital improvement projects within the County and municipalities to be funded by the one percent sales and use tax and include as referendum questions for public consideration.	Newberry County CPST Commission, Newberry County, Municipalities	Ongoing
OBJECTIVE 7.1.2. Plan the location and development of community facilities to accommodate present and future needs		
<i>STRATEGY 7.1.2.1.</i> Maintain a current, accurate, and robust geographic information mapping system as a management and planning tool.	Newberry County	Ongoing
<i>STRATEGY 7.1.2.2.</i> Explore and pursue infrastructure cost-sharing opportunities with developers and encourage development where services are already available.	Newberry County, Private Developers, Utilities providers	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 7.1.2.3. Explore the use of funding sources such as impact fees to fund new or expanded facilities to accommodate growth.	Newberry County	2028
OBJECTIVE 7.1.3. Implement the goals, objectives, and implementation strategies of the Comprehensive Plan		
STRATEGY 7.1.3.1. Determine staff, facility and resource needs, and partnerships to implement the Comprehensive Plan.	Newberry County, Municipalities, Partner Agencies and Entities	Ongoing
STRATEGY 7.1.3.2. Conduct a five-year review and update of the Comprehensive Plan to ensure relevance and timeliness.	Newberry County, Municipalities	2028
STRATEGY 7.1.3.3. Prepare a new County Comprehensive Plan every ten years per State law.	Newberry County, Municipalities	2033
OBJECTIVE 7.1.4. Strengthen coordination among the County, municipalities, neighboring counties, State agencies, and other public and private organizations		
STRATEGY 7.1.4.1. Continue coordination with municipalities, neighboring counties, and the State on matters relating to public safety including fire and police service, homeland security, and emergency preparedness.	Newberry County, Municipalities Newberry County Memorial Hospital, State Agencies	Ongoing
STRATEGY 7.1.4.2. Continue regional coordination through CMCOG, CMRTA, municipalities, neighboring counties, Newberry County Council on Aging, and other public and private agencies in matters related to transportation and transit.	Newberry County, Municipalities, CMCOG, CMRTA, NCCOA	Ongoing
STRATEGY 7.1.4.3. Continue coordination of the provision of water, sewer, and electricity with the NCWSA, municipalities, and other public and private providers.	Newberry County, NCWSA, Municipal and Private Utility Providers	Ongoing
STRATEGY 7.1.4.4. Continue to provide comprehensive planning and building code and zoning review and enforcement for participating municipalities.	Newberry County, Participating Municipalities	Ongoing
STRATEGY 7.1.4.5. Coordinate with municipalities and community organizations to effectively communicate the location and availability of services, facilities, and events and to provide important information.	Newberry County, Municipalities, Agencies, Public and Private Organizations	Ongoing
GOAL 7.2. Ensure the provision of adequate, safe, and efficient utilities and services within the County		
OBJECTIVE 7.2.1. Support water and sewer providers in the maintenance, update, and expansion of infrastructure and facilities to serve the present and future residential, commercial, public facilities, and industrial needs of the County		
STRATEGY 7.2.1.1. Support efforts by the water service and wastewater collection and treatment providers to rehabilitate and replace aging water and sewer infrastructure and facilities.	Newberry County, Municipalities NCWSA, Municipal Providers	Ongoing
STRATEGY 7.2.1.2. Support water and sewer providers in the extension of water and sewer service to currently unserved or underserved areas.	Newberry County, Municipalities NCWSA, Municipal Providers	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 7.2.1.3.</i> Support water and sewer providers in the expansion and upgrade of existing water and wastewater facilities to accommodate the extension of water and sewer service.	Newberry County, Municipalities NCWSA, Municipal Providers	Ongoing
GOAL 7.3. Protect lives and property through stormwater and flood plain management		
OBJECTIVE 7.3.1. Provide effective stormwater and flood plain management		
<i>STRATEGY 7.3.1.1.</i> Review impervious surface requirements in developments and substantial redevelopments to minimize stormwater runoff.	Newberry County	2028
<i>STRATEGY 7.3.1.2.</i> Explore stormwater retention requirements for new developments and substantial redevelopments, both public and private.	Newberry County	2028
<i>STRATEGY 7.3.1.3.</i> Continue to regulate land-disturbance activities to control erosion and sedimentation.	Newberry County	Ongoing
<i>STRATEGY 7.3.1.4.</i> Continue participation in the National Flood Insurance Program and administration of the flood plain management program in compliance with Federal and State regulations	Newberry County	Ongoing
<i>STRATEGY 7.3.1.5.</i> Periodically review flood plain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.	Newberry County	Biannually
GOAL 7.4. Ensure the efficient, safe, and cost-effective removal and disposal of solid waste		
OBJECTIVE 7.4.1. Plan for and provide solid waste removal and disposal services to meet the current and future needs of the County's businesses and residences		
<i>STRATEGY 7.4.1.1.</i> Continue to provide efficient and cost-effective collection of solid waste at centers located throughout the County.	Newberry County	Ongoing
GOAL 7.5. Protect the health, safety, and welfare of residents and visitors through responsive, adequately equipped, and well-trained and staffed public safety services		
OBJECTIVE 7.5.1. Reduce vulnerability and exposure of the public to catastrophic events and effectively implement assistance and recover operations in the event of man-made or natural disasters or emergencies		
<i>STRATEGY 7.5.1.1.</i> Continue coordination among the County, municipalities, neighboring counties, and State and Federal agencies on procedures and programs related to disaster preparedness and emergency operations.	Newberry County, Newberry County Memorial Hospital, Municipalities, Neighboring Counties, State and Federal Agencies, Other Relevant Local Agencies	Ongoing
<i>STRATEGY 7.5.1.2.</i> Continue regular updates to the County Emergency Operations Plan.	Newberry County, Newberry County Memorial Hospital, Other Relevant Local Agencies	Ongoing
<i>STRATEGY 7.5.1.3.</i> Continue participation in the development of updates to the Central Midlands Hazard Mitigation Plan.	Newberry County, Municipalities, CMCOG	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
OBJECTIVE 7.5.2. Provide timely and prepared response to fire and police emergencies		
STRATEGY 7.5.2.1. Continue to provide dispatching for all public safety calls in Newberry County through the Sheriff's Department.	Newberry County, Sheriff	Ongoing
STRATEGY 7.5.2.2. Continue to support the volunteer fire departments and the City of Newberry in their provision of staffing and equipment levels needed for timely response to fire emergencies in Newberry County.	Newberry County, City of Newberry, Board of Rural Fire Control, Volunteer Fire Departments	Ongoing
STRATEGY 7.5.2.3. Support the Board of Rural Fire Control, volunteer fire departments, and the City of Newberry in their efforts to plan for future service and facility expansions to accommodate population growth and business/commercial development.	Newberry County, City of Newberry, Board of Rural Fire Control, Volunteer Fire Departments	Ongoing
STRATEGY 7.5.2.4. Continue to support the Board of Rural Fire Control, volunteer fire departments, and the City of Newberry as they seek ways to improve fire service and consider the cost-benefit of further lowering the ISO rating for properties in Newberry County.	Newberry County, City of Newberry, Board of Rural Fire Control, Volunteer Fire Departments	Ongoing
STRATEGY 7.5.2.5. Explore the feasibility of increasing the number of paid fire service staff.	Newberry County, Board of Rural Fire Control	2024
STRATEGY 7.5.2.6. Continue to provide adequate staffing and equipment levels needed for timely response to police emergencies.	Newberry County, Municipalities	Ongoing
STRATEGY 7.5.2.7. Plan for future service and facility expansions for the Sheriff's Department and municipal police departments to accommodate population growth and business/commercial development.	Newberry County, Municipalities	Ongoing
STRATEGY 7.5.2.8. Continue to make prevention of crime and fire emergencies a priority through programs aimed at preventing juvenile delinquency, public education, and crime prevention programs such as Neighborhood Watch.	Sheriff, Municipal Police Departments, SDNC, Faith-based Organizations, Neighborhood Associations, Civic Groups, State and Federal Agencies	Ongoing
GOAL 7.6. Foster a climate of community wellness through support for quality, accessible health services for all residents		
OBJECTIVE 7.6.1. Provide timely, effective, and skilled response to medical emergencies in the County		
STRATEGY 7.6.1.1. Continue to support the Newberry County EMS in the provision of timely, effective, and skilled EMS service.	Newberry County, Newberry County EMS, Newberry County Memorial Hospital, Board of Rural Rescue Squads	Ongoing
STRATEGY 7.6.1.2. Support the County EMS in their efforts to plan for future service and facility expansions to accommodate population growth and business/commercial development.	Newberry County, Newberry County EMS, Newberry County Memorial Hospital, Board of Rural Rescue Squads	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
OBJECTIVE 7.6.2. Ensure access to quality and affordable health care for all residents		
STRATEGY 7.6.2.1. Continue to support the Newberry County Memorial Hospital in the provision of quality health care for area residents.	Newberry County Memorial Hospital, Newberry County, Municipalities	Ongoing
STRATEGY 7.6.2.2. Support the Hospital and other health care providers in the expansion of facilities and addition of services to meet the growing needs of area residents.	Newberry County Memorial Hospital, Newberry County, Municipalities, State Agencies	Ongoing
STRATEGY 7.6.2.3. Promote the prevention of chronic health problems through the continued operation of the Free Medical Clinic of Newberry County to serve the community's indigent population.	Free Medical Clinic of Newberry County, Newberry County, Municipalities, Health Care Providers	Ongoing
STRATEGY 7.6.2.4. Support workforce development efforts to increase the number of Newberry residents who pursue advanced training and employment in the high-demand health care sector to help meet critical workforce shortages.	Upper Savannah WIA, Higher Education, Newberry County, City of Newberry	Ongoing
GOAL 7.7. Support the provision of quality, accessible, and effective social services and support systems to persons in need		
OBJECTIVE 7.7.1. Support State, County, municipal, and other social service providers in identifying and meeting the support needs of residents, including local special populations		
STRATEGY 7.7.1.1. Support the provision of adequate facilities by agencies serving the social service needs of County residents.	Newberry County, Municipalities, State and Local Agencies	Ongoing
STRATEGY 7.7.1.2. Support actions by State agencies to maintain and enhance social services provided to residents of the County.	Newberry County, Municipalities, State and Local Agencies	Ongoing
STRATEGY 7.7.1.3. Continue to support agencies in the provision of needed services for elderly County residents.	Newberry County, Municipalities, NCCOA, Public and Private Organizations	Ongoing
STRATEGY 7.7.1.4. Encourage the continued involvement of area faith-based organizations in providing services and outreach to those in need.	Newberry County, Municipalities, Faith-Based Organizations	Ongoing
GOAL 7.8. Ensure access to quality, lifelong educational opportunities for all residents		
OBJECTIVE 7.8.1. Promote coordination among local government and service providers with the PK-12 school system and higher education to ensure adequate facilities and planning for future growth and needs		
STRATEGY 7.8.1.1. Strengthen coordination with the School District on the location of new schools and expansion of existing facilities.	Newberry County, Municipalities, SDNC	Ongoing
STRATEGY 7.8.1.2. Support School District efforts to pursue additional funding to improve instruction through improvements in facilities, teacher recruitment, community involvement, curriculum enhancement, and the integration of instructional technology.	Newberry County, Municipalities, SDNC, Chamber of Commerce, Employers	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 7.8.1.3. Coordinate with local postsecondary institutions to assist in determining appropriate sites for future campus and facility expansions in the strategic and master planning processes.	Newberry County, Newberry College, Piedmont Technical College	Ongoing
STRATEGY 7.8.1.4. Support literacy and workforce training providers that improve the job and life skills of County residents.	Newberry County, Municipalities, Piedmont Technical College, SDNC	Ongoing
STRATEGY 7.8.1.5. Work with the School District to determine the impacts of residential development on school capacity and resources and explore solutions to accommodating future growth.	Newberry County, SDNC	Ongoing
GOAL 7.9. Support the provision of adequate and accessible library resources for all residents		
OBJECTIVE 7.9.1. Promote the maintenance, upgrade, and expansion of the Newberry County Library system		
STRATEGY 7.9.1.1. Support the Newberry County Library System in the provision of quality programs and materials.	Newberry County, Municipalities, Newberry County Library System, S.C. State Library	Ongoing
STRATEGY 7.9.1.2. Support and coordinate with the Newberry County Library System in the planning of future facilities to serve the County residents.	Newberry County, Municipalities, Newberry County Library System, S.C. State Library	Ongoing



Transportation is strongly tied to land use. While the most significant role of transportation in land development is providing access, transportation facilities serve as a critical element of the built environment, creating both connections and barriers. For instance, a high-volume, four-lane highway may connect key areas of a community for vehicular travel, but safety concerns can deter pedestrians from getting to resources on the other side. Traffic congestion on a thoroughfare can also be a barrier, causing motorists to seek alternative routes through residential areas. An understanding of these relationships is critical to solving and even preventing transportation related problems such as congestion, higher energy consumption, impaired air quality, threats to public health and safety, and delayed or decreased access to services and employment.

Debate on the relationship between transportation and land use typically hinges on whether the transportation network should be planned to accommodate anticipated land uses and growth, or should the transportation network evolve organically to accommodate traffic generated by the location of land uses and subsequent growth patterns. Ideally, transportation networks should be planned to anticipate and accommodate future needs. However, funding for costly transportation infrastructure is limited, particularly at the local level, with resources focused on alleviating immediate problems such as congestion, road maintenance, and safety issues caused by increased traffic volume.

While roads comprise the majority of most transportation systems, they are not the only viable component. A transportation system is defined as any means used to move people and products.

Effective transportation systems are broad, multi-modal networks that include options for rail, air, shipping, public transit, cyclists, and pedestrians. The Transportation Element provides an analysis of transportation systems serving Newberry County including existing roads, planned or proposed major road improvements and new road construction, existing and proposed transit projects, and proposed and existing pedestrian and bicycle facilities and projects.

8.1. Road Network

According to the *2017-2022 South Carolina Statewide Transportation Improvement Program (STIP)*, projected demand for travel in the State will continue to rise due to economic growth, as well as increases in the number of resident drivers and driving activity. While travel volume is generally highest on the Interstates, federal and state highways, and many local roads also experience traffic congestion and road wear associated with increased motor vehicle travel. An examination of the local road network will enable Newberry County to work with regional partners to plan for transportation needs for the coming decade, particularly as they relate to future land use.

8.1.1. Local Road Funding

The “C Program” is a partnership between the South Carolina Department of Transportation (SCDOT) and counties to fund local transportation projects and improvements to State, county, and city roads. Program funds, known as C-Funds, are derived from a 3.99 cents per gallon user tax on gasoline sales. The tax is allocated to each of the 46 counties based on population, land area, and rural road mileage. As part of the program, each county has a *County Transportation Committee (CTC)*. Members of the Newberry County Transportation Committee are appointed by the County Legislative Delegation. The seven-member Newberry CTC is authorized to select and approve projects to be funded utilizing C-Funds.

C-Funds may be used for construction, improvements, or maintenance on the State highway system, local paving or improvements to county roads, street and traffic signs, and other road and bridge projects. Resurfacing, sidewalk construction, and drainage improvements may also be paid for with C-Funds. By law, counties must spend at least one-third of C-Fund allocations on construction, improvements, and maintenance related to the State highway system, with the remaining funds available for local transportation system projects. The FY 2022-2023 C-Fund forecasted apportionment for Newberry County is \$1,753,900 (SCDOT, 2022).

8.1.2. Road Network

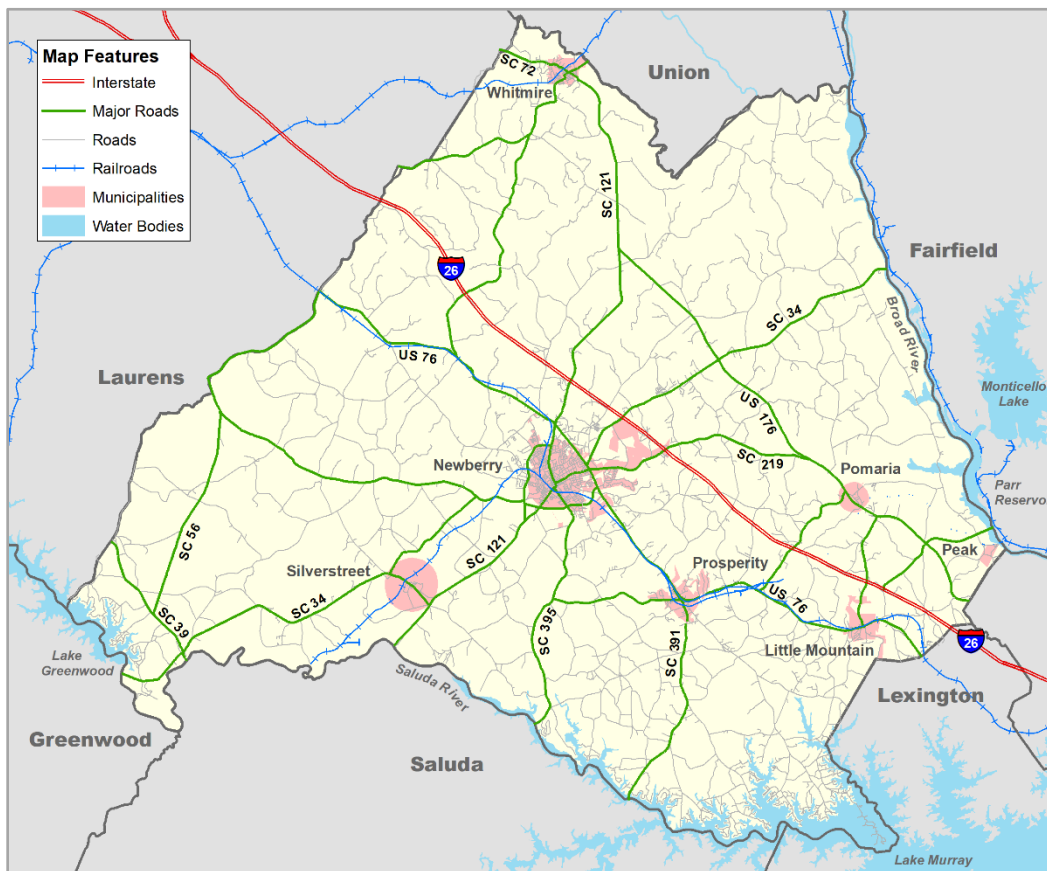
There are more than 1,400 miles of roads within Newberry County. The County owns and maintains 273 miles of road, of which more than two-thirds (188 miles) are unpaved. The State of South Carolina maintains nearly 862 miles of road in Newberry County, including 184.86 miles of primary roads (U.S. and S.C. highways), 649.28 miles of secondary routes, and 27.76 miles in the Interstate system. All the roads maintained by the State are paved roads. Although two County roadways, U.S. Highway 76 and Interstate 26, are included in the Federal highway system, they are maintained by the South Carolina Department of Transportation (SCDOT). Approximately 100 miles of gravel roads in the Sumter National Forest are owned and maintained by the USDA Forest

Service. The City of Newberry owns and maintains 15.3 miles of road, of which only 1.4 miles are unpaved.

The residents of Newberry County enjoy ease of access to the Interstate highway system. Interstate 26 runs through Newberry County and is accessed through six interchanges – Jalapa Road, S.C. Highway 121, S.C. Highway 34, S.C. Highway 219, S.C. Highway 773, and S.C. Highway 202. Access to I-20, I-77, and I-85 is less than 40, 45, and 65 miles away, respectively.

Several four-lane highways traverse the County. U.S. Highway 76 provides north/south access and S.C. Highways 34, 219 and 121 provide additional access to the Interstate and neighboring counties. Access to I-26 was enhanced by the widening of S.C. Highways 219 and 121 to five lanes from the City of Newberry to I-26. Map 8-1 illustrates the road and rail network in Newberry County.

Map 8-1. Road Network



8.1.3. Road Paving

Maintaining dirt roads can be costly, while the return on investment for paving can take a number of years. However, the paving of dirt roads provides many benefits to residents as well as local governments. Paving seals the road surface from rainfall, preventing erosion and protecting the base and sub-grade materials. It also eliminates dust, makes vehicular travel much smoother, and accommodates a wider range of vehicles such as tractor-trailers.

The life of a road, regardless of the surface, is affected by the number of vehicles and the weight of the vehicles using it. Generally, the more vehicles using a road, the faster it will deteriorate. For unpaved roads, heavy use can result in potholes, pronounced ruts, and wash boarding that require more frequent road maintenance including scraping and resurfacing.

Newberry County owns and maintains 188 miles of unpaved roads. Since July 2007, the County has accepted only roads paved to its specifications or roads for which a commercial bond, cash deposit, or letter of credit has been posted to cover the cost of finishing the paving of the road to its county road system standards. However, exceptions to this policy can be made for acceptance of a deed of easement or a fee simple dedication of a definite right-of-way for an older unpaved County Road – the use of which has been established through prescriptive easement or by imprecise delineation and dedication on a plat and/or deed that is more than 20 years old.

Limited funding is available through the County’s annual C-Fund allocation for paving dirt roads in Newberry County. Paving requests may only be made for roads already included in the Newberry County Road maintenance system and are only granted if there is unanimous agreement by all affected property owners. All paving requests are made through application to the County Administrator’s office, who forwards the application to the Public Works Director for verification, determination of required right of way, and possible drainage requirements. Public Works staff also develops a list of affected property owners, including contact information, and provides an official Petition of Intent to Grant Right-of-Way form. The property owner who initiates the paving request is responsible for securing rights-of-way and easements from all affected property owners. The County Attorney then executes and records the unanimous consent granting all necessary rights-of-way and easements and files the documents and the County-commissioned survey/plat with the Clerk of Court.

8.1.4. Road Naming and Addressing

Road naming requests from developers or interested parties in Newberry County must be submitted to the E-911 Administration Office – a division of the Newberry County Sheriff’s Office – for approval. If a request for a new road name or a road name change affects multiple properties, then the proposed name must be approved by more than 50% of the property owners as indicated by signatures on a road naming petition. Petitions for changes to road names must be submitted to the Newberry County Planning Commission for review and approval. Road names must adhere to specific requirements that govern the name, length of the name, use of suffixes for dead end roads, and use of personal names. All road names are subject to final approval by the E-911 Coordinator. While the County regulates road naming for the purposes of optimum dispatching of emergency vehicles using the E-911 emergency system, the naming of a road per County standards does not imply acceptance of the road for county maintenance.

The E-911 Administration Office is charged with facilitating a continuous and uniform addressing system for use in the dispatching of emergency vehicles through the E-911 emergency system. The Office assigns addresses within the unincorporated area of Newberry County and the Towns of Little Mountain, Peak, and Silverstreet. The City of Newberry and the Towns of Pomaria,

Prosperity, and Whitmire assign addresses within their jurisdictions. A valid address must be issued before any permits or utility services are granted in Newberry County.

8.2. Functional Road Classifications

Streets and roads serve two primary functions – to provide mobility and facilitate access to land. Optimally, the transportation network balances these two functions. Mobility is the primary function on higher capacity roads such as Interstates, while the primary function of local roads is to provide residential access. Between these two extremes, the level of mobility and access vary depending on the function of the network.

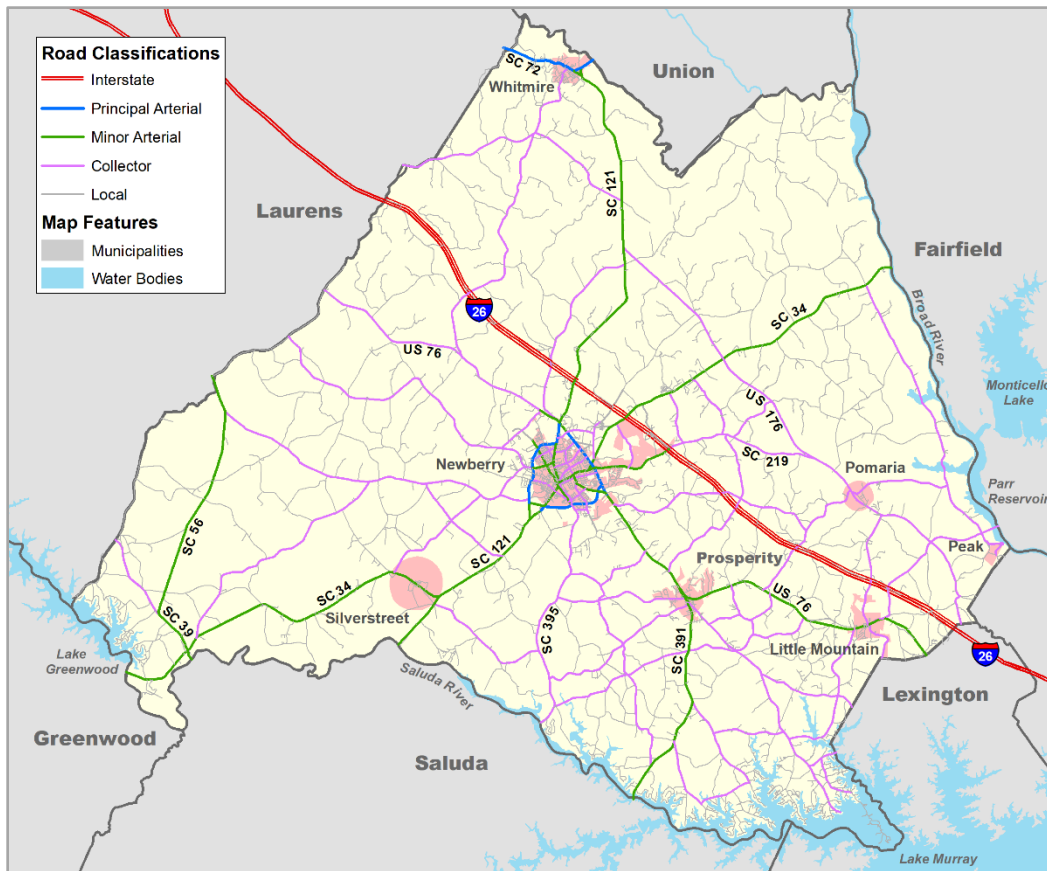
The Federal Highway Administration (FHWA) defines functional classification as the process by which streets and highways are grouped according to the character of service they are intended to provide. Transportation planners and engineers classify roads based on FHWA and state criteria that consider the type of road and traffic volume. Streets and highways are grouped in four categories: freeways, arterials, collectors, and local roads (Table 8-1). The *Functional Classification Map* for Newberry County roads is shown in Map 8-2.

Table 8-1. Functional Road Classifications Definitions

CLASSIFICATION	FUNCTIONAL PURPOSE
Interstates	<ul style="list-style-type: none"> Multi-lane divided roadways with no traffic signals to interrupt traffic flow
Arterials	<ul style="list-style-type: none"> Provide the highest level of service at the greatest speed for the longest uninterrupted distance <i>Major arterials</i> are connected networks of continuous routes that serve corridor movements and high percentage of area population <i>Minor arterials</i> form a network linking cities and larger towns as part of an integrated network, including arterials not classified as major and placing emphasis on land access
Collectors	<ul style="list-style-type: none"> Provide service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials, provides both access and traffic circulation within residential neighborhoods, commercial, and industrial areas <i>Major collectors</i> serve the more important travel corridors within a county <i>Minor collectors</i> penetrate neighborhoods, distributing trips from arterial roads and collecting traffic from local streets

Source: Federal Highway Administration, 2019

Map 8-2. Functional Road Classifications



Source: SCDOT Statewide Functional Classification, 2022

8.3. Traffic Counts

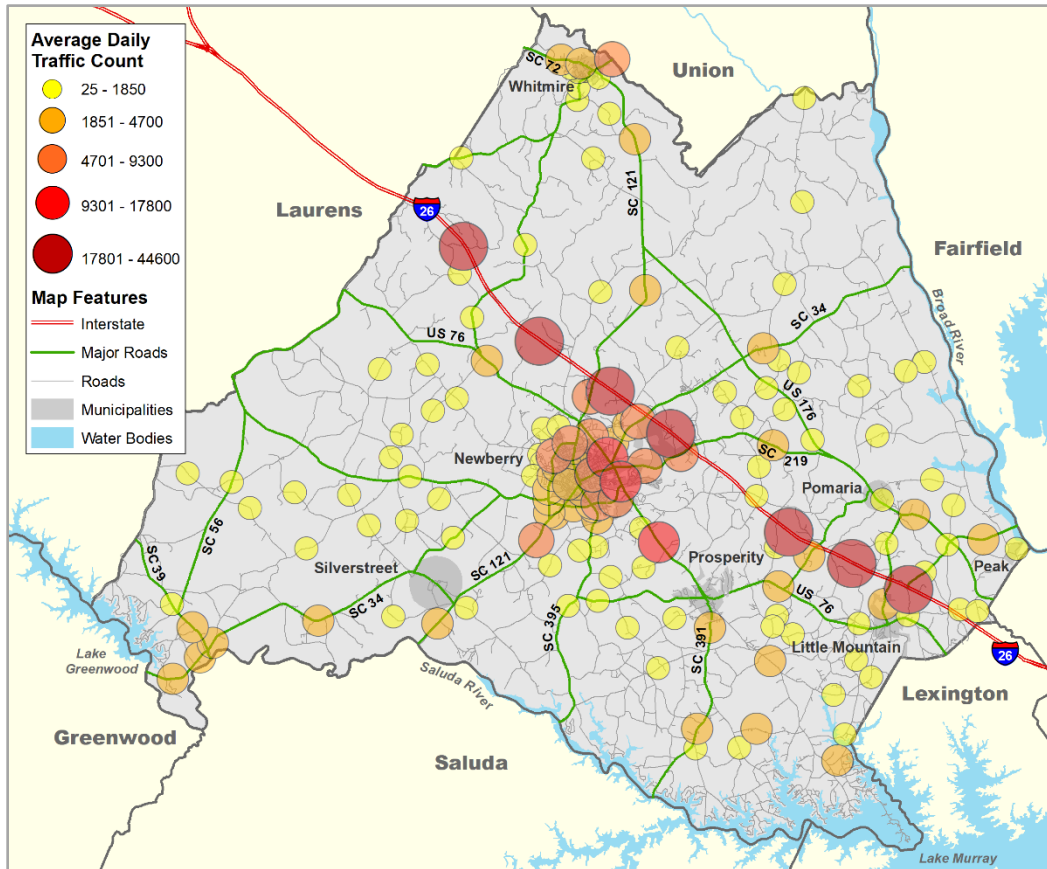
Recent SCDOT traffic counts for the most traveled road segments in Newberry County are detailed in Table 8-2 and illustrated in Map 8-3. The counts represent estimated 24-hour, two-way annual average daily traffic (AADT) and reflect seasonal and daily adjustments. As a major regional route that connects major metropolitan areas in Columbia, Charlotte, Greenville, and Atlanta, it is not surprising that segments of Interstate 26 are the most traveled routes in the County, with AADT counts that range from 42,600 to 44,600. Traffic counts on segments of U.S. Highway 76 are also comparatively high, ranging from 13,100 to 17,800 on the Highway's busiest segments. Segments of Main Street in Newberry and S.C. Highway 219 also posted high AADTs in 2021.

Table 8-2. Newberry County Road Segments with Highest Average Daily Traffic Count (AADT)

ROUTE	STATION	ROUTE LOCATION	AADT
I-26	2115	Jalapa Road to S.C. Highway 121	44,600
	2117	S.C. Highway 121 to S.C. Highway 34	44,600
	2123	S.C. Highway 773 to S.C. Highway 202	44,600
	2113	S.C. Highway 66 to Jalapa Road	44,500
	2125	S.C. Highway 202 to Columbia Avenue	44,300
	2121	S.C. Highway 219 to S.C. Highway 773	44,200
	2119	S.C. Highway 34 to S.C. Highway 219	43,200
U.S. Highway 76	107	S.C. Highway 34 to Adelaide Street	17,800
	105	Smith Street to S.C. Highway 34	15,600
	109	Adelaide Street to Bachman Chapel Road	13,100
Main Street	152	U.S. Highway 76 to Glenn Street	9,300
	115	Glenn Street to S.C. Highway 395	6,600
S.C. Hwy. 219	189	U.S. Highway 76 to Hillbrook Lane	9,300
	191	Hillbrook Lane to I- 26	9,000
U.S. Hwy. 76	103	S.C. Highway 121 to Smith Street	7,000
	111	Bachman Chapel Road to Lexington County Line	4,500
S.C. Hwy. 34	141	Glenn Street to U.S. Highway 76	6,900
	143	U.S. Highway 76 to I- 26	6,800
	139	S.C. Highway 395 to Glenn Street	6,000
	133	Deadfall Road to S.C. Highway 121	5,400
	137	S.C. Highway 34 Bypass to S.C. Highway 395	4,000
	135	S.C. Highway 121 to S.C. Highway 34 Bypass	3,600
S.C. Hwy. 121	179	S.C. Highway 395 to U.S. Highway 76	6,700
	181	U.S. Highway 76 to I- 26	6,100
	177	Bush River Road to S.C. Highway 395	5,900
	175	Drayton Street to Bush River Road	4,500
	171	S.C. Highway 34 Bypass to O'Neal Street	4,000
	173	O'Neal Street to Drayton Street	3,700
U.S. Hwy. 176	119	Union County Line to S.C. Highway 72	5,300
	121	S.C. Highway 72 to S.C. Highway 34	3,500
S.C. Hwy. 391	195	Saluda County Line to Bethel Church Road	4,600
	197	Bethel Church Road to U.S. Highway 76	4,600
S.C. Hwy. 395	209	Main Street to S.C. Highway 121	3,900
College Street	113	Calhoun Street to S.C. Highway 121	3,700
Mt. Bethel Garmany Road	325	S.C. Highway 34 to Lever Road	3,600
Evans Street	341	Evans Street to Glenn Street	3,600

Source: SCDOT, Average Daily Traffic Counts, 2021

Map 8-3. Average Daily Traffic Counts



Source: SCDOT, Average Daily Traffic Counts, 2021

8.3. Roadway Safety

Traffic collisions create billions of dollars in economic losses in South Carolina each year in the form of property damage, medical costs, and lost productivity. Data compiled by the Office of Highway Safety of the S.C. Department of Public Safety (SCDPS) indicates a traffic collision occurs in the State every 4.3 minutes, with an injury due to a traffic crash occurring every 16 minutes. Every 9.1 hours one or more persons die in South Carolina due to injuries sustained in a traffic crash (*S.C. Traffic Collision Fact Book, 2020*).

There are 40,995 registered vehicles in Newberry County (*S.C. Traffic Collision Fact Book, 2020*). Among South Carolina's 46 counties, Newberry County ranked 27th highest in number of traffic collisions and in the number of fatal collisions. However, the County ranked 7th lowest in collisions resulting in serious injury in 2020. While only 1.8% of crashes resulted in fatalities, injuries were reported in more than one in four collisions (25.9%) in the County.

There were 12 deaths as a result of traffic collisions in the County in 2020 – four on State primary roads, two on secondary roads, two on U.S. primary roads, and four on I-26 (Table 8-3). Collisions were prevalent on I-26 and State secondary roads in Newberry County, with high numbers also reported on U.S. highways and State primary roads. Data indicates collisions are more likely to

occur on the Interstate segment and on national highways and State primary roads in Newberry County than on such routes statewide.

Table 8-3. Collisions by Route Type

ROAD TYPE	TYPE OF COLLISION						TOTAL PERSONS	
	FATAL		INJURY		TOTAL COLLISIONS		FATALITIES	INJURIES
	#	%	#	%	#	%		
NEWBERRY COUNTY								
Interstate	4	33.3%	44	18.7%	291	32.1%	4	52
U.S. Primary	2	16.7%	38	16.2%	123	13.6%	2	55
S.C. Primary	4	33.3%	61	26.0%	173	19.1%	4	89
Secondary	2	16.7%	87	37.0%	293	32.3%	2	114
County	0	0.0%	5	2.1%	25	2.8%	0	6
Ramp	0	0.0%	0	0.0%	1	0.1%	0	0
Totals	12	100.0%	235	100.0%	906	100.0%	12	316
SOUTH CAROLINA								
Interstate	96	10.0%	2,580	7.8%	12,089	10.0%	109	3,813
U.S. Primary	260	27.0%	9,385	28.6%	31,971	26.4%	290	14,323
S.C. Primary	266	27.6%	7,940	24.2%	27,396	22.6%	294	11,758
Secondary	294	30.5%	10,244	31.2%	36,779	30.3%	320	14,475
County	41	4.3%	2,416	7.4%	11,527	9.5%	45	3,217
Ramp	7	0.7%	304	0.9%	1,473	1.2%	8	399
Totals	964	100.0%	32,869	100.0%	121,235	100.0%	1,066	47,985

Source: S.C. Department of Public Safety, South Carolina Traffic Collision Fact Book, 2020

8.4. Commuting Patterns

Nearly two-thirds of Newberry County workers aged 16 and over both live and work in the County, with a third commuting outside of the County to work (Table 8-4). Among those that live in a town or city, 10.8% also work in the same town or city – a lower percentage than statewide and nationwide at 16.8% and 32.4%, respectively.

Mean travel time to work for Newberry County workers is 25.7 minutes, slightly longer than the commute time for workers statewide at 25.1 minutes, but lower than commuters throughout the nation at 26.9 minutes (Table 8-4). Nearly one-third (30.4%) of Newberry County workers have a commute time of less than 15 minutes to work – a higher percentage than workers throughout South Carolina and the United States. One-in-four County workers have a commute of 30 to 59 minutes and nearly nine percent have a one-way drive of an hour or more to work.

Vehicles are the primary travel mode for most Newberry County residents. Only three percent of County workers bike or walk to work and none reported using public transportation. Among workers living in Newberry County, 86.7% drive solo to work, while 7.2% participate in carpools. Only 2.3% of the County workforce is home-based, which is much lower than the statewide percentage of 5.6% and the national rate of 7.3%.

Although necessitated by temporary closures during the pandemic, telework has become a popular post-pandemic option for a growing number of workers. A Pew Research Center survey conducted in 2022 revealed that more than half of U.S. workers with jobs that can be done from home have continued working from home all or most of the time (*Pew Research Center, February 2022*). Nearly a quarter of all professional jobs in North America are projected to be remote by the end of 2022, with remote opportunities increasing through 2023 (*Forbes.com, February 2022*). Although the pandemic shift to telework was more prevalent in larger urban areas and in states that mandated widespread closures, this trend allows workers the option of relocating to smaller communities such as Newberry County that offer a lower cost of living and other quality of life amenities. This projected post-pandemic shift is not reflected in the most recent Census ACS data provided in Tables 8-4, 8-5, and 8-6.

Table 8-4. Journey to Work

WORKERS 16 YEARS AND OLDER	NEWBERRY COUNTY	SOUTH CAROLINA	UNITED STATES
PLACE OF WORK			
Worked in Town or City of Residence*	10.8%	16.8%	32.4%
Worked in County of Residence	64.5%	70.5%	72.8%
Worked Outside County of Residence	33.7%	24.2%	23.6%
Worked Outside State of Residence	1.8%	5.4%	3.6%
MEANS OF TRANSPORTATION TO WORK			
Car, Truck or Van – Drove Alone	86.7%	81.5%	74.9%
Car, Truck or Van – Carpooled	7.2%	8.9%	8.9%
Public Transportation	0.0%	0.5%	4.6%
Walked	2.7%	1.9%	2.6%
Bicycle	0.3%	0.2%	0.5%
Other Means - Taxi, Motorcycle, etc.	0.8%	1.2%	1.3%
Worked at Home	2.3%	5.6%	7.3%
TRAVEL TIME TO WORK			
14 minutes or less	30.4%	25.2%	25.5%
15 - 29 minutes	34.6%	39.3%	36.1%
30 to 59 minutes	26.4%	29.1%	29.1%
60 or more minutes	8.6%	6.3%	9.3%
MEAN TRAVEL TIME TO WORK (MINUTES)	25.7	25.1	26.9

* For those living in a place (city or town)

Source: U.S. Census Bureau, 2016-2020 ACS

Geographic data on worker commuting patterns is provided in Table 8-5. Nearly 10,300 Newberry County workers live and work in the County. Of the 5,345 Newberry County residents who travel outside the County for work, nearly 31% commute to Richland County employers and 29.1% to Lexington County employers, followed by 16.3% of workers commuting to Laurens County. These outgoing commuters offer a potential labor pool for new and expanding industries and businesses as additional or better job opportunities are created closer to home.

Nearly 4,800 workers from surrounding counties and nearby states travel to employers in Newberry County. Lexington County residents lead the influx of in-commuters at 19.6%, followed by workers from Richland County at 17%, Laurens County at 14.1%, and Saluda County at 12.9%. Table 8-5 lists the top counties of origin for workers commuting into Newberry County, as well as the destination of local commuters.

Table 8-5. Top 10 Counties - Workers Commuting into and from Newberry County

COMMUTERS INTO COUNTY			COMMUTERS OUT OF COUNTY		
COUNTY	#	%	COUNTY	#	%
Lexington County	936	19.6%	Richland County	1,631	30.5%
Richland County	810	17.0%	Lexington County	1,553	29.1%
Laurens County	674	14.1%	Laurens County	873	16.3%
Saluda County	616	12.9%	Fairfield County	287	5.4%
Fairfield County	407	8.5%	Greenwood County	210	3.9%
Greenwood County	337	7.1%	Union County	180	3.4%
Union County	252	5.3%	Saluda County	146	2.7%
Chester County	208	4.4%	Greenville County	125	2.3%
Spartanburg County	165	3.5%	Spartanburg County	114	2.1%
Greenville County	116	2.4%	Kershaw County	38	0.7%
TOTAL ALL COMMUTING INTO COUNTY	4,764	--	TOTAL ALL COMMUTING OUT OF COUNTY	5,345	--

Source: U.S. Census Bureau, 2011-2015 American Community Survey

Estimates provided by the U.S. Census Bureau reveal that the population of Newberry County decreases by 2.4%, or 925 persons, during the daytime due to an outflow of workers to neighboring communities (Table 8-6). By comparison, the population of counties statewide decrease by an average of less than one percent during the daytime.

Table 8-6. Daytime Population

EMPLOYMENT-RESIDENCE RATIO FACTOR	NEWBERRY COUNTY	SOUTH CAROLINA
Total resident population	38,329	5,091,517
Total workers* working in area	16,428	2,266,968
Total workers* living in area	17,353	2,304,196
Estimated daytime population	37,404	5,054,289
Daytime population change due to commuting	-925	-37,228
% DAYTIME POPULATION CHANGE DUE TO COMMUTING	-2.4%	-0.7%
Workers* who lived and worked in same area	11,197	1,624,034
% Workers* who lived and worked in same area	64.5%	70.5%
EMPLOYMENT RESIDENCE (E-R) RATIO	0.95	0.98

* Workers aged 16 and older

Source: U.S. Census Bureau, 2016-2020 American Community Survey

The employment-residence (E-R) ratio is a measure of the total number of workers working in an area relative to the total number of workers living in a place. An E-R ratio of greater than 1.00 occurs when there are more persons (workers) working in an area than living there. The

employment-residence ratio for Newberry County is 0.95, indicating that the County is considered to be a net exporter of labor to other counties (Table 8-5). However, nearly 65% of workers aged 16 and older both live and work in Newberry County.

8.5. Transportation Planning

Planning for transportation projects in Newberry County is undertaken at the State, regional, and local levels. Much of the funding for transportation projects is requested by local governments and reviewed and prioritized through the Central Midlands Regional Council of Governments. These funds are included in the State Transportation Improvement Program and ultimately provided through Federal transportation programs. Administration of major, federally funded transportation projects in Newberry County is performed by the Central Midlands Regional Council of Governments.

Locally, Newberry County and its municipalities utilize “C Funds,” along with additional grant funds to construct and pave roads, make road improvements, maintain roads and bridges, and address related transportation needs. These programs and funding sources are explained in greater detail in the following sections and in the *Priority Investment Element*.

8.5.1. Statewide Transportation Planning

The *South Carolina Department of Transportation Reform Bill (Act 114)* is intended to encourage sound infrastructure investment decisions made within the context of the statewide planning process. Specifically, *Act 114* requires the SCDOT to establish a priority list of projects to be undertaken through the *Statewide Transportation Improvement Program (STIP)* and in consultation with metropolitan planning organizations using the following criteria:

- 1) Financial viability including a life-cycle analysis of estimated maintenance and repair costs over the expected life of the project;
- 2) Public safety;
- 3) Potential for economic development;
- 4) Traffic volume and congestion;
- 5) Truck traffic;
- 6) Pavement quality index;
- 7) Environmental impact;
- 8) Alternative transportation solutions; and
- 9) Consistency with local land use plans.

The 2021–2027 STIP is the State’s seven-year transportation improvement plan for all projects and program areas that receive federal funding, state, and local funding including paving, bridges, upgrades, freight, safety, congestion mitigation and air quality (CMAQ), transportation alternatives program (TAP), railroad crossings, planning, State Infrastructure Bank payments, preventative maintenance and operations, and public transportation. The STIP includes projects

for which funding has been approved and that are expected to be undertaken during the seven-year plan period.

Planning for sound infrastructure is also a primary goal of the *South Carolina Priority Investment Act of 2007*. The *Priority Investment Act* amends *Section 6-29-1130* of the *South Carolina Code of Laws* and requires that local government comprehensive plans include a separate *Transportation Element*. The Act requires that the Transportation Element be developed in coordination with the *Land Use Element* of the Plan to ensure transportation efficiency for existing and planned development. Comprehensive plans must also add a *Priority Investment Element* that includes an analysis of likely Federal, State, and local funds available for public infrastructure and facilities, including transportation systems. The Priority Investment Element recommends specific projects for investment over the next ten years. Projects are developed and coordinated with adjacent and relevant jurisdictions and agencies.

8.5.2. Regional Transportation Planning

The Central Midlands Council of Governments (CMCOG) is responsible for highway system and public mass transit planning in the Midlands Region of South Carolina. Transportation planning efforts are carried out under the guidance of the Federal *Fixing America's Surface Transportation Act*, or FAST. As the Metropolitan Planning Organization (MPO) for the Columbia urbanized area and the Rural Planning Organization (RPO) for the remainder of the Central Midlands Region, the CMCOG is responsible for the development of the multi-modal long range transportation plan (LRTP). The *Columbia Area Transportation Study (COATS)* attempts to ensure that proposed improvements to the transportation system enhance the movement of goods and people in an efficient and economic manner. The LRTP has a 25-year planning horizon, with the present plan extending to the year 2045. The LRTP must only include transportation projects and services that can be funded with the revenue forecasted to be available during the next 25 years.

As the designated Rural Planning Organization (RPO), the CMCOG is responsible for carrying out the rural transportation planning process for the Central Midlands region that includes Richland, Lexington, Newberry, and Fairfield counties. The primary responsibilities of all RPOs are to:

- Develop a *Long Range Transportation Plan (LRTP)* to provide the 25-year transportation vision for the rural area;
- Develop a *Transportation Improvement Program (TIP)*, which is the agreed-upon list of specific projects for which federal funds are anticipated; and
- Develop a *Rural Planning Work Program (RPWP)*, which incorporates in one document all transportation planning and directly supporting comprehensive planning activities that are to be undertaken in the rural areas in support of the goals, objectives, and actions established in the Long-Range Transportation Plan.

Development, review, and adoption of the CMCOG's RPO transportation plans and programs are accomplished through the following committees and staff.

- The *Central Midlands COG* hosts the RPO and includes a Board of Directors, Executive Committee, and Rural Transportation Committee. The COG's Board of Directors consists

of the elected and appointed officials representing local and State governments and other organizations/agencies in the Central Midlands Council of Governments Region and serves as the decision-making body for all urban and rural transportation plans and programs. The Board established the policies for the overall conduct of the CMCOG and is responsible for the adoption of plans and programs and approves study recommendations.

- The *Executive Committee* is comprised of CMCOG Board members and provides a forum for discussion and resolution of relevant issues and monitors technical activities including the development of the RPWP and the RTIP for recommendation to the CMCOG Board.
- The *Rural Transportation Committee* directs and considers for recommendation to the CMCOG Board all major studies and planning activities.
- *CMCOG staff* provide the professional and technical support for transportation planning and implementation. Staff has primary responsibility for technical activities including the bi-annual development of a draft RPWP and quadrennial development of a draft RTIP for recommendation to the Rural Planning Committee. Staff also recommends updates and amendments of all major studies and planning activities to the Rural Planning Committee for discussion and revision before their submittal to the CMCOG Board for final endorsement.

8.5.2.1. CMCOG 2045 Long Range Transportation Plan

The LRTP incorporates a performance-based planning process that sets goals and objectives for the transportation system, selects performance measures and sets targets for outcomes, gathers data and information to monitor and analyze trends, uses performance measures and data to make spending decisions, and monitors, analyzes, and reports decision outputs and performance outcomes.

Development of the *2045 Long Range Transportation Plan* introduced alternative opportunities for public input, adapting to limitations placed on in-person interactions during the COVID 19 pandemic. Input received from four virtual stakeholder “listening sessions” and a needs assessment survey revealed that the top transportation issues/concerns and priorities among Newberry County residents include maintaining existing roads, expanding public transportation options, expanding the bicycle and pedestrian network (more bicycle lanes and sidewalks), and widening and connecting existing roads

The 2045 Rural LRTP for the Midlands region was adopted in December 2021 with planned updates every five years to reflect changing conditions and new planning principles. A prioritized list of recommended projects in Newberry County in the 2045 LRTP is provided in Table 8-7. The projects were derived based on community input, transportation needs identified through the LRTP process, and the goals and objectives of the Plan.

Table 8-7. LRTP RPO Recommended Transportation Projects in Newberry County

PRIORITY	PROJECT NAME AND DESCRIPTION	ESTIMATED COST
RURAL WIDENING PROJECTS		
2	Kendall Road (S.C. Hwy. 121) (B) - <i>Drayton Street to Nance Street</i>	\$21 million
3	Kendal Road (S.C. 121) (A) - <i>Boundary Street to Drayton Street</i>	\$16 million
RURAL INTERSECTION PROJECTS		
1	Wilson Road and Winnsboro Road north	na
4	Wilson Road and Main Street	na
5	Main Street and Counts Sausage Road	na
6	Winnsboro Road and Mt. Bethel Garmany Road	na
8	Wilson Road (U.S. Hwy. 76) and Adelaide Street	na
10	Kendall Road and Nance Road	na
11	S.C. Hwy. 121 and S-56	na
13	Bob Lake Boulevard and Nance Road	na
14	Main Street and Kinard Street	na
16	Bob Lake Boulevard and Boundary Street	na
19	Wilson Road and Winnsboro Road south	na
21	Boundary Street and Kendall Road	na
23	Bob Lake Boulevard and Glenn Street	na
24	U.S. Hwy. 176 and New Hope Road	na
26	Winnsboro Road and S 462	na
27	S.C. Hwy. 391 and Bethel Church Road	na
28	Short Cut Road and Winnsboro Road (S.C. Hwy. 34)	na
30	U.S. Hwy. 76 and Mount Pilgrim Church Road	na
32	Sandy Hill Road and Stoney Hill Road	na
33	Main Street and Wheeland Road	na
34	S.C. Hwy. 395 and Hawkins Road	na
35	S.C. Hwy. 395 and Stoney Hill Road	na
39	Macedonia Church Road and Wheeland Road	na
40	Dennis Dairy Road and Hawkins Road	na
41	Stoney Hill Road and St. Lukes Church Road	na
42	St. Lukes Church Road and Counts Sausage Road	na

Source: 2045 Rural Long Range Transportation Plan, CMCOG, 2021

8.5.2.2. CMCOG 2020-2027 Rural Transportation Improvement Program

Rural Transportation Improvement Programs (TIPs) are included in the State Transportation Improvement Program (STIP) without modification once approved by the relevant Rural Planning Organization (CMCOG). The Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) also make their required financial constraint and air quality findings prior to program adoption. Projects must be in the STIP before funding authorities, such as FTA, FHWA, or the South Carolina Department of Transportation (SCDOT) can obligate project funds.

The 2020-2027 Rural TIP (RTIP) for the Central Midlands region presents an eight-year program of transportation capital projects with estimates of transit capital and maintenance requirements. While the RTIP is usually approved triennially, the document may be amended throughout the year. The most recent RTIP was completed in September 2020. The 2020-2027 RTIP contains all FWHA and FTA transportation projects in the Central Midlands region that are expected to use Federal, State, and local funds within the next eight years. Proposed RTIP projects are subject to a systematic selection process that begins with an extensive screening process by CMCOG staff based on Federal and State criteria and RL RTP goals and objectives. The draft RTIP is then sent to the Rural Planning Committee for review, discussion, and recommendation to the CMCOG Board for final adoption. As with the LRTP, the RTIP must be financially constrained.

The RTIP may be amended during the three-year RTIP cycle. Major amendments that include significant changes to the cost, scope, and schedule of a project must be developed in accordance with Federal and State requirements and must be consistent with the Rural LRTP. Other minor amendments may be approved by the CMCOG Transportation Director and the SCDOT Office of Statewide Planning. Newberry County Rural TIP projects are listed in Table 8-8.

Table 8-8. CMCOG 2020-2027 Rural TIP Projects in Newberry County

PROJECT DESCRIPTION	BUDGETED FUNDS
INTERSECTION AND SAFETY IMPROVEMENTS	
S.C. Highway 34 at S.C. Highway 29	\$200,000 for preliminary engineering (FY2020), \$100,000 for ROW (FY2021), \$2 million for construction (FY2022)
INTERSTATE PROJECTS	
I-26 – S.C. Highway 202 to U.S. Highway 176 widening	\$165.868 million for construction (FY2020); \$165.868 for construction (FY2021)
I-26 – Interstate rehabilitation from mile marker 74 to 85	\$100 million for construction (FY2021)
Indian Creek Twin Bridges over I-26, part of I-26 interstate rehabilitation	\$925,000 for ROW and construction (FY2021)
Jalapa Road over I-26 – bridge jacking, part of I-26 interstate rehabilitation	\$925,000 for ROW and construction (FY2021)
Mt. Bethel Garmany Road over I-26 - bridge jacking, part of I-26 interstate rehabilitation	\$1 million for construction (FY2021)
Old Whitmire Highway over I-26 – bridge jacking, part of I-26 interstate rehabilitation	\$1 million for construction (FY2021)
S.C. Highway 121 over I-26 – bridge jacking, part of I-26 interstate rehabilitation	\$1.025 million for ROW and construction (FY2021)
BRIDGE FUNDS	
Belfast Road over Bush River	\$750,000 for preliminary engineering (FY2021), \$35,000 for ROW (FY2023), \$2.8 million for construction (FY2025)
Harris Street over Scott Creek	\$50,000 for ROW (FY2022), \$2.86 million for construction (2023)
CSX and Southern Railroad over Boundary Street	\$2.52 million for construction (FY2022)
Norfolk Southern Railroad over S.C. Highway 34	\$7.6157 million for construction (FY2022)

PROJECT DESCRIPTION	BUDGETED FUNDS
BRIDGE FUNDS	
S.C. Highway 72 over CSX Railroad	\$1 million for ROW (FY2021), \$11.529 million for construction (FY2022)
RECREATIONAL TRAILS PROGRAM	
Wise Street Park Walking Trail	\$40,000 for construction (FY2021)

Source: CMCOG, 2020-2027 Rural Transportation Improvement Program

8.5.2.3. CMCOG 2020-2021 Rural Planning Work Program

The *Rural Planning Work Program* (Rural PWP) integrates all transportation planning and directly supporting comprehensive planning activities in the non-urbanized area of the Central Midlands Region during the applicable fiscal years. It is intended to provide a mechanism for the coordination of planning efforts by local, state, and regional agencies through the Central Midlands Council of Governments. The Rural PWP is reviewed and updated annually to outline a framework and financial support plan for the work program. The 2020-2021 Rural Planning Work Program was adopted in June 2019.

Tasks included in the Rural PWP are generally regional in nature. These include program administration, support, and public participation, as well as short-range transportation planning activities such as data collection and analysis, project implementation, and GIS. Long range transportation planning tasks can include human service transportation coordination, Rural LRTP development and implementation, regional travel demand modeling, bike/pedestrian/greenway planning, rail/truck and transit planning, public participation plan, and development, administration, and maintenance of the Rural TIP.

8.6. South Carolina Gas Tax Trust Fund

In 2017, the South Carolina General Assembly increased the State gas tax by a total of 12 cents, phased in at an increase of two cents per year for six years. The funds are deposited into the Infrastructure Maintenance Trust Fund (IMTF). IMTF funds are restricted to repairing, maintaining, and improving the State's existing roads and bridges. This includes improving structurally deficient bridges, road resurfacing, and interstate widening. The SCDOT *Ten Year Statewide Plan* for the use of these funds includes 24 projects in Newberry County. The projects include widening Interstate 26 from exit 85 to exit 101, 18 bridge projects, three paving projects, and improvements of S.C. Highways 34 and 72 at their intersections with Norfolk Southern and CSX rail lines. Table 8-9 lists the SCDOT Pavement Improvement Program projects for 2022-2023 in Newberry County to be funded through the South Carolina Gas Tax Trust Fund.

Table 8-9. S.C. Pavement Improvement Program Project List – Newberry County

ROUTE	LENGTH (miles)	TREATMENT TYPE	YEAR (RANK)
MAJOR ROADS AND PRIMARIES			
S.C. Highway 773	1.99	Rehabilitation	2023 (1)
S.C. Highway 773	3.34	Reconstruction	2023 (2)
S.C. Highway 66	6.02	Reconstruction	2023 (3)
S.C. Highway 66	0.90	Reconstruction	2024 (1)
S.C. Highway 39	2.58	Reconstruction	2024 (2)
S.C. Highway 34	1.62	Rehabilitation	2024 (3)
S.C. Highway 121	6.02	Rehabilitation	2024 (4)
FARM TO MARKET SECONDARIES			
Seibert Road	2.78	Reconstruction	2023 (1)
Bethel Church Road	4.01	Rehabilitation	2023 (1)
Clara Brown Road	2.01	Reconstruction	2023 (3)
NEIGHBORHOOD STREETS			
New Hope Road	3.64	Reconstruction	2023 (1)

Source: SCDOT, 2022-2023 Statewide Paving Projects, October 2022

8.7. Other Transportation Funding Opportunities

Securing funding for needed transportation improvements is a top priority for South Carolina communities. Counties and municipalities must seek alternative funding resources for much needed transportation projects including road maintenance, paving, bridge repair, transit, sidewalks, greenbelts, connecting trails, and traffic mitigation. The following sections discuss options available to local governments in the Palmetto State.

8.7.1. SCDOT Transportation Alternative Program

Newberry County and its municipalities are eligible for transportation enhancement funding under the *Transportation Alternative Program* (TAP) administered by SCDOT. TAP projects are federally funded, community-based projects that provide opportunities for local governments to pursue non-traditional transportation related activities such as pedestrian and bicycle facilities and pedestrian streetscaping projects that might not otherwise be possible. Eligible applicants include local governments, regional transportation agencies, transit agencies, natural resource or public lands agencies, school districts, local education agencies or schools, tribal governments, and any other local or regional governmental entity with responsibility for oversight of transportation or regional trails.

The TAP grant program provides funding on a reimbursement basis as part of the Federal-aid Highway Program funded through the FAST initiative. Costs are eligible for reimbursement only after a project has been approved by the State Department of Transportation or a Metropolitan Planning Organization and the FHWA division office. Eligible project areas authorized in FAST for the Transportation Alternatives Program and the SCDOT Commission include pedestrian and bicycle facilities and streetscaping projects. Eligible costs include preliminary and final engineering

work such as project development, environmental work, cost estimates, construction plans, construction engineering, construction costs, and right-of-way acquisition. Utility relocations, construction engineering, and construction costs may also be eligible. TAP funds generally account for 80% of the total project cost, with local governments required to provide a 20% match.

Available SCDOT program funding is provided in two population-based divisions. Urbanized areas with a population of more than 200,000, also known as a Transportation Management Area (TMA), are eligible to compete for a share of more than \$2.999 million designated for urbanized areas of the State. Areas of the State with a population greater than 5,000 (other than urban areas) have a designated funding pool of more than \$1.83 million. The SCDOT has also designated \$2.6 million for areas with a population of less than 5,000. The County's towns, all with populations of 1,390 or less, are eligible in the third category.

Newberry County and the City of Newberry, with populations of 37,719 and 10,691, respectively, are currently eligible in the second category. Projects proposed by governmental bodies located in areas outside of Transportation Management Areas, such as Newberry County and its municipalities, are considered under the statewide program, with distribution of funds determined by the SCDOT Commission. Such projects are limited to a funding maximum of \$400,000.

8.7.2 Newberry County Capital Project Sales Tax (CPST)

As detailed in the *Community Facilities and Priority Investment* elements, *Section 4-37-30* of the *South Carolina Code of Laws* empowers counties to levy, by ordinance, a special sales and use tax as a source of revenue for highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related facilities including, but not limited to, drainage relating to highways, roads, streets, bridges, and other transportation-related projects. Under the legislation, counties that implement a one cent sales tax must share the proceeds with their municipalities using a formula based on population and must specify a period of time to collect a set amount of money for the identified projects (not to exceed 25 years or the length of payment for the specified projects).

The Newberry County Capital Project Sales Tax (CPST) Commission considers and prioritizes proposed capital improvement projects within the County and its municipalities that are to be funded by the one percent sales and use tax. Once the Commission has considered and prioritized the capital projects submitted, County Council enacts an ordinance setting forth the priority in which the net proceeds are to be extended, and then formulates a referendum question regarding the Commission's recommendations for inclusion on the ballot during the general election. Among the types of public facility projects that may be considered are highways, roads, streets, bridges, and public parking garages and related facilities. Recreational facilities such as trails may also be considered. However, as in the 2016 CPST referendum, the projects included in the 2022 Capital Project Sales Tax Referendum for Newberry County do not include any transportation projects.

8.8. Public Transportation

Affordable and reliable transportation is a necessity for all residents. However, the lower incomes and limited mobility experienced by many special needs populations can magnify the importance of affordable and reliable transit options to maintain employment, receive support services, and access health care and other needed support programs.

Public transit is provided in a number of ways in South Carolina communities. *Fixed-route transit service* uses passenger vehicles operating on predetermined routes and schedules. *Route deviation services* operate as conventional fixed-route services that allow deviation from the route alignment to serve destinations within a prescribed distance. Passengers call to request a pickup or inform the bus operator of the need to be taken off-route. A *demand response service* is a transit mode that includes passenger cars, vans, or small buses that operate in response to calls from passengers or their agents to the transit operator, who dispatches a vehicle to pick up passengers for transport to specific destinations. The vehicles generally do not operate over a fixed-route or on a fixed schedule and may be dispatched to pick up several passengers at different pick-up points before taking them to their respective destinations.

The *COMET*, officially the Central Midlands Regional Transit Authority, is a regional transit authority that transports more than 2.4 million passengers annually using a fleet of more than 80 buses, vans, and trolleys. For a number of years, the regional bus system included a route along the I-26 corridor that connected the Newberry Campus of Piedmont Technical College and Downtown Newberry to Newberry County to Ballentine, Harbison, and Chapin, as well as locations and services in Downtown Columbia. However, the COMET Board of Directors discontinued the Newberry route in its present form in May 2023 due to low ridership. Although local leaders agree that there is a potential benefit of public transportation for area residents, it is recognized that more work is needed to develop a route which will be optimal for all. Plans include creating a workgroup to redesign the route between Columbia and Newberry and provide proposals on funding and ridership promotion.

The *Newberry County Council on Aging* provides on-demand transportation to their three Senior Centers and to non-emergency medical appointments for eligible County residents in need of the service. Requests for transportation to non-emergency medical appointments must be made three days in advance of the day the service is needed. The roundtrip fare for transportation to local destinations within Newberry County is \$2, with additional costs for longer trips. However, Medicaid eligible clients can use the service at no cost. Round trips to the senior centers are \$0.25.

8.9. Bicycle and Pedestrian

Well-designed systems of walkways and trails can provide residents with safe, inexpensive transportation alternatives to access jobs, education, and services. Alternative modes of travel can also help to improve air quality and reduce energy use. According to the 2020 American Community Survey, 463 County residents reported walking to work. Because cycling is grouped with other means of transportation such as taxis and motorcycles in the five-year ACS, it is unclear how many residents bike to work.

Because sidewalks are generally found in more urbanized settings, most of the sidewalks in the County are within municipalities. Sidewalks are not required in new subdivisions or developments in Newberry County or its municipalities, with the exception of the City of Newberry. The City of Newberry has an extensive network of sidewalks, with most concentrated in the Downtown and in established neighborhoods within the heart of the City. There are also a number of walking trails and bike routes throughout the community, with most located along the Greenway and in City parks. The City's Land Development regulations require sidewalks on at least one side of all minor streets and on both sides of collector streets and major thoroughfares.

Sidewalks in the Town of Little Mountain extend along both sides of Main Street (U.S. Highway 76), along Mill Street from Main Street to the Little Mountain School and Reunion Park, along the east side of Mountain Street from Main Street to Mt. Zion Church, and along the north side of Church Street from Pomaria Street approximately five blocks east. Sidewalks also extend along the north side of South Boundary Street and from South Boundary Street to Main Street on the east side of Depot Street.

The Town of Whitmire has an extensive network of sidewalks, with only Nance Street, Byrd Street and a small section of Broom Street near Byrd Street lacking sidewalk access. Sidewalks also extend along School Drive, Brown Street west to the railroad tracks, and Elm Street from Pearl Street to Elm Street Extension. The Town of Pomaria has sidewalks along Folk Street, Holloway Street, and Angella Street. In the Town of Peak, there is a section of sidewalk on River Street in front of the local pharmacy.

Sidewalks in the Town of Prosperity extend along both sides of Main Street to the Town limits on Macedonia Church Road at Rikard School Road. Sidewalks extend from Main Street, flanking Broad Street and then McNeary Street (U.S. Highway 391) on both sides, to the Town limits at Prosperity Cemetery. A sidewalk is also provided along the east side of U.S. Hwy 76 from the north Town limits to Grace Street. Additional sidewalks follow Church, Elm, and Brown streets.

SCDHEC promotes multiple benefits of cycling or walking to destinations. In addition to reducing or eliminating transportation costs, the health benefits include a reduced risk of cancer, diabetes, stroke, and heart attack, along with weight loss and control (*Benefits of Alternative Transportation, 2010*). The increasingly sedentary lifestyle of Americans is largely attributed to the fact that "walking and cycling have been replaced by automobile travel for all but the shortest distances" (*Journal of the American Medical Association, October 1999*).

As detailed in the *Natural Resources Element*, four sections of the *Palmetto Trail*, the State's largest bicycle and pedestrian project, are now open in Newberry County. The *Lynches Woods Passage* is a 4.9-mile trail located in the southeastern area of the City of Newberry behind the Sheriff's office (formerly Piedmont Technical College) on U.S. Highway 76. The *Peak to Pomaria Passage* is a 10.7-mile trail that extends from the Fairfield County line to the towns of Pomaria and Peak. The *Newberry Passage* is a 10.7-mile urban trail eleven-mile urban trail that travels along Wilson Road and Main Street, loops around the Square, then heads to College Street and on to Old Whitmire Highway, crossing I-26 before connecting to the nearby 36-mile *Enoree Passage* (with 14 miles in Newberry County) in the Sumter National Forest that links Newberry, Laurens, and Union counties.

The S.C. Departments of Transportation and Parks, Recreation and Tourism have jointly designated several bicycle touring routes along established roads, including one that passes through a portion of Newberry County. However, South Carolina's roads were not currently designed for bicycle touring and so may not include bike lanes. The *Central Route* passes through the center of the State and stretches 166 miles from Kings Mountain State Park at the North Carolina border to the Redcliffe State Historic Site near the Georgia border. In Newberry County, the route follows S.C. Highway 391 from the Saluda County line, then east along Ira Kinard, Houston, Bethel Church, Seibert, and Macedonia Church roads; east and then north along Dreher Island and other roads to the Town of Little Mountain; and east along S.C. Highway 213 just north of the Town of Peak and beyond to the Fairfield County line (*SCDOT/SCPRT Touring Routes, 2022*).

In an effort to address issues related to alternative modes of travel on a regional basis, the CMCOG Bicycle and Pedestrian Committee was formed by the Columbia Area Transportation Study (COATS) Committee. The Bicycle and Pedestrian Committee is a group of concerned citizens and organizations that support healthier and more livable communities through the creation of adequate walking and biking facilities. The Committee works with local governments to provide efficient bike and pedestrian services; educates the public on funding and policy; communicates alerts and updates on the status of projects, roads, and trails; and responds to regional air quality concerns by advocating for the alternative use of safe non-motorized transportation.

The CMCOG developed a *2006 Bike and Pedestrian Pathways Plan* for the Columbia Area Transportation Study (COATS) region that focused on urbanized areas of Richland and eastern Lexington. In 2017 the CMCOG completed a *West Metro Bike and Pedestrian Master Plan* for an area that included the communities of Cayce, West Columbia, and Springdale. The CMCOG is securing the assistance of a consultant to develop a series of bicycle and pedestrian master plans for additional towns and cities including the City of Newberry and the towns of Little Mountain, Prosperity, and Pomaria. The purpose of each project is to create a local pedestrian and bicycle master plan that will identify goals, improvement needs, and project priorities that will create a safe, accessible, and connected multi-modal transportation system within each community. The resulting plan will serve as a practical and detailed guide for community stakeholders to use in making strategic policy and project implementation decisions. Key objectives will include providing connectivity for bicycles and pedestrians by removing obstructions/barriers and enabling access; ensuring all community facilities and schools can be safely accessed using transportation mode alternatives; create safe, continuous, and clearly marked pedestrian facilities and bikeways between activity centers; and providing adequate facilities that support cycling and walking as means of alternative and active transportation. The resulting plan will identify multimodal transportation system solutions that meet the transportation challenges and are supportive of the character of the study area communities. Plan completion is anticipated in October 2023.

8.10. Airports

General aviation services are provided by the *Newberry County Airport*, located two miles north of the City of Newberry. Originally built in 1946, the County-owned Airport expanded its paved and

lighted runway to 4,000 feet by 75 feet in 2008. Available services include 100-octane fuel, tiedowns, and hanger space.

The *Columbia Metropolitan Airport (CAE)* is located less than an hour away and 45 miles to the southeast of Newberry County in Lexington County. Pre-pandemic numbers exceeded one million passengers and 1.18 million tons of cargo annually. As with airports nationwide, while the COVID 19 pandemic substantially reduced air travel, passenger numbers are steadily returning to pre-2020 levels. CAE served more than 437,000 passengers and shipped 1.16 million tons of cargo in 2021. The number of passengers increased by more than 37% from January through June 2022 from the previous year. The airport is served by four passenger carriers and five freight carriers and is the site of a United Parcel Service (UPS) southeast regional air cargo hub. Air operations are conducted on 8,600' x 150' and 8,000' x 150' runways. A 108-acre duty-free, quota-free Foreign-Trade Zone (FTZ 127) is also located at the airport. Both domestic and foreign goods can be brought to the FTZ for assembly, manufacture, display, storage, or processing without formal Customs entry.

Access to large cargo and commercial facilities is also available approximately one hour northwest at *Greenville-Spartanburg International Airport (GSP)*. GSP served 1.79 million passengers and shipped 96,800 tons of cargo in 2021 through seven passenger carriers and numerous freight carriers. GSP offers an average of 50 non-stop flights to 22 destinations and is the site of a 120,000 square foot FedEx facility. Air operations are conducted on an 11,001' x 150' runway. Recent expansion and renovation of the terminal increased capacity to 4 million passengers per year. Completion of a 110,000 square foot cargo facility in 2019 significantly increased the airport's ability to handle domestic and international freight.

8.11. Rail and Shipping

The movement of goods is critical to the economy at the local and state levels. Freight moving into and out of Newberry County and South Carolina is primarily carried by rail or truck and through the State's ports.

8.11.1. Railroads

Railroads played a vital role in the early development of Newberry County, providing transport of cotton crops produced by local farmers to markets in Columbia and Charleston for shipping abroad. The railroad also brought prosperity in the form of new businesses. The *Historical and Architectural Survey of Newberry County* notes that "rail development brought economic benefits to communities throughout the state, with many doubling or tripling in size just a few years after the railroad began operation." The County's first rail line was completed by the Greenville and Columbia Railroad Company in 1851, connecting the community to Columbia and southeast to the seaport of Charleston. The Laurens Railroad, completed in 1854, extended rail service westward to Greenville. The Columbia, Newberry & Laurens (CN&L) Railroad Company was constructed in 1885, making Newberry a hub for both the CN&L and Southern Railroads. Renewed rail construction in the post-Civil War years helped boost the economic recovery of Upstate South Carolina communities including Newberry County and its municipalities.

Rail service in Newberry County is provided by two Class I railroads operated by the CSX Corporation and Norfolk Southern (NS). NS lines connect the CMCOG region with Charlotte to the north, Atlanta and Macon to the west, and Savannah to the south. NS also operates regular service between Greer and the Port of Charleston which passes through the Midlands. CSX lines in the region connect to Savannah, Charleston, Spartanburg, and Raleigh-Durham, NC. As shown in Map 8-1, rail lines bisect the County, generally paralleling U.S. Highway 76.

8.11.2. Ports

The South Carolina Legislature established the *South Carolina Ports Authority (SCPA)* in 1942. SCPA facilities handled 2.55 million containers at seaport terminals in Charleston and Georgetown and at inland ports in Greer and Dillon in 2021, a 9.6% increase in volume from the previous year (SCPA, 2022). The inland ports set cargo records in 2021 with a combined 192,829 rail moves. The SCPA, the State of South Carolina, and other partners have invested more than \$2 billion in port-related infrastructure in recent years to increase cargo capacity and the capability of accommodating larger ships. Planned future investments totaling \$550 million will add a dual-served rail cargo yard and an inner harbor barge to swiftly move more cargo to rail carriers and between terminals.

Port service for the Newberry area is available less than three hours southeast, or 153 miles, through the Port of Charleston – one of the busiest container ports along the Southeast and Gulf coasts and the fastest growing major port in the nation. The Port consistently ranks among the top ten container ports nationwide and ranked 6th overall in dollar value of goods handled in 2020.

In 2021, SCPA opened the country's newest container terminal, the 286-acre Hugh H. Leatherman, Sr. Terminal, at the Port of Charleston. The terminal added 700,000 TEUs of cargo capacity. With four of the five contracts for channel deepening completed, SC Ports is home to the nation's deepest East Coast harbor at 52 feet. The channel provides access to its two largest terminals – the Wando Welch Terminal and the Leatherman Terminal. The deeper channel removes tidal restriction for large, fully laden vessels. Completion of the remaining contract is projected for Fall 2022 and will increase channel depth to 48 feet leading to the North Charleston Terminal.

South Carolina's first Inland Port opened in 2013 just over an hour north of Newberry County in Greer. Positioned along the Interstate 85 corridor between Charlotte and Atlanta, the Greer Inland Port extends the reach of the Port of Charleston through a rail connection for distribution of goods throughout the Southeast. Norfolk Southern serves the inland facility through its main rail line. Rail service maximizes tonnage moved per gallon of fuel for importers and exporters, increasing cost savings and lowering carbon footprints. The Port handled a record 160,234 rail moves in 2021, up 14% from 2020 (*Moultrie News, January 2022*). A \$28 million expansion to Greer Inland Port will expand terminal capacity by fifty percent, with completion anticipated in late 2023. The SCPA opened a second inland port in Dillon, served by CSX railroad, in April 2018. Inland Port Dillon, located on a 3,400-acre site within close proximity to I-95, recorded 29,412 rail moves in 2021. The Inland Ports have an additional benefit – access to empty containers – for regional shippers, who send trucks to Greer and Dillon for containers needed to move goods.

8.11.3. Trucking

Trucks transport 70% of all nationwide freight tonnage in the United States. Trucks transport goods to and from rail, water, and air transportation hubs and provide direct transport of goods and materials between destinations (*South Carolina Statewide Freight Plan, 2020*). Lower operating costs and a higher level of service customization make shipping by truck a cost effective alternative to shipping by rail or air. Truck movements in South Carolina comprised 81% of all shipping, totaling 375.1 million tons - valued at \$611.8 billion. Primary freight corridors include the State's five interstates, with major U.S. and State highways also accommodating significant freight flows.

Newberry County's strategic location along I-26 provides an attractive intermodal freight network access for existing and prospective industries. The Newberry County segment of Interstate 26 was used to transport between 10 and 25 million tons of freight in 2016 (*South Carolina Statewide Freight Plan, 2020*).

8.12. Goals, Objectives, and Implementation Strategies

The goals, objectives, and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the Transportation element vision. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 8.1. Plan the location and development of transportation infrastructure to accommodate present and future needs		
OBJECTIVE 8.1.1. Strengthen coordination with municipalities, neighboring counties, and State agencies on transportation issues		
<i>STRATEGY 8.1.1.1.</i> Continue regional coordination through CMCOG and CMRTA, within municipalities and neighboring counties, and with other public and private agencies in matters related to transportation and transit planning and project prioritization.	Newberry County, Municipalities CMCOG, CMRTA, NCCOA	Ongoing
<i>STRATEGY 8.1.1.2.</i> Continue to acquire and allocate C-funds and leverage in-kind resources to maintain and enhance the County road network and supporting infrastructure.	Newberry County County Transportation Committee Municipalities	Annually
GOAL 8.2. Provide a safe, efficient, and accessible multi-modal transportation system		
OBJECTIVE 8.2.1. Provide a safe and efficient roadway network that supports land use goals		
<i>STRATEGY 8.2.1.1.</i> Continue participation in the CMCOG Rural Transportation Planning process.	Newberry County, Municipalities, CMCOG	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 8.2.1.2.</i> Continue to actively seek funding and partnerships to improve and enhance roadways and corridors within the County.	Newberry County, Municipalities, CMCOG, SCDOT	Ongoing
<i>STRATEGY 8.2.1.3.</i> Maximize the connectivity of local, connector, and arterial components of the County's roadway network.	Newberry County, Municipalities, CMCOG, SCDOT	Ongoing
OBJECTIVE 8.2.2. Support local and regional transit options to increase mobility and accessibility for persons traveling into, within, and out of the County		
<i>STRATEGY 8.2.2.1.</i> Support public transportation options and partner with transit providers, including consideration of a redesigned COMET express route between Newberry and Columbia.	Newberry County, Municipalities, Transportation Providers, Service Agencies	2028
<i>STRATEGY 8.2.2.2.</i> Promote public awareness of transportation options to increase ridership.	Newberry County, Municipalities, Transportation Providers, Service Agencies	Ongoing
OBJECTIVE 8.2.3. Provide and maintain adequate and accessible walkways and bicycle paths in appropriate areas to encourage alternative travel by residents and visitors		
<i>STRATEGY 8.2.3.1.</i> Support the development of bicycle and pedestrian plans for the towns of Little Mountain, Prosperity, and Pomaria.	Newberry County, Municipalities, CMCOG Pedestrian and Bicycle Sub-committee	2024
<i>STRATEGY 8.2.3.2.</i> Encourage and promote the development of bicycle and pedestrian plans for additional areas in Newberry County.	Newberry County, Municipalities, CMCOG Pedestrian and Bicycle Sub-committee	Ongoing
<i>STRATEGY 8.2.3.3.</i> Work with municipalities to explore ways to extend, complete, and improve sidewalks as feasible.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 8.2.3.4.</i> Work with community partners to provide signage to identify bike lanes and encourage safety measures.	Newberry County, Municipalities	2024
<i>STRATEGY 8.2.3.5.</i> Encourage and promote the inclusion of bike lanes in major road projects.	Newberry County, CMCOG, SCDOT	Ongoing
OBJECTIVE 8.2.4. Support and promote the Newberry County Airport		
<i>STRATEGY 8.2.4.1.</i> Support efforts to improve Airport infrastructure, facilities, and related amenities.	Newberry County, Newberry County Airport Commission	Ongoing
<i>STRATEGY 8.2.4.2.</i> Identify strategies to promote the Airport as a regional transportation option.	Newberry County, Newberry County Airport Commission	Ongoing
<i>STRATEGY 8.2.4.3.</i> Explore opportunities to expand Airport facilities and services to serve potential and future needs.	Newberry County, Newberry County Airport Commission, Current and Potential Airport Clientele	2028
GOAL.3. Preserve and enhance primary transportation gateways in Newberry County		
OBJECTIVE 8.3.1. Preserve and enhance the primary access routes to I-26 in the County		
<i>STRATEGY 8.3.1.1.</i> Explore the development of corridor studies to determine effective measures to protect and enhance major routes into the County from I-26.	Newberry County, Municipalities	2028

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 8.3.1.2.</i> Support efforts to improve or add interstate interchanges in Newberry County.	Newberry County, Municipalities, CMCOG	Ongoing



Resiliency is a relatively new addition to local comprehensive planning requirements in South Carolina. Resiliency planning is intended to reduce the social, economic, and environmental risk to communities by requiring jurisdictions to consider the potential impacts of flooding and other natural hazards in context of all the other plan elements.

The South Carolina Office of Resiliency (SCOR) defines resilience as “the ability of communities, economies, and ecosystems within South Carolina to anticipate, absorb, recover, and thrive when presented with environmental change and natural hazards.” Added to the mandated list of comprehensive plan elements in 2020, cities and counties must include a resiliency element that considers the impacts of flooding, high water, and other natural hazards on residents, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare. In addition to an inventory of existing resiliency conditions and risks, the element promotes resilient planning, design, and development through coordination with adjacent and relevant jurisdictions and agencies.

The Resiliency Element provides the context for understanding the existing risks and vulnerabilities of both natural and public systems to multiple disasters and disruptive events. This understanding informs the planning for coordinated efforts by Newberry County and its municipalities to proactively prevent and mitigate loss, damage, and disruption.



9.1. Relationship to Other Plan Elements

Resiliency planning is closely linked to all other plan elements (Table 9-1). Integration of resiliency into the plan can create conditions that not only lessen the impact of disasters, but ease and speed recovery after an event. Integration of resiliency into the comprehensive planning process also gives greater policy weight to mitigation and recovery in guiding local decisions on capital improvements and land use.

Table 9-1. Resiliency Connection to Other Plan Elements

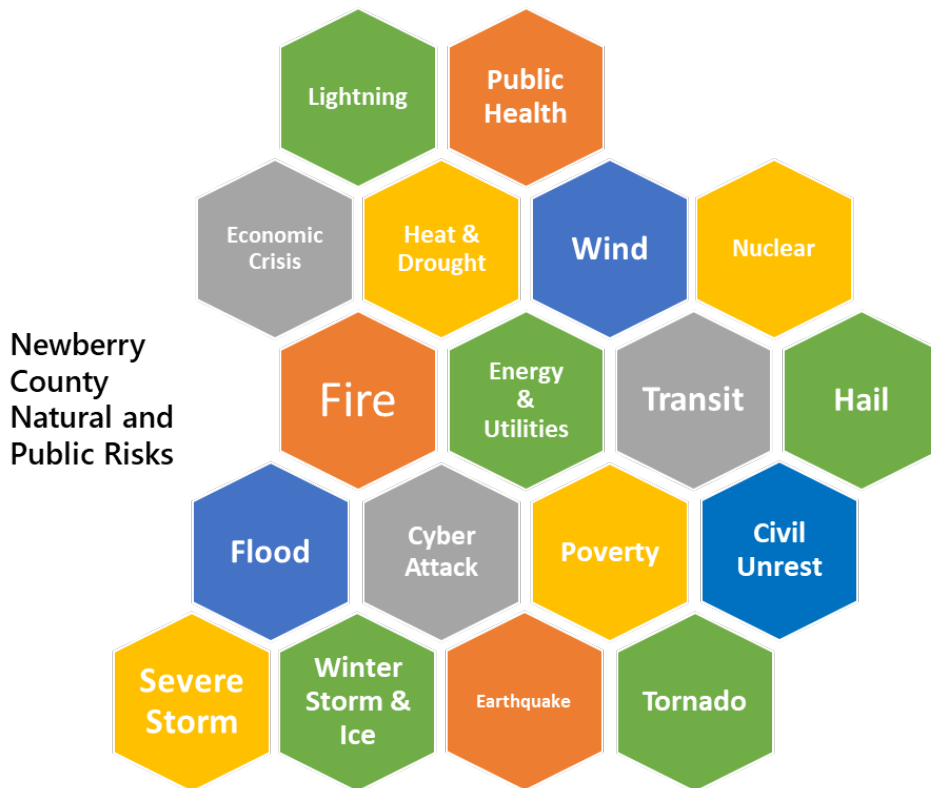
PLAN ELEMENT	IMPACT ON RESILIENCY
Population	<ul style="list-style-type: none"> • Identify number and location of vulnerable populations to anticipate preparation and recovery needs and target responses • Inform effective outreach to educate residents and businesses on risks, resilience, and recovery • Build neighbor connections and strong social networks to aid recovery
Housing	<ul style="list-style-type: none"> • Promote the provision of safe and sanitary housing • Monitor growth of housing development into the wildland-urban interface (WUI)
Cultural	<ul style="list-style-type: none"> • Inventory and protection of irreplaceable historic properties • Preserve role of historic and cultural resources in a diverse and stable local economy
Economic	<ul style="list-style-type: none"> • Direct new and expanded businesses to sites less vulnerable to hazards • Support economic diversification to help community weather economic downturns • Leverage workforce development assets to train residents for higher wage, high growth occupations and employment flexibility
Natural Resources	<ul style="list-style-type: none"> • Identify, preserve, and enhance protective features of wetlands and flood plains • Identify forest management resources to mitigate the chance of wildfires • Identify and adopt flood plain management tools • Designate preservation and expansion of greenspace and greenways for energy conservation • Identify new green and blue infrastructure development opportunities
Community Facilities	<ul style="list-style-type: none"> • Locate critical facilities such as water and wastewater treatment facilities, stormwater management, and solid waste sites outside high-risk zones and harden existing facilities • Integrate stormwater management and public greenspace expansion • Address post-disaster debris disposal • Ensure strategic and protected location of police/fire/EMS stations, healthcare facilities, and emergency operations centers to support emergency response and disaster relief efforts • Minimize service disruptions to utilities, energy, healthcare, and communication networks • Prioritize hazard mitigation projects and critical infrastructure repairs in capital project planning
Priority Investment	<ul style="list-style-type: none"> • Identify and strengthen partnerships with surrounding jurisdictions to improve readiness • Steer development away from hazardous areas through capital facilities policies and investment



PLAN ELEMENT	IMPACT ON RESILIENCY
Priority Investment (Cont'd)	<ul style="list-style-type: none"> • Include hazard mitigation and resiliency projects in prioritized capital improvements • Identify and mitigate flood hazards to adjacent properties due to publicly funded actions
Transportation	<ul style="list-style-type: none"> • Ensuring transportation system infrastructure can withstand known hazards and function in the event of an emergency or disaster • Strengthen access to key services and facilities • Analyze existing and projected level of service for key roadways • Ensure roadway network will support evacuations and recovery response
Land Use	<ul style="list-style-type: none"> • Establish general pattern for the location, distribution, density, and type of future development • Evaluate land development regulations to encourage and increase protection strategies for new development and redevelopment areas • Assess existing regulation processes for barriers to prompt recovery times • Guide growth and critical infrastructure away from high-risk, high-hazard locations • Consider development intensity and density in light of historic and future hazard risks • Preserve wildland-urban interface • Integrate disaster risk into land use and zoning decisions

9.2. Conditions and Vulnerability Assessment

The Federal Emergency Management Agency (FEMA) defines community resilience as “the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions, and





withstand and recover rapidly from disruptions.” Hazards that can cause disruptions to local social, economic, and environmental health can be natural and man-made. Risks to the natural system of the community include weather events such as tornadoes, flooding, storms, and fire. However, public system shocks to a community can also have catastrophic impact. These hazards include disease outbreaks, cyber-attacks, toxic spills, terrorism, and energy outages.

9.2.1. Natural Systems Risks and Hazards

Newberry County is more than 647 square miles in size, with nearly 631 square miles of land area. Forest land and water comprise a significant portion of the County. While these are valuable features of the natural resource base of the County, they also create additional vulnerabilities. Nearly 91 square miles of the County are within the Sumter National Forest. There are multiple large water bodies in the County, with water comprising more than 16 square miles of the total County area. The southern border of Newberry County is formed by three major water bodies, beginning with Lake Greenwood to the west and continuing eastward along the Saluda River until it flows into Lake Murray. Along the County’s eastern border, the Broad River flows into the Parr Reservoir.

Natural hazards endanger the health and safety of community residents, jeopardize economic vitality, and imperil environmental quality. Although rare, Newberry County experiences a range of natural emergencies including tornadoes, thunderstorms, flash flooding, drought, earthquakes, and wildfires. Overall County vulnerability to climate and natural disasters has been calculated across fourteen hazard types (*Central Midlands Hazard Mitigation Plan, 2021*). Direct losses attributed to natural hazards in the County totaled \$80,114,941 from 1960 to 2020.

Table 9-2. Summary of Natural Hazards Impact on Newberry County since 1960

HAZARD TYPE	DIRECT LOSSES ¹	DIRECT INJURIES & FATALITIES	# OF LOSS CAUSING EVENTS	FREQUENCY	RECURRENCE INTERVAL	FORECASTED CHANGE
Flooding	\$2,657,440	3	31	0.27%	3.7 years	Increase
Hurricanes	\$1,177,667	0	6	0.77%	1.3 years	Increase
Tornadoes	\$12,165,168	41	20	2.30%	0.43 years	Increase
Thunderstorm	\$1,878,311	1	159	24.0%	0.04 years	Increase
Lightning	\$622,637	2	48	0.89%	1.1 days	Increase
Wind	\$1,175,198	1	198	8.90%	0.11 years	Increase
Hail	\$9,415,634	23	59	2.60%	0.39 years	Increase
Fog	n/a ³	n/a ³	n/a ³	0.04%	25 days	No Change
Winter Storm	\$21,804,963	8	81	0.77%	1.3 years	Decrease
Extreme Cold	\$14,822,637 ²	1	38	59.0%	0.02 years	Decrease
Extreme Heat	\$12,746,647	0	7	21.0%	0.05 years	Increase
Drought	\$16,069,921	0	16	0.46%	2.2 years	Increase
Wildfire	\$401,355	0	3	0.04%	24 days	Increase
Earthquake	0	0	0	0.03%	40 years	No Change

¹Property and Crops; ²Included in Winter Storm total; ³No reported amounts for fog attributed accidents

Source: *Central Midlands Hazard Mitigation Plan, 2021*



While Newberry County is vulnerable to a number of natural hazards, it ranks 12th lowest statewide in the number of past natural hazards (*South Carolina Hazard Mitigation Plan, 2018*). However, the County ranks among the middle (23rd highest) among the State's 46 counties in terms of future probability of the occurrence of all natural hazards.

9.2.1.1. Flooding

Floods are potentially life threatening events that can inundate homes and businesses, damage roadways, and interrupt essential water, power, and sewer services. Flooding can also erode riverbeds, increase sediments and pollution in waterways, and clog water management systems. Floods are broadly classified into two categories. *General floods* are long-term events that may last for several days such as when the increase in water volume within a river channel causes an overflow onto the surrounding flood plain. *Flash floods* are caused by locally heavy rains in areas where water runs off quickly and moves at high speeds raising water levels by ten to 20 feet. Flash floods can cause severe damage, with the more forceful events capable of moving large debris, uprooting trees, rolling boulders, destroying buildings, and damaging bridges and roads. Flash floods can also be lethal, often rapidly flooding vehicles when bridges and roads are washed out. Recovery from floods can be a very costly and lengthy process.

The Central Midlands region experiences an annual average of 12 days with rainfall amounts of one inch or more and another 30 days with rainfall between a half inch and one inch. The region averages 70 days per year with rainfall amounts of less than a half inch. Although safe from the coastal flooding commonly associated with tropical storms and hurricanes, the State's location on the Atlantic increases the probability of heavy rains from hurricanes and tropical storms reaching inland communities such as Newberry. Thunderstorms also bring frequent heavy rains. These rains can contribute to multiple types of flooding – riverine and flash flooding, dam failures, and drainage problems – that can endanger life and property in Newberry County.

According to the *Central Midlands Hazard Mitigation Plan*, flooding in Newberry County is not restricted to the 100-year and 500-year floodplains. Special flood hazard areas as identified by FEMA are found along the shores of Lakes Murray and Greenwood; along the Broad, Bush, Enoree, Little, and Saluda Enoree Rivers; and along other creeks and tributaries (*Map 5-11 – Natural Resources Element*). While these water bodies and their tributaries are the primary drainage outlets for water flowing into and through the County, they can overflow when inundated by heavy rains, causing flooding in low lying areas. The County's wetlands and floodplains are protective natural features that can mitigate flooding loss to property owners when development is directed out of these areas. Riverine flooding occurs when an increase in water volume within a river channel causes an overflow onto the surrounding flood plain. Flooding along smaller creeks and tributaries to the Broad and Saluda Rivers as well as flash flooding in low-lying areas due to ponding and inadequate drainage are the most common causes of local damage.

Small pond dam failures have also been identified as a flash flooding risk in exceptionally heavy rains. There are more than 10,000 dams throughout the State, including 2,500 federally and State regulated dams. Numerous small dams are located throughout Newberry County, most of which are privately-owned earthen dams. These dams can be compromised by flash floods, earthquakes, and neglect, which can threaten safety and cause substantial water damage to property, as well as lead to additional failures to dams located downstream. A portion of Newberry County would



also be impacted in the event of a failure at the Lake Greenwood Dam, known locally as “Buzzard’s Roost.”

Most of Newberry County has a low risk of flash flooding. Flash flooding occurs when short, heavy rainfall accumulates faster than it can be absorbed by the ground or channeled by drainage systems. Increased development and surface runoff, use of impervious surfaces, and inadequate drainage systems can amplify flash flooding. The *Flash Flood Potential Index* identifies the northern half and southeastern quarter of Newberry County as having a higher potential for flash flooding (*Central Midlands Hazard Mitigation Plan, 2021*). When multiple criteria are factored into composite vulnerability modeling – such as potential for damage, density, and socioeconomics – the center of the County in and around the City of Newberry rises to a higher risk level.

As detailed in Table 9-2, there have been 31 loss-causing flooding events recorded in the County between 1960 and 2020, with a cumulative direct economic loss from crop and property damage exceeding \$2.65 million. These floods caused bridge collapses, home evacuations, dam failures, and closed roads. One injury and two fatalities were also associated with a 1986 flooding event. The estimated recurrence interval for flooding is 3.7 years, with a frequency of occurrence of 0.27%.

Two County flood events were covered by Presidential Disaster Declarations in 2015 and 2020. Record-breaking floods occurred in the fall of 2015, when the County experienced a record five-day rainfall caused by the convergence of Hurricane Joaquin and a low pressure system over the State. Parts of the County such as Little Mountain recorded nearly 13 inches of rainfall during this event. Multiple roads and bridges were damaged in Newberry County, including the collapse of the U.S. Highway 176 bridge over Cannon’s Creek in Pomaria. Newberry County received both individual and public assistance funding from FEMA to assist in recovery from the 2015 flood event. The most recent flooding occurred in the winter of 2020, when a slow moving system dumped five inches of rain over the midlands region of the State. The event caused flooding on several County roads. Flooding events are projected to increase in coming years due to climate trends.

Although flooding can occur anywhere, flooding typically occurs in flood plains, also known as special flood hazard areas. A more detailed discussion of flood plains is found in the *Natural Resources Element*. Local governments plan for, determine, and supervise the use of land within their jurisdictions, making cities and counties the foundation of comprehensive flood plain management. The impetus for obtaining financial and technical assistance from the State and Federal government levels also originates with the local community. Planning is a crucial tool for minimizing future flood damage. Managing development can reduce losses by avoiding encroachment in flood-prone areas, protecting flood plain resources, and requiring building in ways that are resistant to flooding. Newberry County is a participant in the *National Flood Insurance Program* and adopted a *Flood Damage Prevention* ordinance in 2003, with an amendment in 2011. The Ordinance applies to all areas of special flood hazard as identified by the FEMA maps for Newberry County.



9.2.1.2. Storms and Wind Events

The second most frequent natural hazard experienced in Newberry County are thunderstorms that can bring high winds, hail, and lightning. These events are often the result of hurricanes and tropical cyclones that moved inland from the coast. Tornadoes have also historically posed a high risk to Newberry County residents. Thunderstorms have the potential to cause injury or fatalities, damage residences and businesses, and interrupt utilities including power and communications. Key access routes can be blocked by downed trees and power lines, creating additional dangers.

Hurricane and tropical cyclones affect Newberry County an average of every 1.3 years (Table 9-2). This excludes wind, lightning, and tornadoes that are reported separately. The County has a *medium-low* vulnerability to these storms, with the highest risk to the southeastern corner of the County. Among the most recent named hurricanes to track through Newberry County are David (1979), Danny (1997), Michael (2018), and Claudette (2021). Wind speeds within Newberry County for these events ranged from 20 miles per hour with Danny to 45 miles per hour with Michael. Nearly \$1.18 million in local damages have been directly attributed to hurricanes since 1960.

Tropical storms and depressions have also impacted the County. Tropical Storms Dora and Cleo hit the County in 1964, causing both property and crop losses. Four years later, Tropical Storm Abby hit the Midlands region, followed by Tropical Depression Agnes in 1972. Passing over the County in 1995, Tropical Storm Jerry left behind the highest property damage from a tropical storm to date. In 2004, Tropical Storm Frances triggered widespread tornado outbreaks.

Thunderstorms, coupled with lightning and high winds are common throughout South Carolina, particularly during the summer months. While frequent, they are typically low impact. The majority of the State experiences thunderstorm events at an estimated rate of 60 days per year. The northernmost region of the State experiences approximately 50 annual thunderstorm event days. A thunderstorm is classified as severe when at least one of the following conditions occur: wind speeds exceed 58 miles per hour, tornadoes spawn, or hail exceeds 0.75 inches in diameter.

All of Newberry County is at risk from severe thunderstorms. Severe thunderstorms are a common occurrence, with between five and 11 severe thunderstorm warnings issued annually. Within the County, the area east of the City of Newberry that encompasses Pomaria, Prosperity, and Little Mountain has been identified as having a higher level of severe storm threat at 8 to 11 days a year.

Direct damage countywide from thunderstorms approached \$1.9 million from 1960 to 2022, with 159 recorded loss-causing events and one direct fatality/injury. Data from the NOAA National Centers for Environmental Information records 346 thunderstorms in Newberry County since 1960. However, some events in the NOAA database are logged from reports on the same event from different communities as a storm front swept through the County. There are NOAA entries for 15 thunderstorms in 2020, 13 in 2021, and 16 in 2022.

Severe thunderstorms are complex weather events closely associated with other hazards such as lightning, wind, rain, and hail. The direct combined impact of these related hazards amplifies the full impact of severe thunderstorms on Newberry County. In the six decades between 1960 and 2020 there were 48 loss-causing lightning events, 198 wind events causing damage and injury, and 59 damaging hail events (*Central Midlands Hazard Mitigation Plan, 2021*).



Lightning occurs very frequently in Newberry County, with an annual average of a strike per day. This high frequency is attributed to the large number of strikes that can occur within a single thunderstorm event. As a product of thunderstorms, lightning can cause house fires, damage electrical systems, spark wildfires, and result in personal injury and death. Risk due to lightning is evenly distributed across the County. There have been three injuries directly attributed to lightning strikes since 1960. Forty-eight loss-causing lightning strikes have been recorded since 1960, resulting in property and crop losses of \$622,637. The local recurrence interval for lightning is 1.1 days. Historic data indicates a uniform threat of lightning strike across the entire County.

Hail can accompany thunderstorms, tornados, and tropical systems and may occur year-round. The County's overall hail risk is considered *medium-low*. Hail occurs approximately every four months in Newberry County, primarily during spring thunderstorms from March through May. Hail events are the third costliest events encountered by Newberry County. While most hail is generally the size of a pea, it can also be larger and capable of damaging property and killing livestock and people. The largest reported hailstone was 2.75 inches in size.

The agricultural sector of the County's economy is particularly susceptible to damage from hail. Although most hail damage occurs to crops, the agricultural impact has been largely underreported. There have been 102 recorded hail events in Newberry County since 1960 (*National Centers for Environmental Information, 2022*). Fifty-nine of these hail events resulted in property and crop losses exceeding \$9.4 million. The total of reported direct losses attributed to hail damage is over \$9.4 million since 1960. Hail events have been responsible for 46 injuries and two fatalities countywide since 1960.

Counted separately from tornadoes, wind is the leading loss-causing event in Newberry County (Table 9-2). High winds can cause widespread property damage and power outages due to falling trees and limbs. The County frequently experiences high wind events with gusts of 58 miles per hour or more, with recorded wind gusts of 92 miles per hour (*Central Midlands Hazard Mitigation Plan, 2021*). The close association of high winds with severe thunderstorms results in a spatial and frequency distribution of wind events that is similar to thunderstorms. Five *strong wind* events and 346 *thunderstorm wind* events have been reported in Newberry County in the NOAA database since 1960. There have been 198 loss-causing wind events recorded in the County since 1960, resulting in more than \$1.175 million in property and crop damages. The risk of higher winds is slightly higher in the central and southern part of the County, particularly in the area between Little Mountain, Pomaria, and the City of Newberry.

9.2.1.3. Tornadoes

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. Tornadoes may form at any time of the year, but predominantly occur in the spring and early summer months. Tornado wind speeds range from 40 miles per hour to more than 300 miles per hour (*National Weather Service*). While tornado damage is generally the result of high winds and wind-blown debris, tornadoes are often accompanied by potentially damaging lightning or large hail. The destruction caused by tornadoes depends on the intensity, size, and duration of the storm. In addition to fatalities and injuries, tornadoes have the potential to damage homes and businesses, interrupt utility services and communication systems, and devastate a local



economy. The most significant damage is typically to structures of light construction such as manufactured homes.

From 1990 to 2017 an annual average of 26 tornadoes were reported in South Carolina (*S.C. State Climatology Office, August 2022*). The highest number of tornadoes typically occur in March through May, with a secondary peak in September due to tropical activity (*South Carolina State Climate Office*). In 2004, Tropical Storm Frances triggered a record 47 tornadoes as it tracked through the Low Country, Midlands, and Pee Dee, causing over \$1.7 million in damage.

Newberry County is at relatively high risk from tornadoes spawned by severe thunderstorms, as well as outbreaks associated with tropical systems. While the entire County is at varying degrees of risk from tornadoes, the central area of Newberry County from Prosperity and Little Mountain north to just below Whitmire and an area along the western border of the County are most at risk (*Central Midlands Hazard Mitigation Plan, 2021*). Although more intense F3 events have hit the County, lower magnitude tornadoes are more frequent and occur in the spring.

Tornadoes have been responsible for 37 events and 45 injuries and two fatalities in the County since 1960. More than \$12.15 million in tornado damages have been reported countywide. The most damaging tornadoes were recorded in 1984 as part of the historic Carolinas Outbreak of 1984. This was one of the most destructive tornado outbreaks on record in North and South Carolina, with 11 tornadoes touching down in each state. Newberry County was struck with one F2 tornado responsible for 38 injuries and one fatality and a second F3 tornado injuring ten. The F2 tornado was on the ground for 23 miles and measured a width of 1,000 yards. The F3 tornado struck within an hour of the first, leaving a formidable path that was 19 miles long and 870 yards wide. The City of Newberry suffered considerable damage from these two tornados.

Table 9-3. Enhanced Fujita Scale for Tornadoes

F-SCALE NUMBER	WIND SPEED	TYPE OF DAMAGE DONE
EF0	65 – 85 mph	Minor damage. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees push over.
EF1	86 – 110 mph	Moderate damage. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.
EF2	111 - 135 mph	Considerable damage. Roofs torn off well-constructed houses; foundations of frame houses shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.
EF3	136 – 165 mph	Severe damage. Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown away some distance.
EF4	166 – 200 mph	Devastating damage. Well-constructed houses and whole frame houses completely leveled, cars thrown, and small missiles generated.
EF5	>200 mph	Extreme damage. Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly through the air in excess of 100 m; steel reinforced concrete structure badly damaged; high-rise buildings have significant structural deformation.

Source: *S.C. Hazard Mitigation Plan, 2018*



9.2.1.4. Fire

Although the term wildfire often has a negative connotation, it is a natural process that enables the environment to clear dead vegetation. A wildfire is defined by the South Carolina Forestry Commission (SCFC) as “any forest fire, brush fire, grass fire, or any other outdoor fire that is not controlled and supervised.” South Carolina averages 3,000 fires each year, one of the highest rates in the nation. These fires burn an estimated 18,000 acres annually. However, these numbers only reflect incidents handled by the Forestry Commission, which has the primary responsibility for combatting wildfires in unincorporated areas of the State. Firefighting assistance is routinely provided by municipal and rural fire departments, the forest industry, and other agencies.

The height of South Carolina's wildfire season usually occurs from late winter through early spring, when vegetation is dead or dormant. Drought conditions increase the probability of wildfires by creating dry conditions, resulting in additional fuel loads. Other natural disasters such as tornadoes and hurricanes also produce additional fuel loads, in addition to blocking access and producing lightning and sparks from damaged electric and other utilities. The majority of wildfires in the State are the result of open burning of debris (35-45%), followed by arson (25-20%). Debris burning includes any planned fire for burning trash, yard debris, construction waste, land clearing piles, or crop stubble, and from prescribed burning for forestry or wildlife management purposes. Other sources of wildfires include faulty equipment use (5%); careless smoking (3% to 4%); children playing with matches, lighters, and fireworks (3% to 5%); campfires (1% to 3%); carbon build-up on railroad tracks (1% to 2%); lightning (2%); and miscellaneous fires caused by negligence in using fireworks, structural fires ignited near wooded areas, or unattended warming fires (4% to 6%).

Wildfires occur an average of every 24 days in Newberry County, but typically cause limited damage. The County's largest fire to date burned approximately 300 acres. The *Central Midlands Hazard Mitigation Plan* notes all of Newberry County is susceptible to wildfire, with the risk spread relatively evenly throughout the County where materials and conditions make ignition and uncontrolled burn possible. More than 416 square miles (64%) of the Newberry County land area is comprised of mixed, deciduous, and evergreen forest. The Enoree Division of the Sumter National Forest covers nearly 91 square miles in Newberry County. Another large tract of preserved land is the State-owned 6,505-acre Belfast Wildlife Management Area (WMA) on S.C. Highway 56 near Kinards. Although the Belfast WMA straddles the county line between Newberry and Laurens, much of the land area is within Newberry County.

Wildfires not only destroy natural areas and wildlife habitat, but can destroy commercial timber, create structural fires that burn homes and businesses, interrupt utility service, and impact both water and air quality. As residential development pushes into previously undeveloped and forested areas, wildfires become a bigger threat to homes and lives. This area of *wildland-urban interface* is defined as any area where homes and other development meet what was previously “wild land.” Suburban growth encroaches into more of these wildland interface areas each year statewide. Wildfires in these areas can quickly create structural fires that destroy homes and threaten lives. A structure fire is defined as any fire affecting any structure, commercial or residential, including residencies, businesses, outbuildings, or any other man-made structure.



Wildfires burn up to 30 homes in the State every year, with hundreds more directly threatened each fire season. The threat wildfires pose to homes and lives in South Carolina is increasing in tandem with population growth and residential development. To reduce the risk of wildfires, state law also requires that citizens notify the South Carolina Forestry Commission before burning outdoors in unincorporated areas. This requirement applies to residential yard debris burns, burns for construction and land-clearing, and forestry, wildlife, and agricultural burns (also known as prescribed, or controlled, burns).

In an additional effort to address the growing risk of wildfires in these interface zones, the national Firewise USA® program was introduced by the USDA Forest Service and the National Association of State Foresters to assist communities in reducing wildfire risks at the local level. Neighborhoods near areas with higher wildfire risk can voluntarily complete a community wildfire risk assessment and improve the ignition resistance of homes following an action plan. Plans must be updated every five years to retain the designation. Of the 32 Firewise® Communities in South Carolina, 16 are located in the coastal Waccamaw region and 10 in the Appalachian region. Currently, there are no Firewise® Communities in Newberry County or the Central Midlands Region.

9.2.1.5. Extreme Heat and Drought

Periods of high heat coupled with high humidity occur in South Carolina during the months of June through September. As noted in the *Central Midlands Hazard Mitigation Plan*, hot weather is common in Newberry County during the late spring, summer, and early fall months. On average, there are 18 to 24 days of above 95 degrees in any given year. The entire County is susceptible to hot temperatures, with the southwestern portion of the County experiencing more days of above 95 degrees. Newberry County can also experience periods of above 100-degree temperatures in the months of May through October. The hottest recorded temperature in Newberry County was 108°F in July of 1952. Seven loss-causing heat events have been recorded since 1960, resulting in more than \$12.7 million in property and crop losses.

Extreme heat events pose a high public health risk for heat exhaustion and heat stroke. Vulnerable populations include seniors, individuals with chronic health conditions, lower income and homeless residents without adequate cooling, and those who are routinely exposed to outdoor working conditions. The number of high temperature days and the duration of heat waves are forecasted to increase statewide in the coming years (Table 9-2).

Extreme heat is often linked to periods of drought. A drought is the lack of precipitation over an extended period of time that results in negative impacts upon hydrology, agriculture, biota, energy, and the economy. Drought conditions are determined and monitored by measuring precipitation, stream flow, soil moisture, and well levels. Unlike natural hazards such as storms and tornadoes, droughts are slow-onset disasters that can have lingering impacts for months or years. Drought can threaten supplies of food and water, as well as fuel wildfires, deplete fisheries, and impede energy production.

Drought is the second most costly weather and climate hazard affecting the United States, preceded only by tropical cyclones (*S.C. State Climate Office, 2022*). South Carolina experiences drought on an annual basis with conditions that range from *abnormally dry* to the more serious level of *exceptional drought* as measured by the U.S. Drought Monitor. Drought can begin in any



season, with a number of factors such as extreme heat, wind, and evapotranspiration rates as influencing factors. The State receives adequate precipitation during normal years, but experiences high seasonal variability, with fall historically being the driest season. Periodic droughts are documented throughout South Carolina's climate history, with every decade since 1900 including three or more years of below normal rainfall.

Prolonged drought can be a serious economic threat. This is a particular concern in Newberry County where the agricultural industry is a targeted economic sector and farmers are the most directly impacted by drought. As noted in the *Economic Development Element*, the Newberry economy is balanced by a significant agriculture, forestry, and outdoor recreation component. Related agricultural industries such as food processing and wood products can also be adversely impacted by drought conditions. Water use restrictions can limit industrial and power production and limit irrigation of crops and livestock. Drought can amplify the spread of highly destructive diseases and pests such as the southern pine beetle. These conditions can also impact water and air quality and contribute to public health and safety risks.

Newberry County experiences moderate to extreme drought conditions an average of at least 18 weeks per year, with many areas experiencing longer periods up to 23 weeks. There have been 16 loss-causing droughts in the County since 1960 (*Central Midlands Hazard Mitigation Plan, 2021*). The most damaging droughts occurred in 1954, 1986, and 1998-2002. The three-year drought that began in 1998 had severe impacts on the State and County economic sectors in agriculture, forestry and tourism, as well as on power generation, public water supplies, and freshwater fisheries. During this prolonged drought every county in the State reached extreme drought status, with economic losses surpassing \$1.3 billion. Less severe and shorter droughts impacting Newberry County were reported in 1988, 1990, 1993, and 1995.

The South Carolina Drought Response Committee has oversight responsibility for drought events. The State is divided into four water management areas for managing severe drought conditions. State and local responses are based on water levels or flow in river basins within the four management regions. Newberry is one of 18 counties in the *Central Water Management Area*. Drought poses a *high* hazard threat to Newberry County, with nearly the entire county having at least a *medium-high* level. Although the entire County is susceptible to drought, central Newberry County tends to experience more weeks in drought conditions. The number of drought days and the duration and frequency of drought events are expected to increase in the future.

9.2.1.6. Earthquakes

Earthquakes have the potential to damage homes and businesses and critical community facilities, transportation networks, utilities, and dams. Measured in terms of their magnitude and intensity, an earthquake is the motion or trembling of the ground caused by a sudden displacement of rock in the Earth's crust. Earthquakes can impact large geographic areas, causing devastating property damages, deaths, and injuries, and the disruption of the social and economic function of a community. Most property damage and earthquake related deaths are caused by the failure and collapse of structures due to the shaking of the ground. The level of damage depends on the amplitude and duration of the shaking, as well as any aftershocks that continue after the primary event.



The State of South Carolina is extremely vulnerable to earthquake activity (*Comprehensive Seismic Risk and Vulnerability Study, 2001*). The S.C. Emergency Management Division (SCEMD) notes the entire State is considered to have a moderate to high risk for earthquakes. Earthquakes in South Carolina occur between ten to twenty times per year on average, with only two to five events actually felt (*SCEMD, 2022*). U.S. Geological Survey data reveals that 229 low-level events occurred in the State between 1974 and 2021. These earthquakes are generally less than a magnitude of 3.0 and cause little to no damage. Most of the State's earthquake activity (60%) is concentrated in the coastal plain region as part of the Middleton Place-Summerville Seismic Zone. The two most significant recorded earthquakes in South Carolina history were the 1886 Charleston earthquake, the most destructive earthquake of the century, and the 1913 earthquake in Union County, just north of Newberry.

More recent earthquake activity since 2006 has been centered east of Newberry County in neighboring Fairfield County with 20 events, Richland County with 8 events, and Kershaw County with 56 events (*S.C. Geological Survey, 2023*). The Fairfield earthquakes are largely concentrated around Lake Monticello, near the Newberry County border. The majority of Kershaw County earthquakes occurred in 2022 and were concentrated along the Interstate 20 corridor between the Towns of Elgin and Lugoff, less than 60 miles east of Newberry County. Four of these 2022 events were over 3.0 magnitude, with the largest of these registering at 3.6 magnitude. In a 2022 *Report on Elgin-area Earthquakes*, State geologists classified this cluster of seismic activity as an "earthquake swarm." A swarm is a group of earthquakes located close to each other in time and space where the largest earthquake of the group is not significantly larger than the next largest. Previous swarms occurred in the 1970s following the filling of Lake Monticello in Fairfield County and also in 2021 near Lake Monticello. A 2.3 magnitude earthquake also occurred in neighboring Union County in 2018.

Although near a cluster of earthquake activity with neighboring Union, Richland, and Fairfield Counties, the Midlands region and Newberry County have a lower earthquake risk than the lower coastal region of the State. The current frequency interval of earthquakes in Newberry County is the lowest of natural disasters in 40 years. The strongest recorded earthquake to hit the County to date had a magnitude of 2.9. The more developed central and eastern portion of Newberry County that includes the City of Newberry has a *medium* composite vulnerability as well as *medium* threat from earthquake shaking, which equates to an overall *medium-low* earthquake hazard risk.

Seismic modeling projects the worst case scenario for each county using the Modified Mercalli Intensity (MMI) Scale that ranges from I (Not Felt) to a high of X (Extreme) (Figure 9-1). Under the most adverse geologic conditions, Newberry County has an MMI Scale of VII (Very Strong). At this intensity level, "people have difficulty standing. Considerable damage to poorly built or badly designed buildings, old walls, spires, and other structures. Damage is slight to moderate in well-built buildings. Numerous windows are broken. Weak chimneys break at roof lines. Cornices from towers and high buildings fall. Loose bricks fall from buildings. Heavy furniture is overturned and damaged. Some sand and gravel stream banks cave in" (*S.C. Geological Survey*).



Figure 9-1. Modified Mercalli Intensity Scale

Intensity	Shaking	Description/Damage
I	Not felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by a few persons at rest, especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Source: USGS, <https://www.usgs.gov/programs/earthquake-hazards/modified-mercalli-intensity-scale>

9.2.1.7. Winter Weather

Winter weather can bring snow, ice, freezing rain, and extreme cold temperatures to any part of the State. These conditions can cause traffic accidents and power outages, close roads and bridges, ground flights, damage crops, freeze water lines, and close schools and businesses. Ice accumulations can create significant hazards on power lines, trees, sidewalks, and roads. These conditions can disrupt transportation, communications, and power for days. Most deaths associated with winter storms are indirect, such as fatalities from traffic accidents due to icy conditions or hypothermia from prolonged exposure to cold. Seniors, low income families, individuals with chronic health problems, and people experiencing homelessness are particularly vulnerable to cold temperatures. This exposure risk can be worsened as increased heating demand strains the power grid and results in temporary power losses through rolling blackouts. Agricultural production can be seriously impacted when temperatures remain below the freezing point for an extended period of time.

South Carolina averages at least one significant winter storm per year. Newberry County ranks 19th highest statewide in future probability of winter storms. Winter weather is the most frequent hazard in Newberry County, with 14 snow and ice events and five winter weather events recorded locally since 2002 (NOAA). There have been 81 winter weather events that resulted in property and crop losses of more than \$21.8 million recorded in Newberry County since 1960 (CMHMP, 2021). The most expensive *Presidential Disaster Declarations* for South Carolina have been the result of winter storms in 2004, 2006, and 2014 (SCEMD, 2022).

Ice storms and winter weather occur nearly every year, with ice accumulations being the most frequent occurrence. Although snow accumulations are typically less than two inches, the County's highest snowfall amount was 11 inches in 1914. However, ice storms occur more frequently and



bring more damage than snow. The most severe ice storms occurred in January 2000 and in January 2004, both resulting in Disaster Declarations and federal assistance. The 2000 storm impacted 38 counties including Newberry with widespread power outages. The 2004 ice storm brought heavy ice accumulations in the Midlands region and multi-day power outages that closed schools and businesses.

The County experiences between 49 and 73 days per year when temperatures fall below freezing (*Central Midlands Hazard Mitigation Plan, 2021*). The record minimum temperature for Newberry County was set on February 14, 1899, with a low of -8 degrees Fahrenheit. Property damage from extreme cold is generally from broken water pipes and motor vehicle accidents, however periods of frost and freeze can cause significant damage to agricultural production. Thirty-eight loss-causing cold events have been recorded in Newberry County since 1960, resulting in more than \$14.8 million in property and crop losses. While all areas of the County are susceptible to extreme cold, areas in the northwestern portion of the County including the Town of Whitmire experience more freezing days per year.

9.2.2. Public Systems Risks and Hazards

Disasters related to public systems and infrastructure can be accidental, such as chemical spills, or intentional, such as biological or cyber-attacks. As noted in the regional plan, Newberry County could potentially experience diverse disruptions that range from mass vehicle accidents on Interstate 26 and train derailments to nuclear emergencies associated with the V.C. Summer Nuclear Station in neighboring Fairfield County. These events pose many of the same threats to the lifelines and essential functions of everyday life in Newberry County as the previously described natural hazards. Damage to public infrastructure, disruption in public services, and public health risks can also be caused by natural disasters. For these reasons it is important to include an assessment of these risks to public systems in resiliency planning.

9.2.2.1. Transportation

Transportation is an essential community function. Highways and roads, bridges, railways, and aviation provide critical links for commerce, support services, education, medical care, and emergency assistance. A structurally sound and operable transportation network is also essential to rapid disaster recovery after an event. Transportation corridors can also be the scene of disasters including mass vehicle crashes, plane crashes, train derailments, and hazardous waste spills. As noted in the State's *Hazardous Materials Plan*, growth in industry and the highly traveled network of interstate highways and railways in South Carolina have created new vulnerabilities to hazardous material releases from both stationary sites and transportation sources. A network of major highways (S.C. 121, U.S. 176, and U.S. 76 and Interstate 26) and primary rail lines make Newberry County susceptible to hazardous materials incidents.

There are more than 1,400 miles of roads within Newberry County. This network includes a high volume section of Interstate 26 that is accessed through six interchanges. Segments of Interstate 26 are the most traveled routes in the County, with traffic counts ranging from 42,600 to 44,600 vehicles per day. Multi-vehicle accidents and accidents involving the transport of hazardous materials are concerns along this heavily traveled route. Interstate 26 is one of five primary interstate freight corridors through South Carolina. Newberry County's strategic location along



Interstate 26 provides an attractive intermodal freight network access for existing and prospective industries. The Newberry County segment of Interstate 26 is used to transport an estimated 25 million tons of freight annually (*South Carolina Statewide Freight Plan, 2020*). The major U.S. and State highways that traverse the County also accommodate significant freight flows.

Two Class I railroads operated by the CSX Corporation and Norfolk Southern (NS) bisect the County. These lines pass through population centers of the City of Newberry and the Towns of Little Mountain, Prosperity, and Silverstreet. The route has one of the highest rail freight densities in the State (*S.C. Statewide Rail Plan, 2014-2040*). Following high profile derailments such as Graniteville, S.C. in 2005 and East Palestine, Ohio in 2023, there has been increased scrutiny of rail safety and hazardous materials shipments.

Chemicals comprise 23% of the shipped volume on CSX lines in South Carolina (*CSX, 2021*). The percentage of hazardous materials carloads moved through South Carolina in 2022 include Flammable Liquids (31%), Miscellaneous Hazardous Materials (26%), Corrosives (24%), and Explosives and Gases at 5% each (*CSX, 2023*). Oxidizing Substances and Organic Peroxides comprised 6% and Poisonous Toxic & Infectious Substances made up 4% of hazardous carloads. Radioactive Materials and Other Flammable Substances accounted for less than 1%. Of the annual Norfolk Southern outbound tonnage from South Carolina, 4% is chemicals. Chemicals make up 14% of the inbound shipments (*Norfolk Southern, 2018*).

9.2.2.2. Energy and Utilities

Electricity, water, wastewater, communication, and fuel are lifeline systems that are vital to the continued functioning and recovery of a community. Damage to these systems in a disaster or attack has a direct effect on the health and safety of residents. A growing reliance on electricity for energy increases this vulnerability and strain on the electrical grid. Extended power outages can cut off access to fuel supplies, limit medical care, hamper communications, damage equipment, close employers and schools, and endanger residents. The pace of community recovery following a major disaster is typically a function of the ability to restore these basic utility lifelines.

Electricity is the primary source of energy for Newberry County residents, followed by natural gas. Nearly two-thirds of homes in the County depend on electricity for heating and more than one-in-four are heated with natural gas. The County is served by eight different electric providers that include four electric cooperatives, two municipal systems, and Dominion and Duke Energy.

In addition to natural disasters that can interrupt electrical power, the potential for other interruptions of the power grid on an even larger scale grows as corporate, government, and community services and systems become more interdependent. Known as *black sky hazards*, these outages can be caused by intentional electromagnetic interference (IEMI), an electromagnetic impulse (EMP), a geomagnetic disturbance (GMD) caused by the sun, and cyberterrorism. During a long-term power outage the South Carolina Office of Regulatory Staff serves as the lead state agency for energy, with individual utilities retaining a primary operational role in restoration efforts.

The U.S. Energy Information Administration (EIA) maintains a national database of major disturbances and unusual occurrences in electric systems by region. Through March of 2023, there



were 17 such events reported nationwide, including one in Sumter County that was classified as “suspicious activity” that posed a “physical threat to its facility excluding weather or natural disaster related threats, which has the potential to degrade the normal operation of the facility.”

A 2022 study of the resiliency of the State’s electrical and natural gas infrastructure noted the interdependencies between electric power and other key infrastructure including water, wastewater, telecommunications, and transportation. The study recommendations included the need to harden transmission and distribution systems with physical and structural improvements to lines, poles, towers, substations, and supporting facilities to make them less vulnerable to the damaging effects of storm and weather events. Long-term power outages can also be reduced with targeted undergrounding of distribution lines in appropriate circumstances areas based on the exposure.

As detailed in the *Community Facilities* element, most of the unincorporated area of the County is served by individual wells and septic systems. However, water service is provided to a large number of Newberry County residents by five community water systems that include the City of Newberry and the Towns of Prosperity and Whitmire. These five systems serve more than 23,000 residents. Sewer service is provided by four public systems that serve nearly 6,500 customers. These highly automated systems are vulnerable to cyberattacks and power failures, as well as biological and chemical contamination.

9.2.2.3. Cybersecurity and Communications

Cyberattacks are identified as one of the primary threats to the nation’s critical infrastructure (*U.S. Department of Homeland Security, 2022*). Automated control systems and the increased interconnectivity of computer and communication networks that support the efficient delivery of electrical power, natural gas, fuel, water, solid waste, financial services, medical care, education, public safety, telecommunications, and transportation systems also heighten the exposure and vulnerability of these systems. As a result, a significant cyber incident could substantially disrupt core services and cause economic loss statewide.

Cyberattacks have intensified in recent years, targeting essential infrastructure and services that range from municipal water treatment facilities to power grids and fuel pipelines. Attacks can be carried out by criminals holding system control and critical information hostage in a ransomware attack, domestic and international terrorist organizations seeking to cause disruptions, and by foreign governments. Whether intentional or accidental, FEMA classifies these events as “adversarial or human-caused.” FEMA recommends elevating cyber risks as a category in local emergency preparedness planning. The SCEMD plan for cyber incident management outlines the entities involved and roles during a significant cyber event. The plan identifies thirteen priority areas for emergency support that can have physical impacts on lifeline sectors in a community. These include: transportation, communications, public works and engineering, firefighting, mass care, health and medical services, search and rescue, environmental and hazardous materials operations, energy, law enforcement, recovery and mitigation, agriculture and animals, and business and industry (*S.C. Emergency Operations Plan, 2022*).

Coordination with the private sector is also an important step. While utilities are a high visibility target, data shows the manufacturing sector receives double the number of cyberattacks as the



construction, technology and retail sectors combined. The urgency and financial impact of shutdowns in this sector have led to a willingness to pay cybercriminals to quickly restore operations and reduce productivity losses. There is a need to build both public and private sector resilience against such attacks. This is especially important in Newberry County where manufacturing is the largest employment sector by a wide margin, with an average annual wage that is fourth highest among the County's sectors.

Maintaining communications prior and during an event is a key lifeline for preventing and mitigating loss and in coordinating rescue and recovery efforts. Communications includes timely dissemination of alerts and warnings, collection and sharing of information and reports, uninterrupted surveillance of threatening conditions, fully functioning dispatch capability, and sustained 24-hour two-way radio, telephone/cellular, satellite and internet services (*S.C. Emergency Operations Plan, 2022*).

9.2.2.4. Hazardous Materials and Nuclear Radiation

Hazardous materials (HAZMAT) can be released through spills, explosions, leaks, and other incidents involving fixed facilities, roadway, rail, or nuclear facilities. They can also be used intentionally by terrorists or foreign adversaries. These events involving hazardous materials or radiation can prompt evacuations of homes and community facilities, force the closure of roadways and other infrastructure, and the contamination of water and food supplies. Releases can also harm ecosystems and contaminate air and water. Depending on the scope of the release and the toxicity of the materials, the cleanup can take days or years.

Facilities housing and using hazardous materials must report their inventories under the federal *Emergency Planning Community Right-to-Know Act* (EPCRA). This information is made available to states and local governments to help prepare and respond to potential releases. Nearly 4,500 facilities met this reporting requirement statewide, with more than a quarter of these (1,318 facilities) storing materials considered extremely hazardous substances. A majority (3,837) of these sites reported chemical inventories of more than 10,000 pounds. Although the majority of these facilities are clustered along the Interstate 85 corridor, reporting sites are also located in both rural and urbanized areas throughout South Carolina (*S.C. Emergency Operations Plan, 2022*). The primary risk is an accidental release during the transport of these hazardous materials, particularly along the State's interstates, highways, and rail lines.

In addition to potential transportation related incidents involving hazardous materials on Interstate 26, major highways, and railroads, Newberry County has numerous sites where hazardous materials are stored, including facilities for both industrial and agricultural purposes. The national *Toxics Release Inventory* (TRI) tracks the management of toxic chemicals that can pose a threat to human health and the environment. Regulated industries must report how much of each toxic chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released.

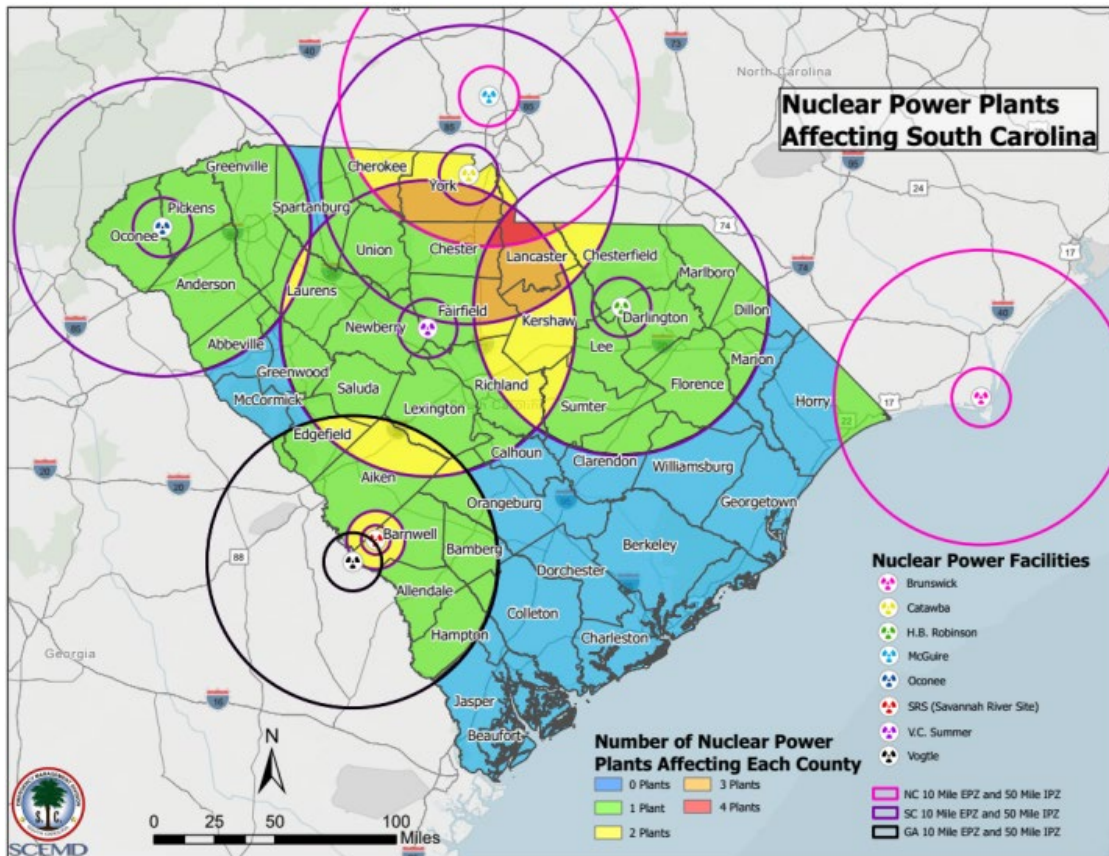
South Carolina ranks 10th highest out of 56 states and territories based on total toxic releases per square mile. The TRI database shows eleven regulated facilities in Newberry County. Nearly two-thirds (65%) of chemical releases in Newberry County between 2012 and 2021 have been into the air, with 35% released through off-site disposal. The top five chemicals released into the air in



Newberry County for the 2021 reporting year included Styrene (75%), Methanol (21%), Formaldehyde (2%), Ammonia (1%), and Xylene (less than 1%). Both Styrene and Formaldehyde are also carcinogens. The top two chemicals released into water in the County were Ammonia (99%) and Zinc Compounds (1%). The top five facilities (and manufacturing sector) in total releases were Valmont Composite Structures (plastics and rubber), SeaPro Boats (boat building), Georgia-Pacific (wood products), Maclean Fiberglass (electrical equipment), and Kiswire (steel wire).

Radiological release from nuclear power plants and the transport of radiological waste poses an additional risk to the Midlands. South Carolina is the nation’s third largest producer of nuclear power. Nuclear power provides well over half (54%) of the State’s electrical energy production. There are four nuclear plants in South Carolina and three nearby plants in bordering states. According to the *State Emergency Management Plan*, 41 of the State’s 46 counties fall within the ten-mile or 50-mile Emergency Planning Zones of at least one nuclear power plant. These zones are used to prioritize the health and safety of communities and residents from direct exposure in a radiological plume or exposure in the ingestion pathway that can contaminate air, water, and food supplies. Newberry County falls within the ten-mile and fifty-mile Emergency Planning Zones of the V.C. Summer Nuclear Station in neighboring Fairfield County and the fifty-mile Emergency Planning Zone of the Catawba Nuclear Station in York County (Figure 9-2).

Figure 9-2. Nuclear Power Plant Emergency Planning Zones



Source: S.C. Emergency Management Division

Emergencies at nuclear power plants are classified at one of four levels based on the risk and nature of the incident. Classifications range from the lowest risk of an “Unusual Event” to the



highest public risk of a “General Emergency” as described in Table 9-4. Evacuations and shelter-in-place orders are generally warranted only in a General Emergency situation.

Table 9-4. Nuclear Facility Emergency Classifications

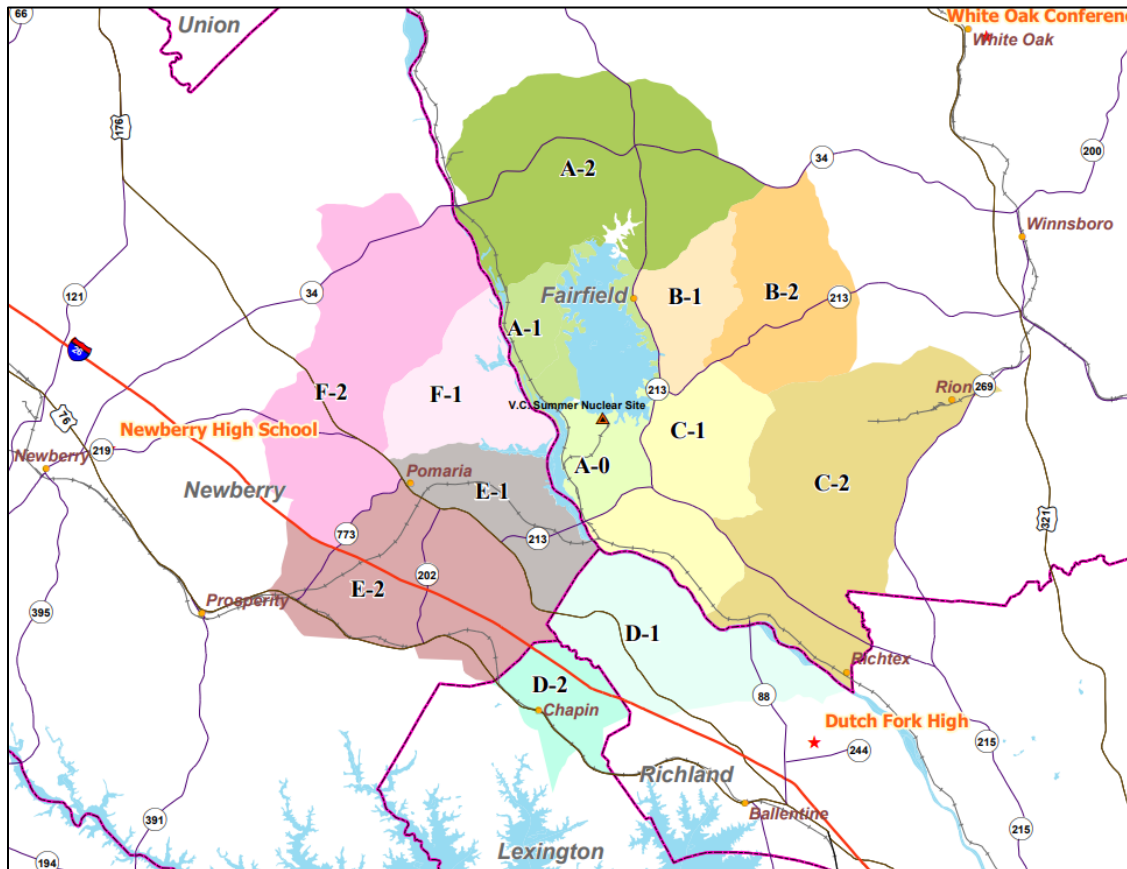
CLASS	EVENT DESCRIPTION
Unusual Event	A situation is in progress or has occurred that could potentially degrade the plant's level of safety or indicate a security threat to the facility, but is considered a minor event not serious enough to cause a release of radioactivity outside the plant. The first response steps are being carried out with operations staff at the ready. State and local officials are notified.
Alert	Conditions that are affecting or could affect plant safety or a security event that could threaten site personnel or damage to site equipment is in progress. Release of radioactivity is anticipated to be small and well below levels that could pose a danger to the public. Emergency personnel and support groups are placed on “standby” and offsite authorities are notified of plant status.
Site Area Emergency	Events are in progress or have occurred that cause actual or likely major failures of plant functions that protect the public. There may be a radioactive release at or around the plant area, but below EPA protective action guides (PAG) exposure levels. Monitoring teams are dispatched and emergency response centers/evacuation sites are readied. Area residents will be notified through IPAWS-WEA text messages to tune in to Emergency Alert System (EAS) stations. Public safety officials may direct citizens to take protective actions.
General Emergency	An uncontrolled release of radioactivity is occurring or is likely to occur with substantial reactor core damage or loss of facility control. Offsite releases can be reasonably expected to exceed EPA PAG exposure levels. Citizens will be alerted by EAS stations with actions to be taken.

Sources: Dominion Energy, 2022; Nuclear Regulatory Commission, 2021

A portion of eastern Newberry County that includes the Towns of Pomaria, Peak, and Little Mountain is within the ten-mile Emergency Planning Zone (EPZ) of the V.C. Summer plant (Figure 9-3). Newberry High School is a pre-designated reception center in case of an emergency that requires evacuation from the ten-mile zone. The EPZ also includes a segment of Interstate 26 and the Mid-Carolina Commerce Parks I and II.



Figure 9-3. Ten-Mile Emergency Planning Zone of V.C. Summer Nuclear Site



Source: SCDHEC, 2008

9.2.2.5. Public Health and Social Vulnerability

Disasters can also have short and long-term health impacts on the population. Loss of power to medical facilities, medical supply chain and personnel shortages, inability to access medical records, contamination of water supplies, exposure to toxins or radiation, longer term mental health issues, and disease outbreaks are just some of the potential public health risks and impacts of a disaster. Disasters and accidents can have an even greater impact on vulnerable populations including the elderly, low income, chronically ill, homeless, and those with disabilities. The Centers for Disease Control defines social vulnerability as "the potential negative effects on communities caused by external stresses on human health. Such stresses include natural or human-caused disasters, or disease outbreaks."

A mass casualty incident is of a significant magnitude that can overwhelm hospitals and other health care services and deplete supplies, equipment, and pharmaceuticals. Mass casualty events can be immediate or sudden, such as a crash or explosion, or can develop over a sustained period as with a pandemic. The COVID-19 pandemic elevated the risk of an infectious disease outbreak in emergency response planning. As experienced with COVID, public health emergencies can occur with little or no notice and interrupt essential community functions. Diseases can cause hospitalization and death to humans, disrupt community services and businesses through widespread absenteeism, and strain medical resources. This can adversely impact the economy, shuttering businesses and creating shortages of food and basic products. The global reach of



South Carolina's business, tourism, energy, and other economic sectors contribute to high levels of risk for infectious disease and other public health emergencies (S.C. *Emergency Operations Plan, 2022*).

Natural and man-made hazard events can quickly overwhelm the County's limited health care workforce and facility capacity. Newberry County is a federally designated *Medically Underserved* and a *Health Professional Shortage Area* (HPSA) for primary medical care and dental care among low income populations and for mental health care among all residents (SCDHEC, 2022). Shortage areas are designated geographic areas, special populations, or facilities that have shortages of primary medical care, dental, or mental health providers. Low income, disabled, elderly, homeless, and chronically ill populations can be particularly vulnerable and disproportionately affected in disaster situations.

The FEMA *National Risk Index* defines risk as "the potential for negative impacts, because of natural hazard." The index also notes that "community resilience is the consequence reduction component and uses demographic characteristics to measure a community's ability to prepare for, adapt to, withstand, and recover from the effects of natural hazards." As detailed in Table 9-5, Newberry County has a lower overall Weather and Climate Combined Risk Score of 13.84 than the State at 15.35, but higher than the national score of 13.30. The FEMA *National Risk Index* Social Vulnerability ranking indicates that special populations in Newberry County have a *Very High* susceptibility to the adverse impacts of natural hazards when compared to the rest of the United States. The County population is more vulnerable than 82% of counties nationwide and only 1% of South Carolina counties have a lower social vulnerability. Census tract 9502.01 has the County's highest Social Vulnerability in the FEMA Index at 84.85 and the third highest of all tracts statewide.

The *Social Vulnerability Index* (SoVI®) developed by the University of South Carolina uses 29 socioeconomic variables to assess "social vulnerability that deemed to contribute to a community's reduced ability to prepare for, respond to, and recover from hazards." Using this range of federal environmental and economic criteria, multiple census tracts in the County are classified as overburdened and underserved, increasing their vulnerability in disasters. The County's overall Social Vulnerability Index (SoVI®) Score of nearly 40 is also higher than the national score of 38.35, but just below the South Carolina score of 40.14. Table 9-5 compares the rankings by Census tract, with 2010 Census tracts shown in Map 9-1.



Map 9-1. Newberry County 2010 Census Tracts



Source: U.S. Census Bureau, 2010 Census

Census Tract 9502.02 (western portion of the City of Newberry) had the highest SoVI® score among the County’s census tracts with a score of nearly 35. This tract exceeded County averages in the concentration of residents in the most risk categories that include percentage with lower incomes, living below poverty, limited English proficiency, lower educational attainment, elderly residents and those with disabilities, single parent households, minority populations, and households with no vehicle.

Table 9-5. Risk and Social Vulnerability Index Comparison for Newberry County Census Tracts

AREA/CENSUS TRACT	FEMA NATIONAL RISK INDEX SOCIAL VULNERABILITY ¹	WEATHER & CLIMATE COMBINED RISK (NCEI)	SOCIAL VULNERABILITY INDEX SCORE (SoVI®)	IDENTIFIED POPULATION RISK FACTORS ²
Newberry County	82.27	13.84	39.89	No HS Diploma, Under 18, Mobile Homes, Disabilities, Elderly
9501 (Pomaria Area)	25.52	18.13	32.52	Mobile Homes
9502.01 (North of City of Newberry)	84.85	15.68	33.26	Lower Income, Poverty, No HS Diploma, Limited English, Under 18, Single Parents, Minorities, Mobile Homes



AREA/CENSUS TRACT	FEMA NATIONAL RISK INDEX SOCIAL VULNERABILITY ¹	WEATHER & CLIMATE COMBINED RISK (NCEI)	SOCIAL VULNERABILITY INDEX SCORE (SoVI®)	IDENTIFIED POPULATION RISK FACTORS ²
9502.02 ¹ (Eastern and Southeastern City of Newberry)	81.20 (9502.04)	24.57	34.86	Lower Income, Poverty, No HS Diploma, Limited English, Elderly, Disabilities, Single Parents, Minorities, No Vehicle
	90.05 (9502.03)			
9503 (Whitmire Area)	50.07	18.31	33.71	Lower Income, No HS Diploma, Elderly, Disabilities
9505.02 (Western City of Newberry)	96.77	20.59	33.58	Lower Income, Poverty, Under 18, Single Parents, Minorities, No Vehicle
9506.01 (Prosperity Area)	73.72	20.32	33.10	Elderly, Disabilities, Mobile Homes
9506.02 ¹ (Little Mountain/ Fairview Peak)	31.70 (9506.03)	21.15	31.12	Elderly, Mobile Homes
	21.24 (9506.04)			
9507 (Silverstreet Area)	60.14	20.82	32.88	Lower Income, Under 18, No HS Diploma, Single Parents, Minorities, Mobile Homes
South Carolina	--	15.35	40.14	--
United States	--	13.30	38.35	--

¹Based on 2010 Census tracts. Two tracts were further divided in the 2020 Census.

²Tract exceeds County averages for these risk factors

Sources: FEMA Hazard Risk Index, 2023; NOAA National Centers for Environmental Information, 2023

Tracts 9505.02 and 9502.02 encompass the City of Newberry and are both designated as *Disadvantaged Communities* (DAC) by the U.S. Department of Energy. The Department uses thirty-six (36) indicators that reflect fossil fuel dependence, energy burden, local environmental and climate hazards, and socio-economic vulnerabilities to calculate a cumulative burden score. To be eligible for the designation, a census tract must have at least 30% of households classified as low-income and rank in the 80th percentile of the cumulative sum of the 36 indicators. These scores are increasingly used to prioritize federal investments in energy and other infrastructure resilience projects. In Tract 9505.02, 88% of family households are headed by a single parent, 19% have no vehicle, 33% of households have no internet, 61% of housing units are occupied by renters, and 69% of residents are low income. Although Tract 9502.02 was split into two tracts in the 2020 Census, the DAC criteria characterize the overall vulnerability of these tracts in which 20% of the population has a disability, more than 30% of households lack internet, and a higher proportion of residents lack job access.

Other social risk factors associated with hazards vulnerability are food insecurity, a high housing cost burden, and lack of insurance. Food insecurity is defined by the USDA as “the lack of access, at times, to enough food for an active, healthy life.” An estimated 9.8% of Newberry County residents, or 3,770 residents, are food insecure. This is the second highest rate in the Central Midlands region and higher than the State rate of 9.6%. Well over half (52.1%) of renters in the County are cost-burdened, while 27.2% of homeowners spend more than 30% of their income on



housing. The local housing shortage can make recovery a daunting challenge for cost-burdened residents seeking new housing or requiring housing repairs following a disaster. Housing prices have jumped 28% since the start of the pandemic in 2020. Newberry County has the region's highest rate of uninsured population at 15%. Additional social and housing data is found in the *Population and Housing Elements*.

9.2.2.6. Economic Stability and Resilience

Hazard mitigation planning is incomplete without addressing economic resilience and recovery. The ability of the County to leverage public and private resources to help restore affected employers and business operations quickly is essential to mitigating an economic disruption. In larger scale disasters, the timing and effectiveness of physical recovery efforts can rely on the resilience of critical facilities that support the manufacture of primary metals, machinery, electrical equipment, appliances, components, and transportation equipment. Food and pharmaceutical production are also important to economic stability and in large-scale disaster recovery efforts.

Economic disruptions can occur when there are large employer closures, industry-specific shocks, or more general economic conditions such as a national recession, natural disasters, and public health hazards such as the recent pandemic. The *National Economic Resilience Data Explorer* (NERDE) is a joint project of the Argonne Laboratory and the Economic Development Administration to assess and assist with local economic recovery and resilience. In addition to generating county-level economic distress indicators based on unemployment and wage trends, the analysis tool also assesses indicators of overall economic risk and resilience and COVID-19 pandemic recovery status. NERDE data shows that although the current and 24-month unemployment rates for Newberry County are better than the national average, per capita income measures indicate economic distress. Among the County's top five industries by Gross Domestic Product (GDP), the Food Processing, Wood Products, and Electrical Equipment and Appliances sectors have recovered and surpassed pre-pandemic levels. However, the recovery for the Local Government and Construction sectors has been slower and remains under the pre-pandemic threshold of January 2020. A 2022 survey of County businesses on the lingering effects of COVID-19 revealed that the top two issues were supply chain disruptions and employee absences.

As detailed in the *Economic Element*, the *Newberry County Economic Development Strategic Plan* adopted in 2023 prioritizes economic diversification and the cultivation of businesses that offer quality, higher-wage jobs and strengthen the tax base. Communities depend on a strong economy for jobs, essential goods and services, and tax revenues that enable rebuilding after a disaster. Economic diversification, combined with high-demand and higher wage employment opportunities, can lessen the impact of future economic downturns. Indicators from the NERDE database show Newberry County has a strong manufacturing employment base that is more than triple the national share for this sector. Private manufacturing currently accounts for more than 30% of jobs in the County. Annual average manufacturing wages in Newberry County are generally double the wage of the retail sector and more than triple that of accommodations and food services (*Central Midlands CEDS, 2022*).

A cluster analysis conducted as part of the recent strategic planning process revealed several emerging sectors in the County. Appliances manufacturing is the highest-concentrated cluster and had the most job growth in the last five years. This cluster was boosted by the location of



Samsung Electronics to the County, which now employs more than 2,300. Although livestock processing is identified as a traditionally highly concentrated cluster and a top employer in Newberry County, there is a projected sector decline. The livestock processing workforce was hit especially hard by the pandemic, with the highest number of pandemic job losses countywide. Other high growth clusters are automotive, boat manufacturing, lighting and electrical equipment, wood processing, transportation and logistics, and advanced materials (plastics, paper and packaging, chemical, and metal products). The diversity of clusters in Newberry County has helped stabilize the local economy and speed rebounds after external shocks such as the COVID-19 pandemic.

Agriculture also plays an important role in the local economy. The Newberry County Agriculture, Fishing, Forestry and Hunting industry sector has a location quotient of 3.20, second only to Manufacturing at 3.75. Newberry County ranks 6th highest in the State in the total market value of agricultural sales, with 96% of its sales consisting of livestock, poultry, and related products. The County ranks in the top 11% of counties nationwide in the market value of products sold in the livestock and poultry category and in the top 5% in poultry and eggs (*USDA Census of Agriculture*). There are more than 600 farms in the County and nearly 95,000 acres in farmland. The agricultural sector is vulnerable to natural and biological disasters, particularly drought, winter weather, and livestock diseases.

As part of the recent strategic planning process, the County Economic Development Office also conducted an extensive outreach process that identified weaknesses and barriers to economic growth. Among the countywide weaknesses are water and sewer infrastructure, a limited housing supply, road congestion, lack of internet in some communities, pressure on a limited tax base, workforce shortages and an aging workforce, and the potential for growth to outpace infrastructure and service capacity. These issues largely mirror regional weaknesses identified in the *Central Midlands Comprehensive Economic Development Strategy* (CEDS) adopted in 2022. Opportunities to strengthen the economic resilience of the region and County include small business development and entrepreneurial support, workforce development and training, infrastructure upgrades, broadband expansion, recruitment of higher wage/higher tech jobs, and support for business continuity planning for disasters. These issues are examined in detail in the *Economic Element*.

9.2.3. County Composite Risk Summary

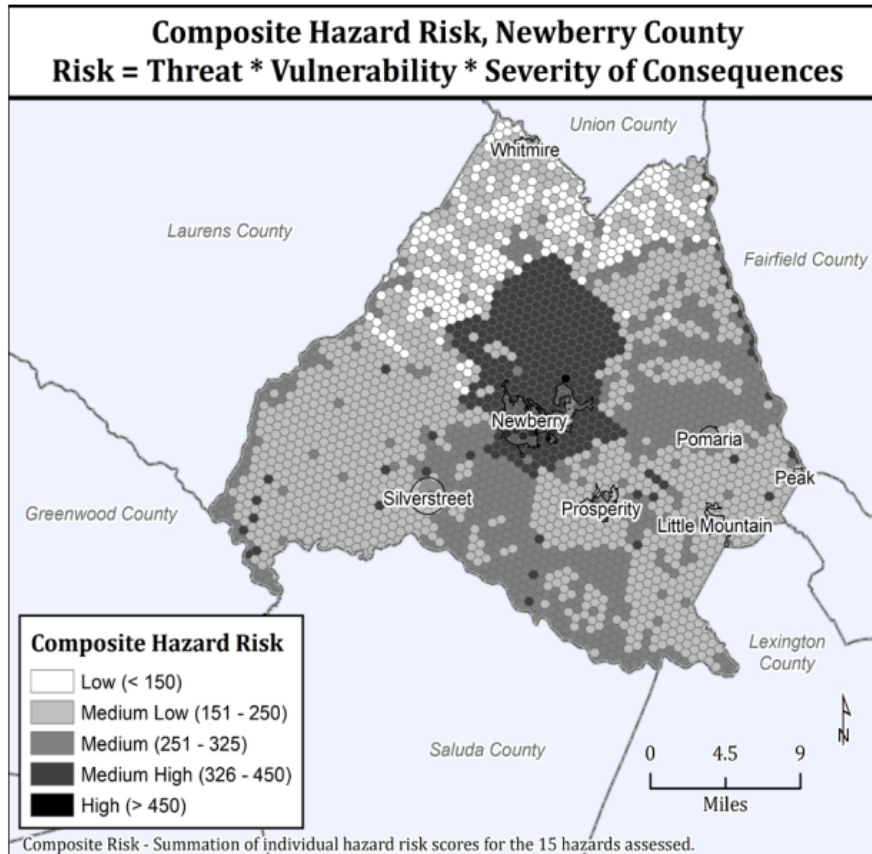
As outlined in the prior sections, multiple natural and man-made hazards have the potential to disrupt day-to-day activities, cause extensive property damage, and create mass casualties in South Carolina. The *2021 Central Midlands Hazard Mitigation Plan* identifies cold weather events as the most frequent hazard faced by Newberry County, followed by thunderstorms including lightning, wind, and hail. However, the overall risk assessment for the County lists extreme heat, drought, tornadoes, winter weather, extreme cold, and flash floods as high risk hazards in terms of vulnerability, severity, probability of future occurrence, and magnitude and severity.

Using the *Severity of Consequence* rating system, the natural hazards posing the highest severity of impact in Newberry County are heat, tornado, drought, hurricane/tropical storm, and flash flood. Hazards rated as having the lowest potential severity of consequence are lightning, earthquake, and extreme cold. When the composite threat, vulnerability, and severity of



consequence levels for Newberry County are overlaid, the County exhibits a composite risk level of at least medium-low except for a few areas in the northern third of the county. The most vulnerable area in terms of hazards and social and economic impact is in central Newberry County including the City of Newberry. This higher risk area includes much of the County's critical infrastructure, building stock, and population. As a result, the area has *medium-high* and *high* risk with a high concentration of composite vulnerability. There are also areas of noticeably higher composite risk near Pomaria and between Silverstreet and Prosperity as shown in Figure 9-4.

Figure 9-4. Newberry County Composite Hazard Risk Map



Source: Central Midlands Hazard Mitigation Plan, 2021

The *National Risk Index* is a mapping tool from FEMA that identifies communities most at risk of 18 natural hazards. This application visualizes natural hazard risk metrics at the County and Census tract levels and includes data about expected annual losses from natural hazards, social vulnerability, and community resilience (Table 9-6). The overall *Risk Index* rating for Newberry County is *Relatively Low* when compared to the rest of the nation. Nearly two-thirds (64%) of U.S. counties have a lower Risk Index and 28% of South Carolina counties have a lower Risk Index than Newberry County. The *Expected Annual Losses* due to disasters in Newberry County is also *Relatively Low* when compared nationally. Sixty percent of U.S. counties and 33% of South Carolina counties have a lower Expected Annual Loss. Newberry County residents have a *Very High* susceptibility to the adverse impacts of natural hazards. More than 80% of counties have a lower *Social Vulnerability* score than Newberry and only 1% of counties statewide are less vulnerable.



The County has an overall *Relatively Moderate* ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. Well over half (56%) of U.S. counties and 99% of counties in South Carolina have a stronger Community Resilience score than Newberry County. Of the County's ten census tracts, six have an overall *Relatively Moderate* risk index and four have a *Relatively Low* risk. All ten Census tracts have a *Relatively Low* community resilience score when compared to the rest of the nation.

Table 9-6. National Risk Index Comparison for Newberry County Census Tracts

LOCATION/ CENSUS TRACT	RISK INDEX	EXPECTED ANNUAL LOSS	SOCIAL VULNERABILITY ³	COMMUNITY RESILIENCE
Newberry County	Relatively Low 64.1	Relatively Low 59.8	Very High 82.3	Relatively Moderate 44.4
9501	Relatively Low 58.7	Relatively Moderate 64.4	Relatively Low 25.5	Relatively Low 33.0
9502.01	Relatively Moderate 62.3	Relatively Low 50.6	Very High 84.8	Relatively Low 33.0
9502.03 ¹	Relatively Moderate 68.6	Relatively Low 56.2	Very High 90.1	Relatively Low 33.0
9502.04 ¹	Relatively Moderate 78.3	Relatively Moderate 71.3	Very High 81.2	Relatively Low 33.0
9503	Relatively Low 62.0	Relatively Moderate 61.0	Relatively Moderate 50.1	Relatively Low 33.0
9505.02	Relatively Moderate 83.5	Relatively Moderate 73.1	Very High 96.8	Relatively Low 33.0
9506.01	Relatively Moderate 77.8	Relatively Moderate 72.7	Very High 73.7	Relatively Low 33.0
9506.03 ²	Relatively Low 50.1	Relatively Low 53.5	Relatively Low 31.7	Relatively Low 33.0
9506.04 ²	Relatively Low 59.4	Relatively Moderate 66.5	Relatively Low 21.2	Relatively Low 33.0
9507	Relatively Moderate 76.8	Relatively Moderate 74.8	Very High 60.1	Relatively Low 33.0

¹Tracts were previously part of Tract 9502.02 in the 2010 Census; ² Tracts were previously part of Tract 9506.02 in the 2010 Census; ³Based on Centers for Disease Control (CDC) ATSDR Social Vulnerability Index

Source: FEMA National Risk Index, 2023, <https://hazards.fema.gov/nri/>

9.3. Existing Plans, Partnerships and Coordination

Advance hazard mitigation planning and preparation is essential in equipping community leaders, response staff, and the general public to make rapid and informed decisions that can save lives and quickly restore infrastructure and services when disaster strikes. Coordination of local resilience planning and mitigation measures with neighboring jurisdictions and with State and regional hazard mitigation planning and response entities is an essential step in this process.



9.3.1. Existing Plans and Resources

Existing hazard mitigation, emergency response, and resiliency plans for the County, region, State, and neighboring jurisdictions were identified and inventoried as part of the resiliency planning process as listed in Table 9-7.

Table 9-7. Inventory of Key Plans Impacting Newberry County Resiliency and Recovery

PLAN (DATE)	ENTITY	COVERAGE	SUMMARY
Central Midlands Hazard Mitigation Plan (Rev. 2022)	CMCOG	Fairfield Lexington Newberry Richland	Details the historical extent and impact of natural and human-made hazards in the Midlands at the county level with strategies to prevent, reduce, or eliminate the impact of these events
Comprehensive Economic Development Strategy (2022)	CMCOG	Fairfield Lexington Newberry Richland	Defines the regional vision for economic growth and resilience and identifies local priorities for future investment
Comprehensive Seismic Risk & Vulnerability Study (2001)	SCEMD	Statewide	Assesses vulnerability of South Carolina's built environment to earthquakes of various magnitudes and provides emergency managers at all levels with detailed estimates of damages and losses
Emergency Planning Guide (2022)	Dominion Energy	V.C. Summer Nuclear Zone	Describes public protective measures, alert systems, and locations for reception centers and evacuation routes for residents in case of radiological incident emergencies within the ten-mile emergency management zone (EMZ) of the plant
Newberry County Emergency Operations Plan (2019)	Newberry County EMD	Newberry County	Outlines delegation of responsibility for County and municipal agencies in the event of a major disaster and coordinates mitigation, preparedness, response, and recovery efforts for all hazards that may affect the County
S.C. Catastrophic Incident Response Plan (2018)	SCEMD	Statewide	Specifies coordination of local, State, and Federal resources in catastrophic events that exceed county and State resources and interrupt government operations and services within and beyond the impacted area
S.C. Drought Response Plan ¹ (2016)	SCEMD	Statewide	Provides statewide planning and response strategies for State and County officials to plan and coordinate resources in response to a severe or extreme drought event to prevent loss of life, minimize damage, lessen the economic impact, and protect the environment
S.C. Earthquake Plan ¹ (2021)	SCEMD	Statewide	Provide a framework of actions necessary for emergency operations in response to a large earthquake



PLAN (DATE)	ENTITY	COVERAGE	SUMMARY
S.C. Operational Radiological Emergency Response Plan (2022)	SCEMD	Nuclear Power Plants	Provides guidance, coordination, and utilization of State and other resources to support counties affected by a radiological incident emergency at the Catawba, Oconee, Robinson, Savannah River Site, V.C. Summer (SC), Vogtle (GA), and Brunswick and McGuire (NC) nuclear plants
S.C. Opioid Emergency Response Plan (2022)	DAODAS SLED	Statewide	Provides guidance and a detailed strategy of State and local efforts to combat the opioid epidemic
S.C. Recovery Plan (2023)	SCEMD	Statewide	Coordinate resources to support short-term, intermediate, and long-term local recovery goals
S.C. Emergency Operations Plan (2022)	SCEMD	Statewide	All-hazard plan for State government departments and agencies to ensure a coordinated and effective response to natural, technological, or man-made disasters in South Carolina covering emergency management: mitigation, preparedness, response, logistics, and recovery
South Carolina Floodwater Commission Report (2019)	S.C. General Assembly	Statewide	Offers short and long-term recommendations to alleviate and mitigate flood impacts and manage stormwater in cities, communities, and enterprises located on or near the coast and rivers
S.C. Hazard Mitigation Plan (2018)	SCEMD	Statewide	Outlines State strategy for all natural hazard mitigation goals, actions, and initiatives based on the systematic evaluation of the nature and extent of vulnerability to natural hazards and actions needed to minimize future hazards vulnerability
S.C. Mass Casualty Plan ¹ (2018)	SCDHEC	Statewide	Assigns responsibilities to State agencies and coordinates response efforts to meet the needs of local governments following a mass casualty-producing incident
Strategic Statewide Resilience and Risk Reduction Plan (2023 Draft)	S.C. Office of Resilience (SCOR)	Statewide	Coordinates statewide resilience efforts including coordination with federal, state, and local governmental agencies, stakeholders, and nongovernmental entities and serves as a framework to guide state investment in flood mitigation projects

¹Plan published separately as a standalone component of the *S.C. Emergency Operations Plan*

Additional State emergency planning documents that are published separately with potential impact relevance for Newberry County include statewide plans for Dam Failure Emergency Response, Civil Disturbance, Terrorism Operations, Emergency Refuel, Repatriation, Active Shooter/Hostile Action Consequence Management, Infectious Disease, State Long-Term Power Outage, State Cyber Consequence Management, Medical Countermeasures, Winter Weather, and Flood Response. The COVID-19 pandemic heightened increased consideration of non-natural hazard data to assist in State and local hazard mitigation and emergency management planning.



Multiple Federal, State, and institutional mapping tools are now available to assist local communities in identifying areas and populations that have heightened vulnerability. These tools integrate population, housing, and economic data with historic and projected natural hazards events and environmental and public health data to provide a more comprehensive view of risk and resiliency at the local level. The FEMA *National Risk Index* (<https://hazards.fema.gov/nri/map>), the FEMA *Resilience Analysis and Planning Tool* (RAPT) (<https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool>), and the NOAA *Risk and Vulnerability* (<https://www.ncdc.noaa.gov/billions/mapping>) are among multiple platforms that map and rank vulnerability to natural hazards. The interrelated nature of natural hazards, health and environmental factors, and socio-economic conditions and their combined influence on disaster recovery and adaptability are revealed when social vulnerability is integrated in web-based tools. Integrated platforms include the Economic Development Administration's *National Economic Resilience Data Explorer* (NERDE) (<https://www.anl.gov/dis/nerde-county-dashboard>), the Environmental Protection Agency's *Environmental Justice Screening and Mapping Tool* (<https://ejscreen.epa.gov/mapper/>), the U.S. Department of Energy's *Disadvantaged Communities Reporter* (<https://energyjustice.egs.anl.gov/>) and the Center for Disease Control's *Social Vulnerability Index* (SVI) (https://www.atsdr.cdc.gov/placeandhealth/svi/interactive_map.html). These mapping resources are increasingly used in regional and county hazard mitigation planning, as well as in Federal and State grant applications, to help optimize local resiliency and mitigation investments.

9.3.1.1. Central Midlands Hazard Mitigation Plan

Per the *Disaster Mitigation Act of 2000*, the Federal Emergency Management Agency (FEMA) requires all counties to create and maintain a *Hazard Mitigation Plan* (HMP). An HMP assesses historical impacts of natural hazards to determine high risk areas and identify vulnerabilities. When analyzed along with demographic and economic information, the assessment is used to identify and prioritize mitigation actions for reducing risk and protecting residents and visitors from the impacts of natural hazards. A FEMA and SCEMD approved and locally adopted HMP is a requirement to solicit federal grant funds under the Hazard Mitigation Grant Program.

The *Central Midlands Hazard Mitigation Plan* (CMHMP) was most recently updated and subsequently adopted by Newberry County in 2021. The Plan provides detailed vulnerability and mitigation information for the four counties in the Central Midlands Council of Governments region (Fairfield, Lexington, Newberry, and Richland) and participating municipalities. The Plan identifies the historical and projected hazards that threaten each county of the Midlands region along with an estimate of the relative risks posed to each community by these hazards. This is supported by recommended goals, actions, and projects that guide mitigation activities, with a plan for prioritizing, implementing, evaluating, and monitoring such activities.

In developing the plan, CMCOG assembled and worked closely with planning committees for each county that included jurisdictional representatives, county emergency managers, and other organizations that participate in emergency management activities. These committees in turn coordinated and communicated with local stakeholders throughout the planning process. The resulting regional plan meets the federal and state requirements for a local hazard mitigation plan for all four Midlands counties. CMCOG monitors and updates the *Hazard Mitigation Plan* every



five years, with the next update planned for 2026. Participating local governments provide detailed and on-going record keeping on the occurrence and cost of natural hazard events that are used to update and revise the plan.

The 2021 regional plan identified 34 specific hazard mitigation strategies for the unincorporated portion of Newberry County to address multiple risks. These strategies focus on the targeted higher probability hazards of forest fire/wildfires, winter snow and ice storms, flooding, tornadoes, hurricanes, drought, and thunderstorms and accompanying hail, wind, and lightning. The Plan also includes 36 strategies for the City of Newberry and 34 for the Town of Whitmire. While both municipalities address the seven natural hazards of the County's mitigation strategies, the City of Newberry and Town of Whitmire have additional strategies to harden critical public facilities against damage by earthquakes.

9.3.1.2. Newberry County Emergency Operations Plan

Newberry County has prepared an *Emergency Operations Plan* (EOP) that is coordinated with the South Carolina *Comprehensive Emergency Preparedness Plan* and provides the specific delegation of responsibilities of County and municipal agencies in the event of major disasters. Originally adopted in 1976, the most recent Plan update was adopted in 2019. The purpose of the Plan is "define the actions to be taken by Newberry County government, State and Federal agencies, and other non-governmental organizations in preparation for, response to, and recovery from an emergency situation."

The *Newberry County Emergency Operations Plan* is predicated on the concept that all disasters are local, and that local government is responsible for responding to all disasters occurring within Newberry County, regardless of the nature of the disaster. The Plan provides an overview of the County's approach to emergency operations and describes its response organization and assigned responsibilities. The EOP details activities in all four phases of emergency management – mitigation, preparedness, response, and recovery. Hazard specific operations guides have been adopted to supplement the EOP as separate documents that focus on the special needs and unique details that apply to the subject hazard.

The EOP is exercised, reviewed, and updated annually by the Newberry County Emergency Management Division. The Newberry County Department of Public Safety is the designated Disaster Preparedness Agency with responsibility for emergency and disaster planning for Newberry County. Newberry County also assumes mitigation strategy responsibility for the towns of Little Mountain, Peak, Pomaria, and Prosperity. The County Emergency Operations Center (EOC) is the focal point of activity during an emergency – coordinating public safety, law enforcement, and recovery efforts with other key areas of County, municipal, and State government. The Newberry County EOC is located at 540 Wilson Road. In the event the facility becomes inaccessible, damaged, or otherwise unusable, the City of Newberry Fire Station located at 1507 Nance Street serves as the alternate EOC.

9.3.2. Local Capacity, Partnerships, and Coordination

Community resilience measures a community's ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. Locally adopted policies and programs can be effective in incorporating resiliency solutions and



expediting implementation. As described in the *Central Midlands Hazard Mitigation Plan*, Newberry County leverages a combination of public outreach efforts, flood mitigation planning, emergency management programs, zoning and building codes, building elevation requirements, and infrastructure projects to reduce risks.

Comprehensive and capital improvements planning, zoning and land use regulations, and building codes are also used by the County and several of its municipalities to ensure public safety, promote environmental standards, protect the built environment, preserve protective natural resources, and guide development to areas of lower risk. Newberry County has enacted zoning and land use ordinances and adopted ordinances regulating hazardous substances reporting, stormwater, and floodplain management.

The *Hazardous Substances Ordinance* was adopted by the County in 2002 to protect Newberry County citizens and emergency response personnel from the detrimental effects of the explosion, fire, or release of hazardous materials. The regulations apply to all substances that, if accidentally released, may pose a threat or be harmful to human health, safety, animals, crops, water systems, or other elements of the environment. These substances include explosives, radioactive materials, etiologic agents, flammable and combustible liquids, solids, and gases, poisons, oxidizing substances, and corrosive chemicals. The Ordinance requires the identification of facilities that pose a significant risk to the community to include facilities with underground storage tanks and facilities that store 10,000 pounds or more of a hazardous substance, or threshold planning quantities (TPQ), of an extremely hazardous substance subject to federal SARA Tier II reporting. The regulations also detail a process for cost recovery from the facility owner by the County after responding to incidents at such facilities.

The County also enforces ordinances for flood damage prevention and erosion and sediment control. The County enacted the *Stormwater Management and Sediment Control Ordinance* in 2006 to: prevent the erosion of soils, prevent the sedimentation of streams, control stormwater runoff from developing areas, reduce the damage potential of flood water, protect properties near land disturbing activities, prevent the clogging of ditches, prevent the silting of lakes, provide unobstructed and sanitary channels for storm water runoff, prevent flooding caused by the encroachment of buildings or other structures on natural waterways and drainage channels, prevent pollution of surface water and groundwater, promote groundwater recharge, and preserve the natural scenic beauty of Newberry County. A Stormwater Management and Sediment Control Plan is required prior to any construction, grading or land disturbance or alteration associated with proposed non-exempt activities.

Adopted in 2003, the Newberry County *Flood Damage Prevention Ordinance* controls the alteration of natural flood plains, stream channels, and natural protective barriers that are involved in the accommodation of flood waters, and control filling, grading, dredging, and other development that may increase flood damage or erosion. The goals of the Ordinance are to protect human life and health, to help maintain a stable tax base by providing for the sound use and development of flood-prone areas to minimize flood blight areas, and to ensure that potential home buyers are notified that property is in a flood area. The provisions are designed to minimize damage to public facilities and utilities such as water and gas mains; electric, telephone, and sewer lines; streets and bridges located in the flood plain; and prolonged business interruptions. A long-



term objective of flood plain management is to minimize the burden on public resources for costly flood control projects and rescue and relief efforts associated with flooding.

Newberry County, the City of Newberry, and the Town of Whitmire also participate in the National Flood Insurance program (NFIP) to reduce the impact of flooding on private and public structures. There were 127 active residential and commercial flood insurance policies in the County and 16 in the City of Newberry in 2021 (*CMHMP, 2021*). These jurisdictions do not participate in the Community Rating System (CRS) that can provide residents with discounted flood insurance premiums.

Newberry County is a *StormReady*® community. South Carolina is one of only four states with all counties in the program. This National Weather Service program is designed to support local communities with the basic communication and safety skills that can save lives and property during severe weather events. *StormReady*® communities must take several actions to improve readiness and reduce vulnerability to include establishing a 24-hour warning point and emergency operations center and providing multiple ways to receive and send severe weather warnings, forecasts, and alerts to the public. Counties must also create a system to monitor local weather conditions, promote public readiness and education through community outreach, and develop a formal hazardous weather plan that includes holding emergency exercises and training severe weather spotters.

Fire protection for Newberry County is provided by the Newberry County Fire Services through volunteer fire departments located in rural towns and unincorporated communities. Eleven departments – Friendly, Pomaria, Prosperity, Whitmire, Little Mountain, Silverstreet, Bush River, Fairview, Chappells, St. Phillips, and Consolidated – are responsible for suppression of all structural, industrial, and other fires in Newberry County. Rescue services are also provided through seven volunteer rescue squads based in Pomaria, Newberry, Chappells, Prosperity, Whitmire, Little Mountain, and Lake Murray. Emergency Medical Services are provided by the Newberry County Hospital with annual funding by the County.

As the local focal point of activity during an emergency, the County Emergency Operations Center (EOC) is the hub for coordinating public safety, law enforcement, and recovery efforts with other key areas of County, municipal, and State government. As noted in the EOP, Newberry County is a small, rural jurisdiction with limited financial resources that relies on mutual aid agreements for certain critical events. The County has capabilities to respond to incidents involving hazardous materials or technical rescue, backed by mutual aid assets to assist in response to these types of incidents when needed. Prior to seeking aid from State or Federal partners, Newberry County utilizes preexisting agreements with neighboring jurisdictions and the private sector (Table 9-8).

Newberry County is bordered on the north by Laurens, Union, and Fairfield Counties and the Broad River, on the east by Richland and Lexington Counties, and to the south by Saluda and Greenwood Counties and the Saluda River. Newberry County is located approximately 31 miles from Greenwood and 41 miles from Columbia. The County contains seven incorporated municipalities that include the City of Newberry and the towns of Prosperity, Peak, Pomaria, Silverstreet, Little Mountain and Whitmire. Unincorporated communities include Chappells, Kinards, and Jalapa.



Table 9-8. Neighboring Jurisdiction Participation in Mutual Aid Agreement

JURISDICTION	PARTICIPATING ENTITIES	
Fairfield County	<ul style="list-style-type: none"> • Town of Ridgeway • Town of Winnsboro • Fairfield County Sheriff's Office 	<ul style="list-style-type: none"> • Fairfield Rural Fire Board and Community Volunteer Fire Departments: Greenbrier-Bethel, Mitford, Southeastern, Jenkinsville, Ridgeway, Dutchman Creek, Feasterville, Lebanon, Blackstock-Woodard, and Blair
Greenwood County	<ul style="list-style-type: none"> • Greenwood County • City of Greenwood • Town of Ninety Six • Town of Ware Shoals 	<ul style="list-style-type: none"> • Commissioners of Public Works • Fire Departments and Fire and Rescue: Northwest, Troy, and Highway 32
Laurens County	<ul style="list-style-type: none"> • Laurens County • City of Clinton • City of Laurens • Laurens Commission of Public Works • Laurens County Water and Sewer Commission 	<ul style="list-style-type: none"> • Fire Departments: Joanna, Sandy Springs, Hickory Tavern, Cross Hill, Durbin Creek, Gray Court, Greenpond, Renno, Waterloo, Western Laurens, Youngs, Mountville, Ekom, Laurens City-Station 20, and Laurens County-Station 21
Lexington County	<ul style="list-style-type: none"> • Lexington County • City of Cayce • City of West Columbia • Town of Batesburg-Leesville • Town of Chapin • Town of Irmo 	<ul style="list-style-type: none"> • Town of Lexington • Town of Pelion • Town of South Congaree • Town of Springdale • Town of Swansea • Irmo Fire District • Richland-Lexington Airport District (Fire/Rescue)
Newberry County	<ul style="list-style-type: none"> • Newberry County • Newberry County Sheriff's Office • City of Newberry • Town of Peak • Town of Pomaria • Town of Prosperity • Town of Whitmire 	<ul style="list-style-type: none"> • Fire Departments and Sub Stations: Friendly, Prosperity, Stoney Hill, Whitmire, Pomaria, Peak, Maybinton, Little Mountain, Silverstreet, Bush River, Fairview, O'Neal, Chappells, St. Phillips, City of Newberry, and the Consolidated Rural Fire Department
Richland County	<ul style="list-style-type: none"> • Richland County • City of Columbia • City of Forest Acres 	<ul style="list-style-type: none"> • Town of Arcadia Lakes • Town of Blythewood • Town of Eastover
Saluda County	<ul style="list-style-type: none"> • Saluda County 	<ul style="list-style-type: none"> • Community Fire Departments: Old Town, Hollywood, Mayson, Midlands, Circle, Ridge Spring, and Saluda
Union County	<ul style="list-style-type: none"> • Union County • Union County Sheriff's Office • City of Union • Town of Jonesville • Fire District 	<ul style="list-style-type: none"> • Union County Fire and Rescue • Fire Departments and Districts: Bonham, Carlisle, Cross Keys, Kelly Kelton, Philippi, Buffalo, Santuc, Southside, Lockhart, Monarch, and Jonesville

Source: Statewide Mutual Aid Signatories, SCEMD, 2023



In events where local recovery needs exceed the capacity of these local resources, the County will turn to the State of South Carolina and Federal agencies to obtain additional resources. The South Carolina Emergency Management Division (SCEMD) has a statewide mutual aid process and agreement in place for emergency and disaster response and recovery. State, county, and municipal governments are required by the State code to cooperate in developing and maintaining a plan for mutual assistance in emergencies. The State process provides that any municipality, fire district, fire protection agency, or other emergency service entity may provide mutual aid assistance, upon request, from any other municipality, fire district, fire protection agency, or other emergency service delivery system at the time of a significant incident such as fire, earthquake, hurricane, flood, tornado, hazardous material event, or other disaster. SCEMD is the central repository for Mutual Aid Agreements among participating governments and emergency services agencies.

Disaster response at the State and Federal levels is further supported by an *Emergency Support Function* (ESF) system. Each function is focused on a specific aspect of disaster response and recovery based on the type of incident and the affected critical infrastructure. The SCEMD has currently designated two dozen ESF cross-functional response teams that range from ESF-1 (Transportation) and ESF-12 (Energy and Utilities) to ESF-8 (Health and Medical Services) and ESF-24 (Business and Industry). In addition to coordination among State and Federal agencies, the SCEMD maintains official agreements with nonprofit and faith-based relief groups such as the Salvation Army, the American Red Cross, animal rescue groups, food banks, and others to assist with emergency support functions. Table 9-9 lists the primary State and regional agencies that have direct oversight for planning and response for each type of event.

Table 9-9. State Authorities Impacting County Resiliency and Recovery

ENTITY/AGENCY	FOCUS	ROLE
Clemson University Livestock-Poultry and Cooperative Extension	Drought, Animal Diseases, Animal Sheltering	Coordination of resources to minimize losses for livestock animals and agriculture-related issues in a disaster (ESF-17)
Central Midlands Council of Governments (CMCOG)	Hazards Planning	Prepares and updates the Hazard Mitigation Plan for the Central Midlands region
CMCOG	Economic Stress	Prepares and updates the Central Midlands Comprehensive Economic Development Strategy (CEDS)
S.C. Department of Agriculture ¹	Drought, Animal Diseases, Economic Stress	Coordination of resources to minimize losses for livestock animals and agriculture-related issues in disaster
S.C. Department of Commerce ¹	Economic Stress, Recovery	Leads Business & Industry recovery (ESF 24) and assists businesses resuming operations and residents returning to work as quickly as possible post-disaster
S.C. Department of Health and Environmental Control (SCDHEC) ¹	Drought, Public Health, Hazardous Materials, Weapons of Mass Destruction (WMD), Dam Safety	Leads on hazardous substances releases, spills, and accident response; bioterrorism or disease outbreaks; incidents involving radiological materials and fixed nuclear facilities (ESF-10); dam safety and infrastructure; medical countermeasures (ESF-8); and Special Medical Needs Sheltering



ENTITY/AGENCY	FOCUS	ROLE
S.C. Department of Administration ¹	Communications	Coordinates response and recovery communications (ESF-2) and donated goods and volunteers (ESF-18)
S.C. Department of Natural Resources ¹	Drought, Dam Failures, Flooding	Controls waterway and lake access, hydrology resources, drought management and response
S.C. Department of Social Services ¹	Mass Care, Repatriation, Food Services	Identifies shelter sites; coordinates additional providers to meet basic human needs before, during, and after a disaster (ESF-6); coordinates mass feeding and food distribution (ESF-11)
S.C. Department of Transportation ¹	Highways, Hazardous Materials, Emergency Refuel, Winter Weather	Stabilizes critical infrastructure functions, minimizes health and safety threats, and restores and revitalizes transportation networks to support recovery (ESF-1)
S.C. Drought Response Committee	Drought	Oversight responsibility for drought events and conditions in water management areas
S.C. Emergency Management Division (SCEMD) ¹	All Hazards	Responsible for statewide emergency management program and South Carolina Hazard Mitigation Plan; enables effective preparation, response, and recovery from emergencies and disasters to save lives, reduce human suffering, and minimize property loss
S.C. Emergency Response Commission (SERC)	Hazardous and Toxic Waste Spills/Releases	Appoints Local Emergency Planning Committee (LEPC) to implement the Federal <i>Emergency Planning and Community Right-to-Know Act</i> at the county level
S.C. Forestry Commission ¹	Wildfires, Firefighting	Suppression of wildland fires (ESF-4)
S.C. National Guard	Terrorism, Civil Unrest, Wildfires, Evacuation	Leads Public Works & Engineering response (ESF-3), military support (ESF-19) to civil authorities in major or catastrophic disasters or civil unrest
S.C. Office of Regulatory Services ¹	Utility Disruption, Railroads and Transportation, Energy Outages	Coordinates with energy providers to prioritize repair of energy generation and distribution systems and provide temporary, alternate, or interim sources of natural gas and electric power (ESF-12) along with support on railroad and transportation issues
S.C. Office of Resiliency (SCOR) ¹	Statewide Resiliency Planning	Provides HUD CDBG Disaster Recovery funds to homeowners in Federal disaster declaration areas
State Law Enforcement Division (SLED) ¹	Terrorism, Civil Unrest, Active Shooter, Hazardous Materials, WMD, Cyberattack	Responds to threats emanating from chemical, biological, radiological, nuclear, and explosive categories; provides WMD Response Team comprised of SLED SWAT Team, Bomb Squad, SLED Clandestine Laboratory Team, and Hazardous Material Technicians

¹Agency on South Carolina Resilience Plan Advisory Committee

9.3.3. Funding and Technical Resources for Resiliency Planning, Mitigation, and Recovery

Resiliency efforts increase the ability of the community to bounce back from the effects of diverse natural, biological, technological, and climate hazards. Such projects range from plans and studies, land acquisition, natural resources protection, special ordinances, flood management, and energy conservation to infrastructure hardening. Funding for proactive resiliency projects is in addition



to the typical costs for disaster response and recovery that include emergency response teams, emergency shelters, emergency evacuations, relief food and water supplies, debris clean up and removal, and infrastructure repair.

According to a recent report by the National Institute of Building Sciences, every \$1 invested in federal hazard mitigation grants provides an estimated return on investment of \$6 (*Natural Hazard Mitigation Saves, 2019*). However, Newberry County is in need of additional technical support to apply for federally-funded hazard mitigation projects to reduce disaster impacts on residents and businesses. The County received less than \$400,000 in Federal funding between 2000 and 2021, with one grant for hazard mitigation planning and a second for the purchase of generators (*CMHMP, 2022*).

Table 9-10 provides an overview of some of the current external resources that are available to local governments to help fund planning and implementation of resilience solutions and recovery efforts. Many of these are allocated from Federal agencies to the State for distribution to local governments, while counties and municipalities are eligible to apply directly to others.

Table 9-10. Preparedness, Mitigation, Recovery and Resilience Funding for Local Governments

PROGRAM/SOURCE	DESCRIPTION
HAZARD MITIGATION AND RESILIENCE	
Hazard Mitigation Grant Program (HMGP)/ SCEMD	Implement long-term hazard mitigation measures after a Presidential disaster declaration for long-term solutions that conform to the State Hazard Mitigation Plan and local mitigation plans
Building Resilient Infrastructure and Communities (BRIC)/ SCEMD	Build local capabilities and capacity to implement natural hazard mitigation; support innovation; promote partnerships and encourage high-impact investments to reduce natural hazard risk; minimize future losses and impacts on the Disaster Relief Fund; and support community risk reduction with adoption and enforcement of building codes, standards, and policies
Flood Mitigation Assistance Program/FEMA and SCDNR	Reduce flooding of National Flood Insurance Program (NFIP) insured properties through mitigation, with the goal to reduce flood insurance claims through the four program areas - Plans & Studies, Infrastructure, Buyouts, and Funds Match
ARPA State & Local Fiscal Recovery Funds (SLFRF)/ SCOR	American Rescue Plan Act funds used to complete stormwater infrastructure projects and acquisitions of property in the flood plain throughout the State to lessen the impacts of future flood events
Community Development Block Grant-Mitigation (CDBG-MIT)/ HUD and SCDRO	Increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters
Disaster Relief and Resilience Reserve Fund (DRRRF)/SCOR	Used to develop, implement, and maintain the <i>Strategic Statewide Resilience and Risk Reduction Plan</i> , to provide disaster relief assistance, hazard mitigation, and infrastructure improvements
South Carolina Resilience Revolving Fund (RRF)/SCOR	Used for loans and grants to eligible recipients (State, local governments, agencies, commissions, and accredited land trusts) to purchase flooded properties and land to complete flood plain restorations



PROGRAM/SOURCE	DESCRIPTION
Water Infrastructure Finance and Innovation Act (WIFIA) Program/EPA	Funds development and implementation activities for eligible water and wastewater infrastructure projects, including enhanced energy efficiency projects for water facilities.
Emergency Food and Shelter Program (EFSP)/FEMA	Supports local social service organizations dedicated to feeding, sheltering, and providing critical resources and supportive services to individuals and families with economic emergencies.
Assistance to Firefighters Grants Program (AFGP)/FEMA	Funds critically needed resources to equip and train emergency personnel, enhance efficiencies, and support community resilience to include Assistance to Firefighters Grants (AFG), Fire Prevention & Safety (FP&S) grants and Staffing for Adequate Fire and Emergency Response (SAFER) grants
ENERGY RESILIENCE AND CONSERVATION	
Energy Efficiency and Conservation Block Grant (EECBG)/USDOE	Implements high-impact, self-sustaining clean energy projects that benefit low-income and disadvantaged communities by cutting carbon emissions, improving energy efficiency, and reducing energy use through flexible solutions that include energy audits; energy efficiency retrofits to residential, government and community buildings; and fleet electrification
Greenhouse Gas Reduction Fund/EPA	Mobilizes financing and private capital for clean energy/climate projects that reduce greenhouse gas emissions, with an emphasis on projects that benefit low-income and disadvantaged communities
Charging and Fueling Infrastructure (CFI) Grant/FTA and DOT	Strategically deploys electric vehicle (EV) charging infrastructure and other fueling infrastructure projects in urban and rural communities in publicly accessible locations, including downtown areas and local neighborhoods, particularly in underserved and disadvantaged communities
Promoting Resilient Operations for Transformative, Efficient & Cost-Saving Transportation (PROTECT)/FTA and DOT	Improves resilience of surface and public transportation systems for projects that reduce damage and disruption to the transportation system, improves the safety of the traveling public, and improves equity by addressing the needs of disadvantaged, vulnerable populations and employs nature-based solutions to include conservation, restoration, or construction of riparian and streambed treatments, wetlands, native vegetation, stormwater bioswales, and shade trees
RECOVERY	
CDBG-Disaster Recovery (CDBG-DR)/SCOR	Assists with necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in most impacted and distressed areas
Economic Injury Disaster Loan (EIDL)/SBA	Provides loans to assist in disaster recovery to small businesses located in declared disaster areas with working capital until normal operations can resume
Business Physical Disaster Loans/SBA	Provides loans for the repair or replacement of real property, machinery, equipment, fixtures, inventory, and leasehold improvements due to physical damage in a declared disaster area
Palmetto Disaster Recovery (PDR)/SCOR	Disaster case-management that identifies applicants and monitors cases as they progress through the residential recovery (CDBG-DR) program using an Individualized Recovery Plan that assists eligible citizens with disaster-caused needs.



PROGRAM/SOURCE	DESCRIPTION
Disaster Recovery Reserve Corps (DRRC)/SCOR	Increase statewide readiness and greatly reduce the time it takes to provide post-disaster assistance to residents impacted by disasters through a trained Reserve Corps Disaster Case Management team in each county

9.4. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the *Resiliency Element*. Element goals are broad-based ideals intended to guide the future of the County, while objectives elaborate the goals to outline the framework and provide the basis for the more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for implementation, as well as a timeframe for completion. Additional strategies that impact overall resiliency are found in each plan element.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 9.1. Create a disaster resistant Newberry County		
OBJECTIVE 9.1.1. Incorporate resiliency and mitigation priorities into comprehensive and land use planning		
STRATEGY 9.1.1.1. Identify, delineate, and map hazards and vulnerable communities.	Newberry County, CMCOG	Ongoing
STRATEGY 9.1.1.2. Guide growth away from high-risk locations.	Newberry County, Municipalities	Ongoing
STRATEGY 9.1.1.3. Monitor and update mitigation actions specific to Newberry County in the Central Midlands Hazard Mitigation Plan.	Newberry County, Municipalities, CMCOG	2028
STRATEGY 9.1.1.4. Incorporate consideration of critical infrastructure resilience into long-term comprehensive planning and economic development planning as plans are updated or modified.	Newberry County, Municipalities, Water and Sewer Providers, Energy Utilities	Ongoing
STRATEGY 9.1.1.5. Identify funding opportunities for mitigation and readiness projects that address the County's resilience needs.	Newberry County, Municipalities, CMCOG, Water and Sewer Providers, Energy Utilities	2028
STRATEGY 9.1.1.6. Monitor wildland urban interface (WUI) areas and incentivize fire assessments for new developments in such areas.	Newberry County, Municipalities, Residential Developers, SCFC	Ongoing
STRATEGY 9.1.1.7. Monitor changing hazard exposures in the County.	Newberry County, CMCOG, SCEMD	Ongoing
OBJECTIVE 9.1.2. Examine capital improvement projects using a resilience lens		
STRATEGY 9.1.2.1. Incorporate resilience as a factor in short- and long-term maintenance processes and prioritization in capital improvement planning and decision-making.	Newberry County, Municipalities, Water and Sewer Providers, Energy Utilities	2024



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
STRATEGY 9.1.2.2. Conduct a risk assessment of critical infrastructure in the County to include evaluating vulnerabilities to threats and hazards and consequences that may result.	Newberry County, Municipalities, Water and Sewer Providers, Energy Utilities, CMCOG	2025
STRATEGY 9.1.2.3. Reduce hazard exposure and deterioration of critical facilities and evaluate the need for additional hardening to include upgrades at potential failure points.	Newberry County, Municipalities, CMCOG, Water and Sewer Providers, Energy Utilities, Public Safety, Medical Providers	2033
STRATEGY 9.1.2.4. Retrofit buildings and facilities at risk in redeveloping areas.	Newberry County, Water and Sewer Providers, Energy Utilities, Municipalities	Ongoing
STRATEGY 9.1.2.5. Work with utilities to promote the provision of energy audits, weatherization assistance, and energy retrofits for commercial, residential, institutional, and government facilities to reduce energy usage.	Newberry County, Energy Utilities, Municipalities, PK-12 Schools, Higher Education, Businesses and Industries	Ongoing
OBJECTIVE 9.1.3. Preserve protective features of the natural environment to reduce the impacts of hazards on people and property		
STRATEGY 9.1.3.1. Incorporate nature-based solutions in the design of flood control projects whenever possible in order to increase resilience and cost-effectiveness.	Newberry County	Ongoing
STRATEGY 9.1.3.2. Evaluate zoning requirements and measures to allow for less impervious surface and more space for trees or other green infrastructure and assets.	Newberry County	2025
STRATEGY 9.1.3.3. Continue to minimize flooding through the protection of flood plains and floodways.	Newberry County	Ongoing
STRATEGY 9.1.3.4. Assess the feasibility of participation in the Community Rating System (CRS) to provide County residents with discounted flood insurance premiums.	Newberry County	2024
OBJECTIVE 9.1.4. Encourage private sector involvement in resiliency, disaster preparedness, and response planning		
STRATEGY 9.1.4.1. Inform and involve the business community in County emergency response planning and economic recovery strategies.	Newberry County, Chamber, Businesses and Industries	Ongoing
STRATEGY 9.1.4.2. Examine the degree of vulnerability of critical industry sectors and businesses that are most central to the County's economy.	Newberry County	2026
STRATEGY 9.1.4.3. Encourage the preparation of business recovery and continuity of operations plans by area employers.	Newberry County, Chamber, S.C. Small Business Development Center at Newberry College	Ongoing
STRATEGY 9.1.4.4. Promote economic diversification with businesses that offer quality, higher-wage jobs and strengthen the tax base.	Newberry County, Chamber, Central SC Alliance, S.C. Dept. of Commerce	Ongoing
STRATEGY 9.1.4.5. Educate the business community on the business case for private-sector resiliency efforts.	Newberry County, Chamber	Ongoing



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
OBJECTIVE 9.1.5. Proactively plan for rapid restoration of lifeline services and community recovery		
STRATEGY 9.1.5.1. Identify local public and private cyber infrastructure assets, systems, and cybersecurity networks that support and ensure the continued operations of critical lifeline infrastructures.	Newberry County, Municipalities, Water and Sewer Providers, Energy Utilities, Medical Providers	2028
STRATEGY 9.1.5.2. Assess land use regulations and processes for barriers to recovery to include permitting, inspections, variances, and treatment of nonconforming uses.	Newberry County, Municipalities	2024
STRATEGY 9.1.5.3. Maintain a reliable and secure intergovernmental and public communications system essential to a coordinated multi-agency response to disasters.	Newberry County, Municipalities, Service Providers, Emergency Response Partners	Ongoing
STRATEGY 9.1.5.4. Educate, inform, and disclose flood and other hazards to the public through various mechanisms such as real estate disclosures, public mapping resources, and community public information campaigns.	Newberry County, Realtors	Ongoing
STRATEGY 9.1.5.5. Seek partnerships to address chronic stressors that can impede recovery such as lower incomes, shortages of affordable housing, food insecurity, lack of healthcare, and limited access to transportation.	Newberry County, Municipalities, Public and Private Service Providers, Nonprofits	Ongoing
STRATEGY 9.1.5.6. Strengthen neighbor-to-neighbor connections and foster strong social networks that can raise prevention, reduce social vulnerability, and speed recovery.	Newberry County, Neighborhood Associations, Service Providers, Civic Organizations, Faith-based Institutions	Ongoing



The 2007 *South Carolina Priority Investment Act (PIA)* amended *Title 6, Chapter 29* of the *South Carolina Code of Laws*, also known as the *South Carolina Local Government Comprehensive Planning Enabling Act of 1994*. The 2007 Act introduced the two new elements of *Transportation* and *Priority Investment* to the comprehensive planning process for South Carolina local governments. The Priority Investment Element encourages local governments to examine future capital improvement needs, as well as identify planned funding sources for these improvements in the coming decade. Because much of the capital facilities planning in Newberry County centers on the Capital Projects Sales Tax (CPST), which is updated every six years, these needs and funding sources will be reevaluated and updated during the required five-year comprehensive plan review. The Element also facilitates the coordination of major capital improvements and provides direction for implementing recommended strategies in the other plan elements that call for capital improvements.

In addition to encouraging local governments to plan for long-term capital improvement needs and financing, the Priority Investment Element encourages stronger intergovernmental planning and coordination. Specifically, the legislation calls for comprehensive plans to include: *"a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years and recommends the projects for expenditure*

of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies."

10.1. Intergovernmental Coordination

While many of the public facilities in Newberry County are owned and maintained by the County, others are owned and maintained by entities such as the County's municipalities, the State of South Carolina, the School District of Newberry County, the Newberry County Water and Sewer Authority, Piedmont Technical College, Newberry College, and private utility providers. Many improvements to capital facilities throughout the County have been and will continue to be accomplished through coordination and cooperation with multiple public and private entities. Regional solutions to needs shared by more than one jurisdiction or organization can result in greater efficiency and less cost to taxpayers. Regionalism can be critical to the success of an initiative, such as in the development of a safe and efficient transportation network. Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions.

The *South Carolina Priority Investment Act* requires that the recommendation of capital improvement projects requiring public expenditure be done through "*coordination with adjacent and relevant jurisdictions and agencies.*" The Act defines adjacent and relevant jurisdictions and agencies as "*those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project.*" Such coordination for the County's Comprehensive Plan entails written notification by the Newberry County Planning Commission or staff to adjacent jurisdictions and relevant agencies of proposed projects with an opportunity to provide comment. Adjacent and relevant jurisdictions and agencies identified as providing public facilities or related services within Newberry County are listed in Table 10-1.

Table 10-1. Adjacent and Relevant Jurisdictions and Agencies

JURISDICTION/AGENCY	CAPITAL IMPROVEMENT/PUBLIC FACILITIES/SERVICES
RELEVANT GOVERNMENT AND PUBLIC AGENCIES	
Central Midlands Council of Governments	<ul style="list-style-type: none"> ▪ Regional transportation and land use planning ▪ Local government assistance in planning, administration, information systems, and technology ▪ Regional coordination and planning of senior services through the Midlands Area Agency on Aging ▪ Grants assistance including CDBG, SCPRT ▪ Regional water and air quality planning
Central SC Alliance	<ul style="list-style-type: none"> ▪ Recruitment of capital investment and job creation in 9-county region that includes Newberry County
COMET	<ul style="list-style-type: none"> ▪ Transit agency connecting Piedmont College and Downtown Newberry to Ballentine, Harbison, Chapin, and Downtown Columbia
Newberry College	<ul style="list-style-type: none"> ▪ 4-year, private liberal arts higher education institution ▪ Educational and governmental access agreement with the County

JURISDICTION/AGENCY	CAPITAL IMPROVEMENT/PUBLIC FACILITIES/SERVICES
Newberry County Board of Rural Fire Control	<ul style="list-style-type: none"> ▪ Organizing board for the County's 11 volunteer Fire Departments ▪ Provides fire service for all areas of the County except within the City of Newberry
Newberry County Board of Rescue Squads	<ul style="list-style-type: none"> ▪ Organizing board for the County's seven volunteer Rescue Squads ▪ Provides emergency medical services in the County
Newberry County Library System	<ul style="list-style-type: none"> ▪ Provides library services through the Main Hal Kohn Memorial Library located in downtown Newberry and a Whitmire branch
Newberry County Council on Aging (NCCOA)	<ul style="list-style-type: none"> ▪ Senior services provider operating two senior centers ▪ Provides midday meals, home delivered meals, home care, adult day health care, legal aid, and medical transportation for Medicaid patients ▪ Provides transportation to senior centers and on-demand transportation for medical appointments
Piedmont Technical College	<ul style="list-style-type: none"> ▪ Two-year, public postsecondary institution with a focus on technical and occupational training ▪ Operates a Newberry County campus
School District of Newberry County	<ul style="list-style-type: none"> ▪ 4K-12 Public Schools throughout the County ▪ Provides Adult Education and career and vocational education
State of South Carolina	<ul style="list-style-type: none"> ▪ S.C. Department of Transportation (SCDOT) - road maintenance and improvements for state roads and U.S. highways; statewide transportation planning and funding ▪ S.C. Department of Parks, Recreation and Tourism (SCPRT) - funding for recreation facilities
USDA Forestry Service	<ul style="list-style-type: none"> ▪ Management of the Sumter National Forest
MUNICIPALITIES AND ADJACENT JURISDICTIONS	
City of Newberry	<ul style="list-style-type: none"> ▪ Water and sewer provider within the City and in adjacent areas ▪ Electricity provider in the City ▪ Provider of law enforcement and fire service in the City ▪ Management of City parks and recreation facilities ▪ Comprehensive planning and land use regulation within the City
Towns of Little Mountain, Peak, Pomaria, Prosperity, Whitmire	<ul style="list-style-type: none"> ▪ Participating municipalities ▪ Coordination in the provision of public services and facilities planning ▪ Whitmire and Prosperity provide water and sewer services, solid waste collection, and law enforcement within their jurisdictions ▪ Prosperity provides electricity within the Town ▪ Prosperity is working to provide high speed internet ▪ Pomaria, Prosperity, and Whitmire manage parks and recreation facilities within their jurisdictions
Town of Silverstreet	<ul style="list-style-type: none"> ▪ Management of Town parks and recreation facilities
Neighboring Cities and Counties	<ul style="list-style-type: none"> ▪ City of Columbia ▪ Richland, Lexington, Fairfield, Greenwood, Laurens, Saluda, and Union counties
OTHER RELEVANT ORGANIZATIONS AND AGENCIES	
Broad River Electric Cooperative	<ul style="list-style-type: none"> ▪ Electricity provider
Clinton-Newberry Natural Gas Authority	<ul style="list-style-type: none"> ▪ Primary provider of natural gas in the County
Dominion Energy	<ul style="list-style-type: none"> ▪ Electricity provider

JURISDICTION/AGENCY	CAPITAL IMPROVEMENT/PUBLIC FACILITIES/SERVICES
Duke Energy	<ul style="list-style-type: none"> ▪ Electricity provider
Laurens Electric Cooperative	<ul style="list-style-type: none"> ▪ Electricity provider
Mid Carolina Electric Cooperative	<ul style="list-style-type: none"> ▪ Electricity provider
Newberry County Free Clinic	<ul style="list-style-type: none"> ▪ Provider of affordable professional health care services for those in need of assistance
Newberry County Memorial Hospital	<ul style="list-style-type: none"> ▪ Major healthcare provider and the County's only hospital ▪ Operates Newberry County Emergency Medical Services ▪ Operates a comprehensive Wellness Center open to the public
Newberry County Water and Sewer Authority	<ul style="list-style-type: none"> ▪ Provider of public water services in the unincorporated area of the County and Towns of Little Mountain, Pomaria and Silverstreet ▪ Sells water to the Town of Prosperity for distribution through municipal water system ▪ Provider of wastewater treatment for approximately 800 customers in the unincorporated area of the County and the Town of Prosperity
Newberry County YMCA Newberry Electric Cooperative	<ul style="list-style-type: none"> ▪ Provider of recreation facilities and services ▪ Electricity provider

10.2. Future Capital Improvement Needs and Funding Sources

A number of public infrastructure and facilities needs have been identified for Newberry County for the next five years through the development of the required elements of the Comprehensive Plan and the Capital Projects Sales Tax (CPST) process. These capital improvements include those that will be funded and accomplished by the County or its municipalities, as well as projects that will be funded and accomplished by other public and private entities such as the Central Midlands Council of Governments, the School District of Newberry County, and local utility providers. This list will be reviewed and updated during the required five-year review of the Comprehensive Plan in 2027.

In an ongoing effort to ensure that the most critical needs are met, Newberry County must continue to explore new partnerships and funding sources to meet capital needs. The top public infrastructure and capital investment priorities for the County in the coming five years include:

1. Provision and maintenance of, and improvements to, public facilities to accommodate the needs of residents and businesses, update and improve services, and meet applicable local, federal, and state requirements.
2. Expansion of water and sewer to service existing residences and enable future residential, commercial, and industrial development.
3. Construction of a new Newberry County Public Safety Complex to accommodate emergency services and relocated Friendly Fire Department and Newberry Rescue Squad.
4. Expansion and improvement of the Newberry County Detention Center.

5. Expansion, improvement, and maintenance of transportation facilities and service to meet the needs of County residents.
6. Promotion of economic development to create jobs, increase sustainability, and strengthen the local tax base.
7. Expansion, improvement, and maintenance of emergency services and facilities to increase public safety and protect properties.

Anticipated funding from federal, state, and local sources for public infrastructure and facilities during the next five years is outlined in Table 10-2.

Table 10-2. Anticipated Funding Sources

FUNDING SOURCE	DESCRIPTION	PRIORITY ADDRESSED	ANTICIPATED FUNDING*
Newberry County General Fund	Annually appropriated funding for day-to-day County operations, provided by tax collections, license and permit fees, court fines, and intergovernmental disbursements	1, 6, 7	\$28,700,686 ¹
Newberry County Capital Projects Fund	County funds allocated for one-time capital projects	1, 6, 7	\$2,993,600 ¹
2022 Newberry County Capital Projects Sales Tax (CPST)	Funds provided through the 1% local option sales tax and used to pay for specific projects approved by voters through referendum	1, 2, 3, 4	\$35,250,000 over seven years ²
C-Funds	Funds derived from a user tax on gasoline sales and allocated by the State to each County; local funds are allocated by the County Transportation Committee for improvements to state and local roads and bridges, street and traffic signs, resurfacing, sidewalk construction, drainage improvements	5	\$1,753,900 ³
CMCOG Rural Transportation Program	Rural transportation improvement program that includes capital transportation projects for federally funded transportation facilities and transit projects	5	\$2.3 billion over seven years (2020- 2027) regionwide ⁴
Grants from federal, state, and private sources	Funding granted for specific purposes such as economic development, community development, recreation, and other projects	5, 6, 7	\$558,717
SCDOT Rural Transportation Alternative Program	State transportation funds allocated for non-traditional transportation related activities such as bicycle and pedestrian facilities, streetscaping, scenic and landscaping programs, historic preservation	5	\$1,834,589 million available statewide in FY 2022; up to \$400,000 per project award ³

FUNDING SOURCE	DESCRIPTION	PRIORITY ADDRESSED	ANTICIPATED FUNDING*
SCDOT Infrastructure Maintenance Trust Fund	Gas tax funds restricted to repairing, maintaining, and improving existing roads and bridges	5	\$2.5 billion available statewide as of July 31, 2022 ³

* Anticipated funding based on recent funding levels

Sources: ¹Newberry County 2022-2023 Budget; ²Newberry County 2022 CPST Referendum; ³SCDOT, October 2022; ⁴CMCOG 2027-2023 Rural Transportation Program Improvement Program

10.2.1. Newberry County Capital Project Sales Tax (CPST)

Projects submitted for funding under the CPST are non-recurring public facility projects within the County and its municipalities and may include:

- a) Highways, roads, streets, bridges, and public parking garages and related facilities;
- b) Courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;
- c) Cultural, recreational, or historic facilities, or any combination of these facilities;
- d) Water and sewer projects;
- e) Flood control projects and storm water management facilities;
- f) Jointly operated projects of the county, a municipality, special purpose district, and school district, or any combination of those entities, for the projects delineated in sub-items (a) through (e); and
- g) Any combination of the projects described above.

Key public infrastructure and facilities needs were identified for Newberry County in the 2022 *Capital Project Sales Tax (CPST) Referendum*. County voters first approved the capital projects sales tax in 1998, with subsequent referendums passed in 2004, 2010, and 2016. The 2022 CPST identifies 12 projects that were screened and selected by the locally appointed Sales Tax Commission from all of the projects submitted for consideration. Newberry County voters approved the referendum in November 2022. The County will issue bonds for the bulk of the funding (\$35,250,000 million), with the remaining amount to be funded through the interest on bond revenues and taxes, along with funds remaining from previous projects. Projects proposed to be completed through CPST bond funds in the City are listed in Table 10.3.

Table 10.3. Newberry County 2022 CPST Referendum Projects

PROJECT DESCRIPTION	COST
Newberry County Public Safety Complex, including facilities for Emergency Services, and related Friendly Fire Department and Newberry Rescue Squad	\$7,750,000
Improvements to the City of Newberry Recreation Complex, including splash pad expansion, Miracle Field, skate park, sidewalk and paved walking trail, shade structures, additional restrooms, and maintenance access drive and maintenance building	\$3,295,000
Improvements to the Town of Prosperity parks, including Langford Street Park, Town Center Park, North Main Street Park, and Town Center Football-Soccer Field	\$3,150,000
New cell block building and upgrades to support facilities at the Newberry County Detention Center	\$8,000,000
Improvements to the Town of Little Mountain Reunion Park, including park entrance upgrade, walking trail, shelter renovations with stage conversion, renovation of smokehouse/picnic shelter including bathrooms	\$2,025,825
Downtown Newberry amphitheater and pavilion support building	\$3,650,000
Upgrade and expansion of the Newberry County Water and Sewer Authority's Cannons Creek Wastewater Treatment Plant	\$5,154,560
Renovation of Old Gallman High School for use as a community center by the Building Thriving Communities Foundation	\$1,450,000
IT/network/security improvements at the Newberry County Courthouse	\$295,000
Roof replacement and HVAC improvements at the Newberry Museum	\$815,000
Improvements to the Town of Pomaria's Old Pomaria School community center	\$671,745
Improvements to the Town of Whitmire's City Gym	\$800,000

Source: Newberry County 2022 CPST Referendum Notice, 2022

10.2.2. Newberry County Facilities Needs

Newberry County owns and maintains a number of public properties. An in-depth description of the County's public facilities is included in *Chapter 7 – Community Facilities*. Projects intended to meet public infrastructure and facilities needs of Newberry County for the next five years are listed in Table 10-4. Each project includes the planned project year, project description, estimated cost, and anticipated funding sources. This list will be reviewed and updated during the required five-year review of the Comprehensive Plan in 2027.

Table 10-4. Newberry County Planned Capital Facilities Projects, 2022-2027

ESTIMATED YEAR*	PROJECT DESCRIPTION	ESTIMATED COST*	ANTICIPATED FUNDING SOURCE*
PUBLIC WORKS			
2023-2033	Assess and prioritize replacement of approximately 16 wood bridges to concrete to support future development	\$8 million	Infrastructure/Transportation Grant
2025	Transfer station – expand and refurbish to meet the needs of the County	\$5 million	Long-term contract with service provider

*Estimated project year, cost, and anticipated funding sources are subject to change

10.2.3. Transportation and Roads

10.2.3.1. Regional Rural Transportation Program

Roads and transportation-related facilities are a critical resource for local governments. As the designated Rural Planning Organization (RPO) for the Central Midlands Region, the CMCOG is responsible for carrying out the rural transportation planning process for Richland, Lexington, Newberry, and Fairfield Counties. The primary responsibilities of the RPO are to: 1) Develop a *Rural Long Range Transportation Plan* (LRTP) to provide the 25-year transportation vision for the rural area; and 2) Develop a *Rural Transportation Improvement Program* that lists specific projects for which federal funds are anticipated.

Primary transportation needs in Newberry County are detailed in the *CMCOG 2045 Rural Long Range Transportation Plan* that was adopted in 2021, as well as the *Transportation Element*. Projects in Newberry County have been identified and prioritized as part of the 2045 LRTP are detailed in Table 8-6 of the Transportation Element. Of note among the projects listed are two rural widening projects on Kendall Road (S.C. Highway 121). The estimated cost of widening the section of Kendall Road from Drayton Street to Nance Street is \$21 million, while widening the road from Boundary Street to Drayton Street is estimated at \$16 million.

The *CMCOG Rural Transportation Improvement Program (RTIP)* is the region's seven-year transportation improvement program for all capital projects or program areas receiving federal funding. The *2020-2027 RTIP* for the Central Midlands region was most recently amended in 2020. Table 10-5 lists the 2020-2027 RTIP projects in Newberry County.

Table 10-5. CMCOG 2020-2027 Rural TIP Projects in Newberry County

PROJECT DESCRIPTION	BUDGETED FUNDS
INTERSECTION AND SAFETY IMPROVEMENTS	
S.C. Highway 34 at S.C. Highway 29	\$200,000 for preliminary engineering (FY2020), \$100,000 for ROW (FY2021), \$2 million for construction (FY2022)
INTERSTATE PROJECTS	
I-26 – S.C. Highway 202 to U.S. Highway 176 widening	\$165.868 million for construction (FY2020); \$165.868 million for construction (FY2021)
I-26 – Interstate rehabilitation from mile marker 74 to 85	\$100 million for construction (FY2021)
Indian Creek Twin Bridges over I-26, part of I-26 Interstate rehab.	\$925,000 for ROW and construction (FY2021)
Jalapa Road over I-26 – bridge jacking, part of I-26 Interstate rehab.	\$925,000 for ROW and construction (FY2021)
Mt. Bethel Garmany Road over I-26 - bridge jacking, part of I-26 Interstate rehabilitation	\$1 million for construction (FY2021)
Old Whitmire Highway over I-26 – bridge jacking, part of I-26 Interstate rehabilitation	\$1 million for construction (FY2021)
S.C. Highway 121 over I-26 – bridge jacking, part of I-26 Interstate rehabilitation	\$1.025 million for ROW and construction (FY2021)

PROJECT DESCRIPTION	BUDGETED FUNDS
BRIDGE FUNDS	
Belfast Road over Bush River	\$750,000 for preliminary engineering (FY2021), \$35,000 for ROW (FY2023), \$2.8 million for construction (FY2025)
Harris Street over Scott Creek	\$50,000 for ROW (FY2022), \$2.86 million for construction (2023)
CSX and Southern Railroad over Boundary Street	\$2.52 million for construction (FY2022)
Norfolk Southern Railroad over S.C. Highway 34	\$7.6157 million for construction (FY2022)
S.C. Highway 72 over CSX Railroad	\$1 million for ROW (FY2021), \$11.529 million for construction (FY2022)
RECREATIONAL TRAILS PROGRAM	
Wise Street Park Walking Trail	\$40,000 for construction (FY2021)

Source: CMCOG, 2020-2027 Rural Transportation Improvement Program

10.2.3.2. South Carolina Gas Tax Trust Fund

Funds accrued from an increase of 12 cents, phased in over six years, to the State gas tax are deposited into the *Infrastructure Maintenance Trust Fund* to be used for improving structurally deficient bridges, resurfacing roads, and the widening of interstates. The SCDOT *New Gas Tax Trust Fund Monthly Account Statement* through July 31, 2022, reports that \$2.5 million is available for such projects statewide. As detailed in the *Transportation Element*, the SCDOT Ten Year Statewide Plan for the use of these funds includes 24 projects in Newberry County to include widening Interstate 26 from exit 85 to exit 101, 18 bridge projects, three paving projects, and improvements of S.C. Highways 34 and 72 at their intersections with Norfolk Southern and CSX rail lines. Funding for these projects will be distributed through the County Transportation Committee.

10.2.3.3. SCDOT Transportation Alternative Program

Newberry County and its municipalities are eligible for transportation enhancement funding under the *Transportation Alternatives Program (TAP)* administered by SCDOT. TAP projects are federally funded, community-based projects that provide opportunities for local governments to pursue non-traditional transportation related activities such as pedestrian and bicycle facilities and pedestrian streetscaping projects that might not otherwise be possible. Transportation Alternatives funds generally comprise 80% of the total project cost, with a 20% match from local government.

SCDOT funding is provided through three population-based programs. Jurisdictions with populations of less than 200,000 and greater than 5,000, including Newberry County and the City of Newberry, have a designated funding pool of more than \$1.83 million. Jurisdictions with populations of less than 5,000, including the County's smaller towns, are eligible to apply for funding from a statewide pool of \$2.6 million. Projects proposed by governmental bodies located in areas outside of Transportation Management Areas, such as Newberry County and its municipalities, are considered under the statewide program, with distribution of funds determined by the SCDOT Commission. These projects are limited to a maximum of \$400,000.

10.2.3.4. C-Fund Allocation

At the local level, C-Funds are available for State highway system construction, improvements, or maintenance. Funds can also be used for local paving or improvements to county or municipal roads, street and traffic signs, and other road and bridge projects. Resurfacing, sidewalk construction, and drainage improvements may also be accomplished with C-Funds. C-Funds are derived from a statewide 3.99 cents per gallon user tax on gasoline sales that are deposited in the County Transportation Fund and allocated to counties through a formula based on the number of registered vehicles and total road miles within each county. As part of the program, each county has a *County Transportation Committee (CTC)* with members appointed by the county legislative delegation. The seven-member Newberry County Transportation Committee is empowered with the authority to select and approve projects to be funded utilizing C-Funds. The FY 2022-2023 C-Fund apportionment for Newberry County is \$1,753,900 (SCDOT, 2022).

10.2.4. Public Pre-K through 12 Schools and Institutions of Higher Education

Public infrastructure and facilities needs related to education are addressed by public and private entities including the School District of Newberry County, Newberry College, and Piedmont Technical College.

Potential capital projects for the *School District of Newberry County* for the 2022-2023 bond issue include district-wide upgrades to HVAC, lighting, pavement, and other major repairs and replacements; entrance improvement to Little Mountain Elementary School; and construction of a bus transportation depot and offices.

Newberry College's \$39.4 million *Scaling the Summit* capital campaign kicked off in 2014, with approximately half of the funds invested in brick and mortar capital improvements. Capital additions include the renovation of the Speers Street School to house the Teacher Education Department completed in 2016; expansion and modernization of the Science, Nursing, Art, and Math Building; the Melvin and Dollie Younts Athletic Performance Center; a new campus bookstore; and more. Three major construction projects launched in the spring of 2022 – the Nursing and Health Science Center, the second phase of the athletic stadium renovations, and the College's ninth residence Hall. While the capital campaign closed after FY2022, the College continues to fund key priorities such as renovations to the historic McClean Gymnasium, additions to the Smith Road Athletic Complex, and a new student center.

10.2.5. Water and Wastewater Treatment and Electric Facilities

A reliable and accessible network of public and private utilities and infrastructure is essential for residents, businesses, and service providers. Access to adequate water, wastewater treatment, and electric services is critical to the suitability of an area for future residential development, and is a key factor weighed by industries and businesses when considering a site to locate or expand operations.

10.2.5.1. Water Facilities

Residential development outside of water service areas must utilize wells, adding to the initial cost of each residential unit. Many businesses and industries require the reliability and access to water that only a public utility can provide. The Newberry County Water and Sewer Authority (NCWSA), the City of Newberry, and the towns of Prosperity and Whitmire are the primary suppliers of water in Newberry County.

NCWSA serves approximately 4,402 customers, including 4,100 residential taps, 290 commercial taps, and 12 industrial taps, in the unincorporated area of the County and the towns of Little Mountain, Pomaria, and Silverstreet. The Authority also sells water to the Town of Prosperity for distribution to approximately 1,688 people. Water for NCWSA customers comes from two sources – surface water drawn from Lake Murray and treated at the NCWSA's Lake Murray Water Treatment Plant (LMWTP) and water purchased from the City of Newberry. The Lake Murray Water Treatment Plant was constructed in 2004 and has a treatment capacity of two million gallons per day (MGD). NCWSA owns and operates five pump stations, seven storage tanks, and 350 miles of water distribution mains.

The NCWSA Capital Improvements Plan (CIP) utilizes a 25-year time horizon that is reviewed on an annual basis and reevaluated every five years. The 2022 CIP was approved by the NCWSA Board of Directors in March 2022. Each project is evaluated based on system reliability, extension of service, system urgency, return on investment, economic impact, and regulatory urgency. Although timeframes are not provided in the CIP, projects are placed into four categories, with two categories indicating a higher degree of urgency or need in terms of system capacity and performance. Treatment capacity projects are those needed to maintain sufficient water & sewer treatment capacity to serve current and future customers. Short term projects have a degree of urgency or the potential for immediate system impact. Project priority depends on a number of factors including system needs, customer growth, economic development opportunities, and funding sources. Projects related to water facilities are listed in Table 10-6.

Table 10-6. NCWSA 2022 Capital Improvements Plan

SERVICE TYPE	PROJECT DESCRIPTION	ESTIMATED COST
TREATMENT CAPACITY		
Water	Transmission Main and Macedonia Booster Pump Upgrades – increase capacity and improve reliability to serve system wide growth, especially the the Mid-Carolina Commerce Park and I-26 interchange	\$5,451,230
Sewer	Increase capacity from 0.95 MGD to 1.5 MGD at Cannons Creek Regional WWTP to serve residential, commercial, and industrial growth	\$5,516,990
SHORT TERM		
Sewer	Town of Little Mountain - expand sewer service in Town of Little Mountain	\$254,203
Water	Granny Hill/Macedonia Church Road – install water main	\$358,556
Water	Cy Schumpert Road Water – install water main	\$418,398
Water	S.C. Hwy. 202 Water Main to Pomaria – provide 2 nd feed to Pomaria, upsize portion of water main that feeds the I-26 interchange	\$2,144,598

SERVICE TYPE	PROJECT DESCRIPTION	ESTIMATED COST
Water	Install 600,000 gallon elevated storage tank in vicinity of Mid Carolina Commerce Park and S.C. Hwy. 773	\$3,534,890
Sewer	Install sewer force main to provide service to existing and future customers along U.S. Hwy. 76	\$658,696
Water	S.C. Hwy. 219/Boinest Road Water Main – provide 2 nd water feed to Pomaria and a water system loop	\$1,981,294
Water & Sewer	S.C. Hwy. 121 at I-26 – provide water system loop and water/sewer capacity for future industrial/residential/commercial growth	\$2,087,345
Water	Wheeland Road Water Main – provide 2 nd water feed to Town of Little Mountain, improve system reliability	\$2,635,181
Water	Columbia Master Meter on U.S. Hwy. 76 – provide 2 nd feed to Town of Little Mountain, provide water to existing/future commercial customers	\$354,035

Source: 2022 NCWSA Capital Improvements Plan, October 2022

The City of Newberry provides water service to approximately 4,600 customers within the corporate limits and a surrounding service territory. The City pumps raw surface water from the Saluda River to its George H. Connelly Water Treatment Plant (WTP). The Plant has a treatment capacity of 8.1 million gallons per day (MGD), with an average daily demand of 3.46 MGD. Potable water from the facility is also sold on a wholesale basis to the NCWSA and the Town of Saluda. Water is stored in three elevated storage tanks with a combined capacity of 1.5 million and a 3.5 million gallon ground water storage tank. Capital water facilities projects planned for the coming years are listed in Table 10-7.

Table 10-7. City of Newberry Planned Utilities Capital Facilities Projects, 2023-2027

ESTIMATED YEAR	PROJECT	ESTIMATED COST	ANTICIPATED FUNDING SOURCE
ELECTRIC FACILITIES			
2023	Wilson Road Reconductor - Phase 2	\$750,000	City Utility Fund
2024	Smite Road Reconductor	\$288,000	City Utility Fund
2026	Evans Street Tie Circuit	\$216,000	City Utility Fund
2027	College Underground Replacement	\$960,000	City Utility Fund
2028	Indian Land UG Replacement	\$120,000	City Utility Fund
2028	College Park UG Replacement	\$96,000	City Utility Funds
WATER FACILITIES			
2023	Plan Residuals Handling Upgrade	\$727,870	RIA Grant with City Utility Fund Match
2025	Harper/Harrington/Glenn Water Upgrades	\$450,000	City Utility Fund
WASTEWATER FACILITIES			
2024	Scotts Creek Sewer Main Replacement	\$3,000,000	SCIIP Grant with City Utility Fund Match
2025	Kraft Sewer Main Replacement	\$4,000,000	SCIIP Grant with City Utility Fund Match
2025	Harper/Harrington/Glenn Sewer Upgrades	\$600,000	City Utility Fund

ESTIMATED YEAR	PROJECT	ESTIMATED COST	ANTICIPATED FUNDING SOURCE
2027	Bush River Sewer Main Replacement	\$4,800,000	SCIIP Grant with City Utility Fund Match

Source: City of Newberry, October 2022

The *Town of Prosperity* provides water to 622 customers within the Town as well as limited adjacent locations. Prosperity purchases water that it distributes from NCWSA. Future plans include the rehabilitation of two aging wells (both more than 40 years old), installation of two water storage tanks to increase storage capacity and reduce the need to purchase water, and installation of a new well with access to a deeper aquifer that will provide the capacity to meet current and future water needs. While American Rescue Plan Act funds have been secured for these projects, additional funding is needed. The Town is currently pursuing grants to assist in funding these projects, as well as replacement of aging water pipes throughout the Town.

The *Town of Whitmire* provides water to customers within the Town. Water is drawn from the Enoree River and treated at the Whitmire Water Treatment Plant. The Plant has a treatment capacity of one MGD, with an average daily demand of 0.75 MGD. The closing of the Renfro Corporation Plant in 2009, which accounted for approximately 40% of the Town's total water usage, has substantially lowered local water usage. Whitmire recently completely rebuilt the intake station that pumps water from the Enoree River, including replacement of pumps and motors, at a cost of \$140,000. The Town's Water Treatment Plant is currently undergoing a more than \$523,000 improvement project. The replacement of the Calhoun Street water line is also underway at a cost of more than \$62,000.

10.2.5.2. Wastewater Facilities

The availability of sewer service is necessary for higher density residential development, meeting the needs of educational and health care facilities, and the location or expansion of business and industry. Residential development outside of sewer service areas must utilize septic systems, adding to the initial cost of each residential unit through installation, maintenance, and larger lot requirements. For most businesses and industries, the availability of sewer service is requisite for new facility location.

Access to wastewater services in Newberry County is limited to areas served by four primary providers – NCWSA, the City of Newberry, and the towns of Prosperity and Whitmire. Access to sewer service is generally concentrated in the more developed areas in and near the municipalities, along Interstate 26, and along U.S. Highway 76 both northwest and southeast of the City of Newberry. Due to this limited availability, residential development in much of Newberry County must rely on septic tanks for sewage disposal. However, as detailed in the *Natural Resources Element*, soil suitability for septic tanks is "very limited" in many areas of the County. According to the USDA, poor performance and high maintenance can be expected with septic tanks installed in such soils.

The *City of Newberry* is the provider of wastewater treatment for approximately 3,990 customers within its boundaries and areas to the west of the City. Newberry operates approximately 142

miles of gravity wastewater collection pipes and force mains, supported by ten strategically located lift stations. Wastewater is transported to the Bush River Wastewater Treatment Plant for treatment. The Plant has a 5 MGD capacity and an average daily flow of 2.82 MGD. Wastewater capital facilities projects planned through 2027 for the City are listed in Table 10-7.

NCWSA provides wastewater collection and treatment for approximately 720 customers in the unincorporated area of the County and the Town of Prosperity. The system is primarily a force main system that utilizes 40 duplex pump stations to transport wastewater. NCWSA system wastewater is treated at the Cannons Creek Wastewater Treatment Plant (CCWWTP) and the City of Newberry's Bush River Wastewater Treatment Plant. The Cannons Creek WWTP has a capacity of 0.95 MGD and an average daily flow of 0.300 MGD. A \$5.5 million wastewater capacity upgrade to the Cannons Creek Plant was selected by the CPST Commission for inclusion in the 2022 referendum. The project will increase treatment capacity to 1.5 MGD and include an additional treatment basin and equipment, and improved influent screening and solids handling capabilities. The NCWSA 2022 Capital Improvement Plan includes a number of sewer projects listed in Table 10-6.

The *Town of Prosperity* provides sewer collection for approximately 800 customers in Town and for a few limited locations outside of the Town. Wastewater collected by the Town is treated at the Cannons Creek Wastewater Treatment Plant. Aging sewer infrastructure is a concern and Prosperity is seeking grant funding to replace piping throughout the Town.

The *Town of Whitmire* provides wastewater treatment to 986 customers within its boundaries. System water is treated at the Whitmire Waste Treatment Plant, which has a capacity of one MGD and an average flow of 0.5 MGD. Improvements to the Waste Treatment Plant are underway at a cost of more than \$187,000.

10.2.5.3. Electricity

The availability of affordable electricity also essential to the quality of life of area residents and in attracting and retaining employers. Newberry County is served by eight electric providers, including four electric cooperatives and two municipalities. The *City of Newberry* provides power to more than 4,950 customers within the corporate limits, except in areas where the Newberry Electric Cooperative (NEC) or Duke Energy were serving existing customers at the time of annexation or where the City has franchised NEC to provide electric service. Newberry's system includes approximately 280 miles of primary conductor and 137 miles of secondary conductor. Planned future electric facilities in the City are listed in Table 10-7.

The *Town of Prosperity* provides electricity purchased from the Newberry Electric Cooperative to more than 600 residential customers and 125 commercial customers within its borders. The Town is currently installing radio read meters and replacing poles to install fiber to enable customers to purchase high speed internet. Future plans include updating the Town's substation and transition to underground service in heavily populated areas.

10.3. Notification and Coordination

As required by the *South Carolina Priority Investment Act*, Newberry County will notify and coordinate with adjacent jurisdictions and relevant agencies when recommending projects for the expenditure of funds for public infrastructure and facilities. The County consulted the numerous municipalities, adjacent jurisdictions, and relevant agencies throughout the development of the *Priority Investment Element* for Newberry County (Table 10-1). These consultations addressed current public capital facilities and past, on-going, and future capital facilities projects that can or will serve the residents and employers of Newberry County. A draft of the *Priority Investment Element* was also sent to each identified jurisdiction and agency for review and comment prior to adoption. In addition, existing plans from other jurisdictions or agencies that impact the provision of capital facilities and related services for County residents were consulted and have been incorporated by reference in the appropriate elements of the Comprehensive Plan.

Representatives from applicable County departments and representatives from adjacent and relevant jurisdictions and agencies as identified in Table 10-1 were also included on the Priority Investment Element Stakeholder Committee. In addition to providing capital improvement programming and project details, committee members also conducted the initial review and revision of the *Priority Investment Element*.

10.4. Goals, Objectives, and Implementation Strategies

The goals, objectives, and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the next five years to achieve the goals and objectives identified in the Priority Investment element. Element goals are broad-based ideals that are intended to guide the future of the community, while an objective is a more specific elaboration of a goal that also provides direction. Together the goals and objectives outline the framework for the element and provide the basis for the more detailed and specific plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation of the strategy, as well as a time frame for completion. This Priority Investment Element GOIS will be reviewed and updated during the required five-year review of the Comprehensive Plan in 2027.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 10.1. Identify and prioritize public infrastructure and facilities needs		
OBJECTIVE 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs through the CPST process		
<i>STRATEGY 10.1.1.1.</i> Encourage viable project submittals for inclusion in the next CPST referendum that will improve and enhance the quality of life in Newberry County.	Newberry County, CPST Commission	2027
<i>STRATEGY 10.1.1.2.</i> Develop the next CPST referendum list, including detailed individual project descriptions and anticipated costs.	Newberry County, CPST Commission	2028
<i>STRATEGY 10.1.1.3.</i> Review project submittals and recommend projects for inclusion in referendum, in light of total estimated available funding.	CPST Commission	2028

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 10.1.1.4.</i> Conduct overall prioritization of projects included in the next CPST referendum.	CPST Commission	2028
<i>STRATEGY 10.1.1.5.</i> Include referendum questions on recommended CPST projects on ballot for public review and vote.	Newberry County, CPST Commission	2028
OBJECTIVE 10.1.2. Plan for future capital facilities and space needs		
<i>STRATEGY 10.1.2.1.</i> Monitor and update the <i>Newberry County Master Space and Facilities Plan</i> .	Newberry County	Ongoing, 2028
<i>STRATEGY 10.1.2.2.</i> Encourage municipalities to develop and update space and capital facilities plans.	Newberry County, Municipalities	Ongoing
OBJECTIVE 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facilities needs		
<i>STRATEGY 10.1.3.1.</i> Support and participate in the efforts of Newberry County municipalities in planning for future public infrastructure and facilities needs.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 10.1.3.2.</i> Support and participate in the efforts of adjacent jurisdictions in planning for future public infrastructure and facilities needs	Newberry County, Neighboring Counties, State and Federal Agencies, CMCOG	Ongoing
<i>STRATEGY 10.1.3.3.</i> Support and participate in the efforts of relevant agencies in planning for future public infrastructure and facilities needs.	Newberry County, PK-12 Schools, Higher Education, Cultural Organizations, Utilities, Aging and Social Services, Healthcare Providers	Ongoing
GOAL 10.2. Pursue funding and partnerships to support identified public infrastructure and facilities needs		
OBJECTIVE 10.2.1. Maximize existing resources to fund needed public infrastructure and facilities		
<i>STRATEGY 10.2.1.1.</i> Continue to allocate funding for appropriate capital facilities needs through the County and municipal budgeting processes, as appropriate and feasible.	Newberry County, Municipalities	Annually
<i>STRATEGY 10.2.1.2.</i> Continue to allocate funding, as approved by public referendum, for projects identified through the CPST process and funded through the one percent sales tax.	Newberry County, CPST Commission	Ongoing, 2028
<i>STRATEGY 10.2.1.3.</i> Continue to allocate recurring funding from C-Funds and other sources through established review and allocation procedures.	Newberry County, Relevant Committees/Boards	Annually
OBJECTIVE 10.2.2. Continue to explore and evaluate alternative methods of securing revenue and leveraging existing funds to meet public infrastructure and facilities needs		
<i>STRATEGY 10.2.2.1.</i> Seek additional funding opportunities from federal, state, and local granting agencies and private sources for needed public infrastructure and facilities needs.	Newberry County, Municipalities	Ongoing
<i>STRATEGY 10.2.2.2.</i> Leverage existing resources to provide matching funds for grant opportunities.	Newberry County, Municipalities	Ongoing

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
OBJECTIVE 10.2.3. Collaborate and partner with other local governments and relevant agencies to meet public infrastructure and facilities needs		
STRATEGY 10.2.3.1. Seek partnership opportunities with the County's municipalities and adjacent jurisdictions and relevant agencies on grant and other funding opportunities to strengthen proposals and reduce overhead costs and duplication of effort to meet public infrastructure and facilities needs.	Newberry County, Municipalities, Adjacent Jurisdictions, Relevant Agencies	Ongoing
STRATEGY 10.2.3.2. Encourage public/private partnerships to facilitate the prioritization and provision of needed public infrastructure and facilities.	Newberry County, Municipalities, Relevant Agencies, Private Partners	Ongoing
GOAL 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements		
OBJECTIVE 10.3.1. Notify and coordinate with adjacent jurisdictions and relevant agencies when recommending projects for the expenditure of funds for public infrastructure and facilities		
STRATEGY 10.3.1.1. Coordinate with adjacent jurisdictions and relevant agencies on updates to the County's Priority Investment Element.	Newberry County, Municipalities, Adjacent Jurisdictions, Relevant Agencies	2033
STRATEGY 10.3.1.2. Coordinate service delivery planning among the County, municipalities, and neighboring jurisdictions to eliminate duplication of effort, increase efficiency, and address long-term needs of residents.	Newberry County, Municipalities, Neighboring Jurisdictions, CMCOG	Ongoing
STRATEGY 10.3.1.3. Foster on-going coordination and communication among Newberry County, municipalities, and neighboring jurisdictions on a wide range of issues including land use planning and regulation, facilities planning, transportation, mobility, employment, and the extension and upgrade of utilities and other infrastructure to meet the needs of residents and employers.	Newberry County, Municipalities, CMCOG, Neighboring Jurisdictions, Public and Private Utility Providers	Ongoing
STRATEGY 10.3.1.4. Consider existing plans from adjacent jurisdictions and relevant agencies when considering and recommending public infrastructure and facilities projects that require the expenditure of public funds.	Newberry County, Municipalities	Ongoing
STRATEGY 10.3.1.5. Notify and coordinate with appropriate adjacent and relevant jurisdictions and agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	Newberry County, Municipalities, Adjacent Jurisdictions, Relevant Agencies	Ongoing
STRATEGY 10.3.1.6. Support and participate in the efforts of adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facilities needs and seek opportunities for partnerships.	Newberry County, Municipalities	Ongoing



Land use planning plays a direct role in balancing the demand for specific types of uses with the need to protect the community's amenities, character, and resource base. The overall goal of land use planning is to guide a more efficient land development pattern that maximizes community resources and enhances the overall quality of life for Newberry County residents.

The benefits of land use planning are many. Planning for growth enables the County to facilitate the delivery of more efficient and cost-effective services by encouraging development in areas where services exist or can be more easily provided. The Plan also protects property values of residents and businesses, while encouraging additional investments by providing a reliable vision of how and where growth will occur. Sound planning helps balance the need for quality of life amenities and the economic activity that is necessary to sustain quality of life for Newberry County and its residents.

The Land Use Element is the centerpiece of the Comprehensive Plan, representing a culmination of the issues, information, analyses, goals, and objectives of the other nine required plan elements. These elements culminate in the Land Use Element to inform the need for various types of land uses to include residential, agricultural and forestry, commercial, industrial, public and institutional, and parks and recreation.



Development of the Land Use Element is also the most challenging task in the comprehensive planning process. The Element recognizes current and historical development trends, while providing an opportunity to reflect on strengths, challenges, and opportunities. Because the process relies on numerous variables, crafting a future land use plan is not an exact science. While facts and data play an important role, the qualitative factors of public opinion, beliefs, and values are equally important. Variables including market demand, land availability, population and economic trends, the environment, transportation, community character, current policies, natural disasters, public safety, and the provision of community facilities and services must also be taken into account in land use planning.

The purpose of this chapter is to profile existing land use patterns and trends in the County and forecast future land use needs. An existing land use inventory has been developed by County staff using the parcel-based land use data in the County's Geographic Information System (GIS). The Future Land Use Plan reflects the community's desire to guide and direct growth, supplemented with goals, policies, and strategies that support and reflect those of the nine preceding elements of the plan. Relevant documents have been referenced and incorporated where appropriate.

Newberry County is located in the Midlands of South Carolina and is bisected by the I-26 corridor linking the Columbia Metropolitan area and the Greenville-Spartanburg Metropolitan area. Two major airports are within a close drive of the County and a major seaport with a busy inland port readily available via I-26. Fast-growing employment and government centers in Lexington and Richland Counties are within easy commuting distance, with the Capitol City of Columbia less than 45 miles away. Amid increased residential growth near Lake Murray and Lake Greenwood, economic growth near the Interstate, and growth spurred by the revitalization of downtown Newberry, Newberry County is faced with a myriad of possibilities and challenges in planning for future land use.

11.1. Existing Land Use

In order to plan for future development in the County, it is necessary to inventory current land uses, assess development patterns and trends, identify undeveloped properties, examine the impact of existing land use regulation, and evaluate the capability of existing conditions to accommodate the future land use needs of the community. An inventory of existing land uses within Newberry County was developed through an extensive geographic information system (GIS) analysis of digital mapping data. Mapping of existing land uses integrated land use category definitions and Newberry County Assessor tax parcel data, as well as County staff knowledge of the area. Roadways and railroad rights-of-way were not assigned existing land use classifications and are therefore not included in land use calculations.

11.1.1. Existing Land Use in Newberry County

Land uses were classified and mapped using the following nine categories as depicted in the *Existing Land Use Map* (Map 11-2) and profiled in Table 11-1.

- **Agricultural/Forestry** – Land area used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or



workers and storage for equipment or crops. Properties that are ten or more acres in size and are classified in the Newberry County Assessor's database as agricultural for taxation purposes were included in this land use category. Adjoining multiple properties under the same ownership that together equaled 10 or more acres and were classified as agricultural for taxation purposes were also included in this land use classification. Land in agriculture or forestry use is by far the most prevalent in Newberry County, accounting for more than half (209,682 acres) of the County's total land.

- **Commercial** – Land area used to conduct businesses, trade activities, administrative activities, professional activities and services, or personal services. Examples of commercial uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, hair stylists, dry cleaners, furniture stores, clothing stores, car sales, law offices, doctor offices, accounting services, real estate offices, hotels/motels, lumber sales, private gyms, post office and shipping services, and nursery or garden centers. Commercial land uses comprise less than one percent (3,037 acres) of the County's land area and are generally grouped in or near municipalities and along major transportation routes.
- **Industrial** – Land area used to manufacture, assemble, process, or fabricate goods and/or to store (warehouse) or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. Industrial land use comprises less than half of one percent (1,330 acres) of the total County land area. Much of Newberry County's industrial development is concentrated along I-26, along major highways, and in the vicinity of the City of Newberry.
- **Single-Family Residential** – Land area used for residential structures including single-family dwellings, duplexes, manufactured homes on single lots, and manufactured home subdivisions. Properties that are less than 10 acres in size and are classified in the Newberry County Assessor's database as agricultural for taxation purposes, but have improvements on the property, were also included in this land use category. Single-family residential uses comprise 24.3% (95,056 acres) of the land area in Newberry County and are located throughout the County.
- **Multi-Family Residential** – Land area used for residential structures other than those included in Single-Family Residential Districts, including structures containing three or more dwelling units, zero lot line developments, patio home developments, condominium developments, townhouses, and manufactured home parks. Higher density multi-family residential uses account for 586 acres countywide. This is a very small percentage at less than half of 1% of all land use in the County. Nearly one-third of County land in multi-family residential use (178 acres) is within the City of Newberry, including most multi-family uses other than manufactured home parks.
- **Parks and Recreation** – Land area used for active and passive public recreation or as preserved open space. Examples of parks and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, Dominion recreation sites, wildlife management areas, and recreation centers and facilities. Residents of Newberry County have abundant opportunities to enjoy

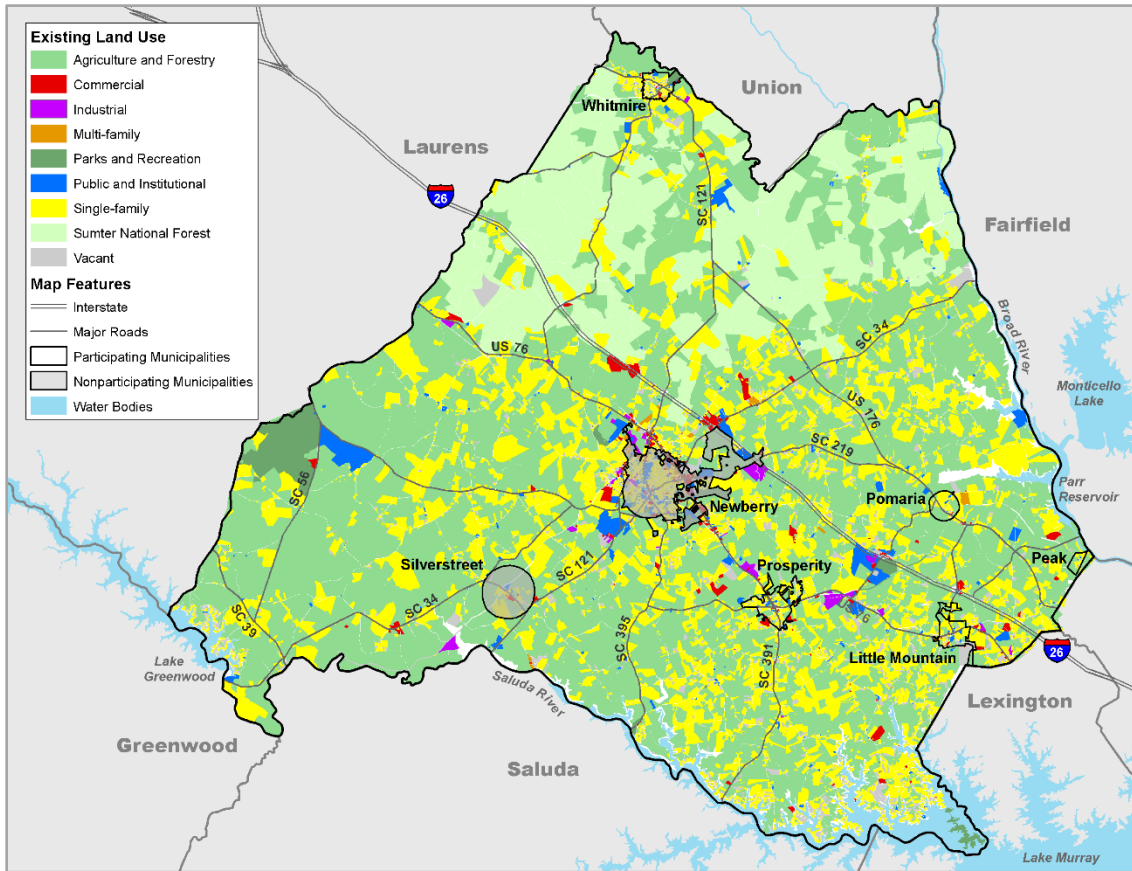


recreational opportunities, with 5,279 acres (1.4% of all land) classified as Parks and Recreation. As discussed in the Community Facilities Element, many of the parks and recreation facilities are in the City of Newberry (557 acres) and the other incorporated towns. Newberry County's 260-acre Lynch's Woods park is located in the City on U.S. Highway 76. Also of note is the 3,728-acre portion of the *Belfast Wildlife Management Area* in Newberry County, located 10 miles northwest of the City of Newberry on S.C. Highway 56 near the Kinards community. Lynch's Woods and the Belfast WMA comprise 75% of land in this category.

- **Public and Institutional** – Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include schools, churches, hospitals, congregate care facilities (nursing homes), utility offices and facilities, postsecondary institutions, communications towers, community non-profit organizations, cemeteries, libraries, and city, county, state, and federal offices. Nearly 6,015 acres of land (1.5% of all County land) are currently in Public and Institutional use in Newberry County.
- **Sumter National Forest** – Lands within the Sumter National Forest. Nearly 15% of the Newberry County land area (57,991 acres) is federally owned and managed as part of the Sumter National Forest.
- **Vacant Land** – Land area not developed for a specific use or assigned a land use classification. Properties that are less than 10 acres in size and are classified in the Newberry County Assessor's database as agricultural for taxation purposes, but have no improvements on the property, were also included in this land use category. While only three percent of land in Newberry County (11,575 acres) is classified for land use planning purposes as Vacant (or undeveloped), much of the 267,673 acres in Agricultural and Forestry use and within the Sumter National Forest does not include physical improvements and could also be considered undeveloped.



Map 11-1. Existing Land Use Map



Source: Newberry County GIS, March 2022

Table 11-1. Existing County Land Use by Area*

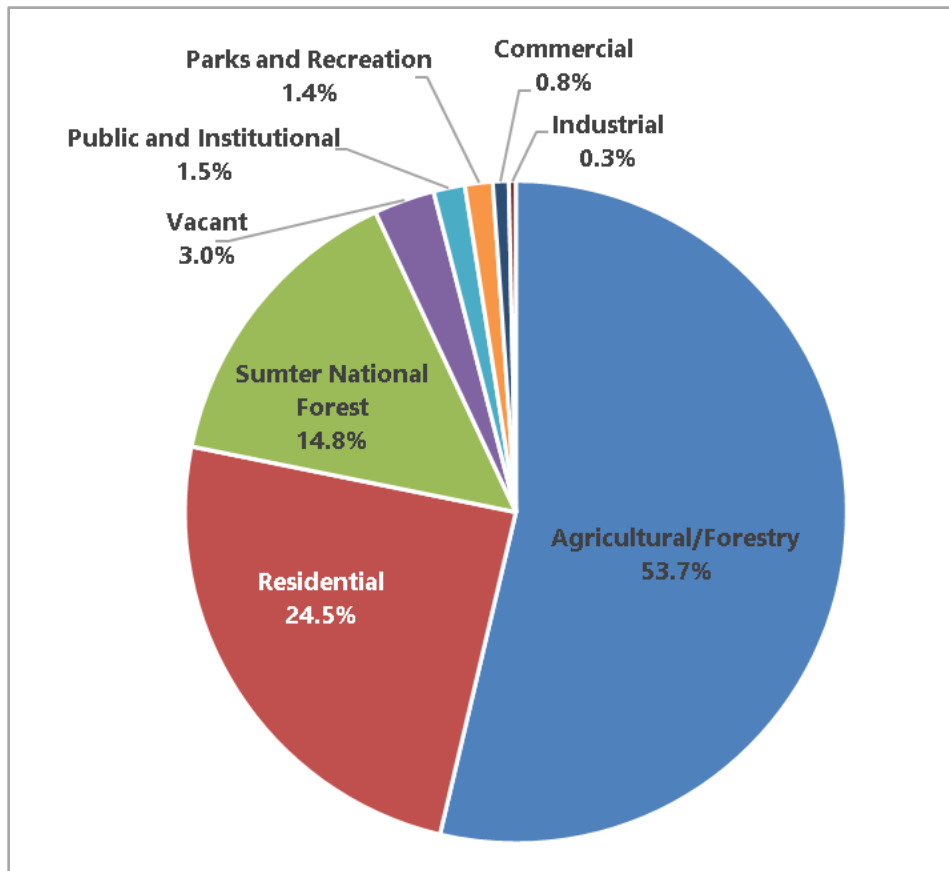
EXISTING LAND USE	CITY OF NEWBERRY		NOT INCLUDING CITY OF NEWBERRY		NEWBERRY COUNTY TOTAL	
	ACRES	%	ACRES	%	ACRES	%
Agricultural and Forestry	1,195.3	23.2%	208,486.7	54.1%	209,682.0	53.7%
Single-family	1,491.1	28.9%	93,564.8	24.3%	95,055.9	24.3%
Sumter National Forest	0.0	0.0%	57,991.4	15.0%	57,991.4	14.8%
Vacant	503.4	9.8%	11,071.8	2.9%	11,575.2	3.0%
Public and Institutional	740.6	14.4%	5,274.3	1.4%	6,014.9	1.5%
Parks and Recreation	557.2	10.8%	4,721.7	1.2%	5,279.0	1.4%
Commercial	449.1	8.7%	2,588.0	0.7%	3,037.1	0.8%
Industrial	45.3	0.9%	1,284.4	0.3%	1,329.7	0.3%
Multi-family	178.1	3.5%	407.9	0.1%	586.0	0.2%
TOTAL	5,160.1	100.0%	385,391.1	100.0%	390,551.2	100.0%

* Acreages do not include road and rail rights-of-way

Source: Newberry County GIS, March 2022



Figure 11-1. Existing Land Use Area Chart



Source: Newberry County GIS, March 2022



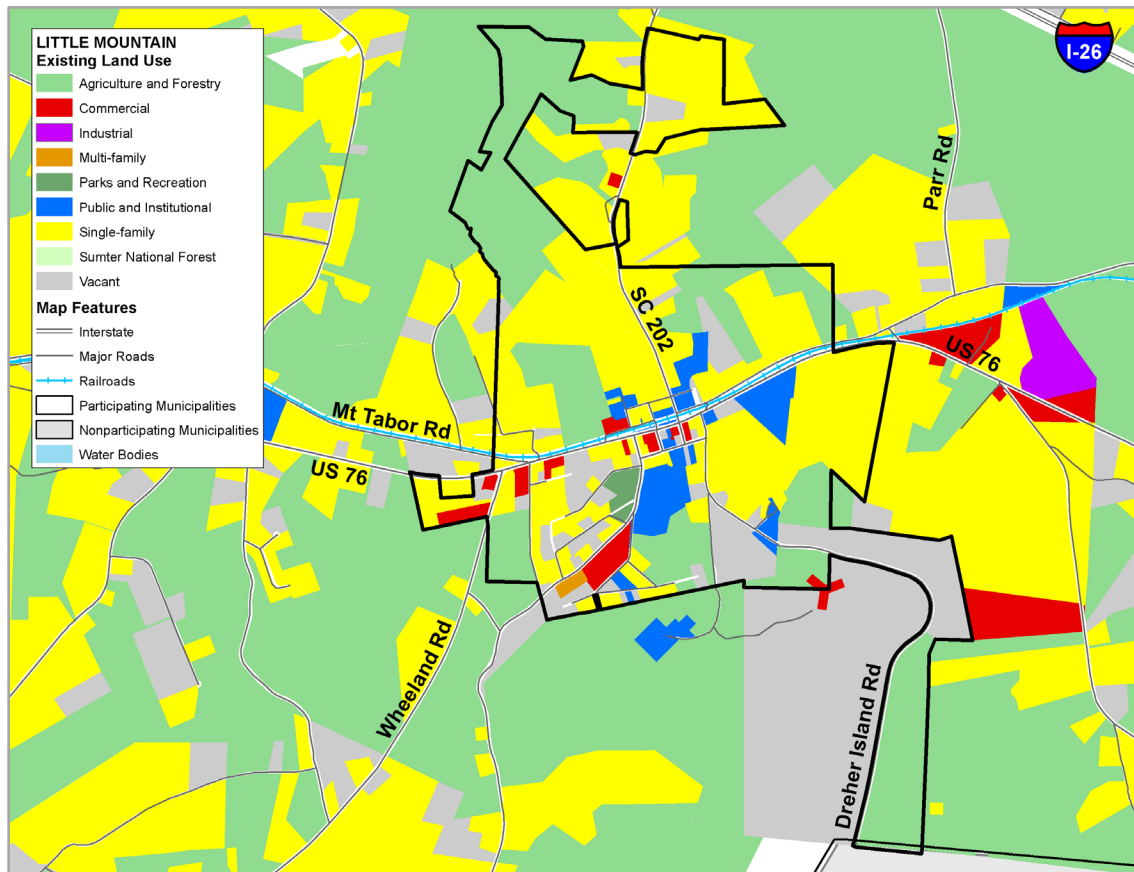
11.1.2. Existing Land Use in Participating Municipalities

As detailed in Table 11-2 and depicted in Map 11-2, 43.1% of the land in the Town of Little Mountain (392.3 acres) is in Single-Family Residential use. More than one-third of the land in the Town (311.3 acres) is in Agricultural and Forestry use. Over 13% of the Town’s land (122 acres) is currently Vacant and 5.8% (52.5 acres) is in Public and Institutional use. Only 22.9 acres, or 2.5%, of land in Little Mountain is in Commercial use.

Table 11-2. Existing Land Use by Area – Town of Little Mountain

EXISTING LAND USE	ACRES	PERCENTAGE
Single-Family	392.3	43.1%
Agriculture and Forestry	311.3	34.2%
Vacant	122.1	13.4%
Public and Institutional	52.5	5.8%
Commercial	22.9	2.5%
Parks and Recreation	7.0	0.8%
Multi-family	2.4	0.3%
TOTAL	910.5	100.0%

Map 11-2. Existing Land Use – Town of Little Mountain



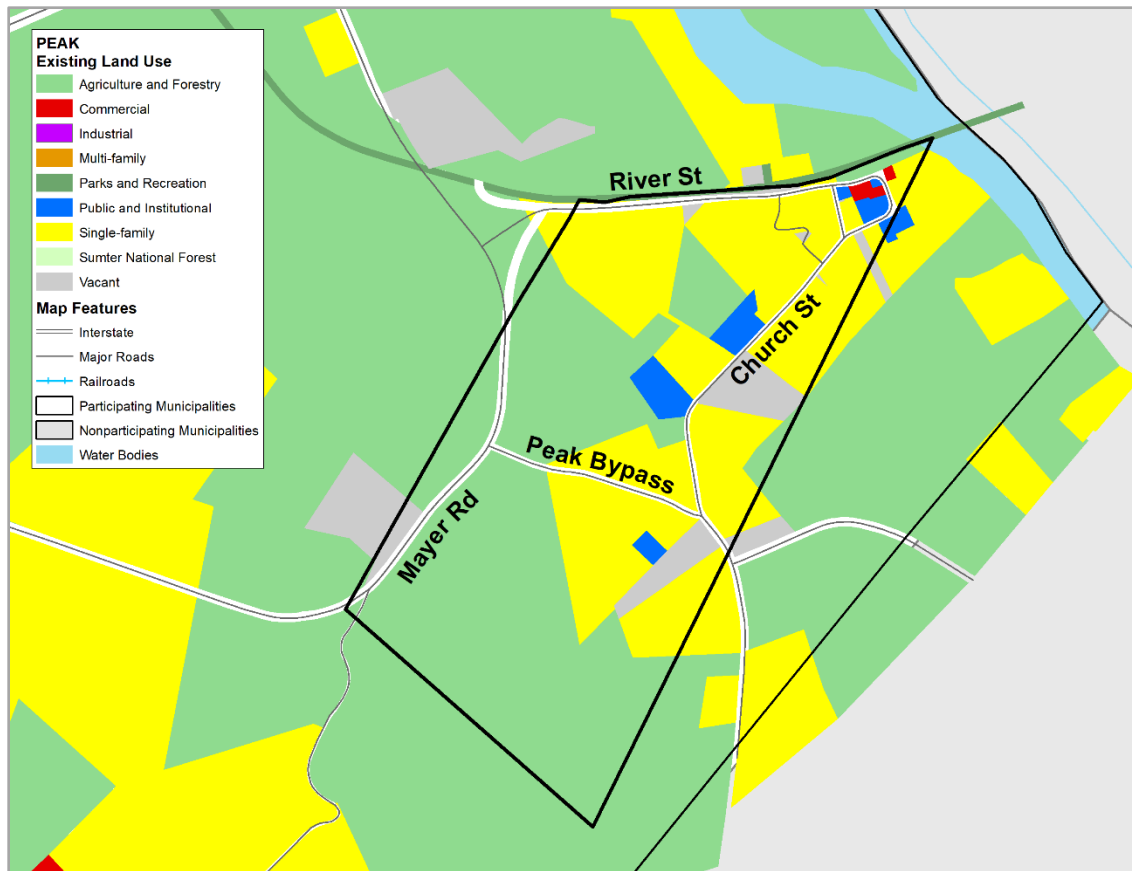


Agriculture and Forestry accounts for more than half of land use in the Town of Peak at 107.8 acres. Nearly 81 acres of the land in Peak (39%) is in use as Single-Family Residential. Just over 11 acres of land in Peak (5.4% of all land) is currently Vacant.

Table 11-3. Existing Land Use by Area – Town of Peak

EXISTING LAND USE	ACRES	PERCENTAGE
Agriculture and Forestry	107.8	52.1%
Single-Family	80.9	39.0%
Vacant	11.2	5.4%
Public and Institutional	6.5	3.1%
Commercial	0.7	0.3%
TOTAL	207.1	100.0%

Map 11-3. Existing Land Use – Town of Peak



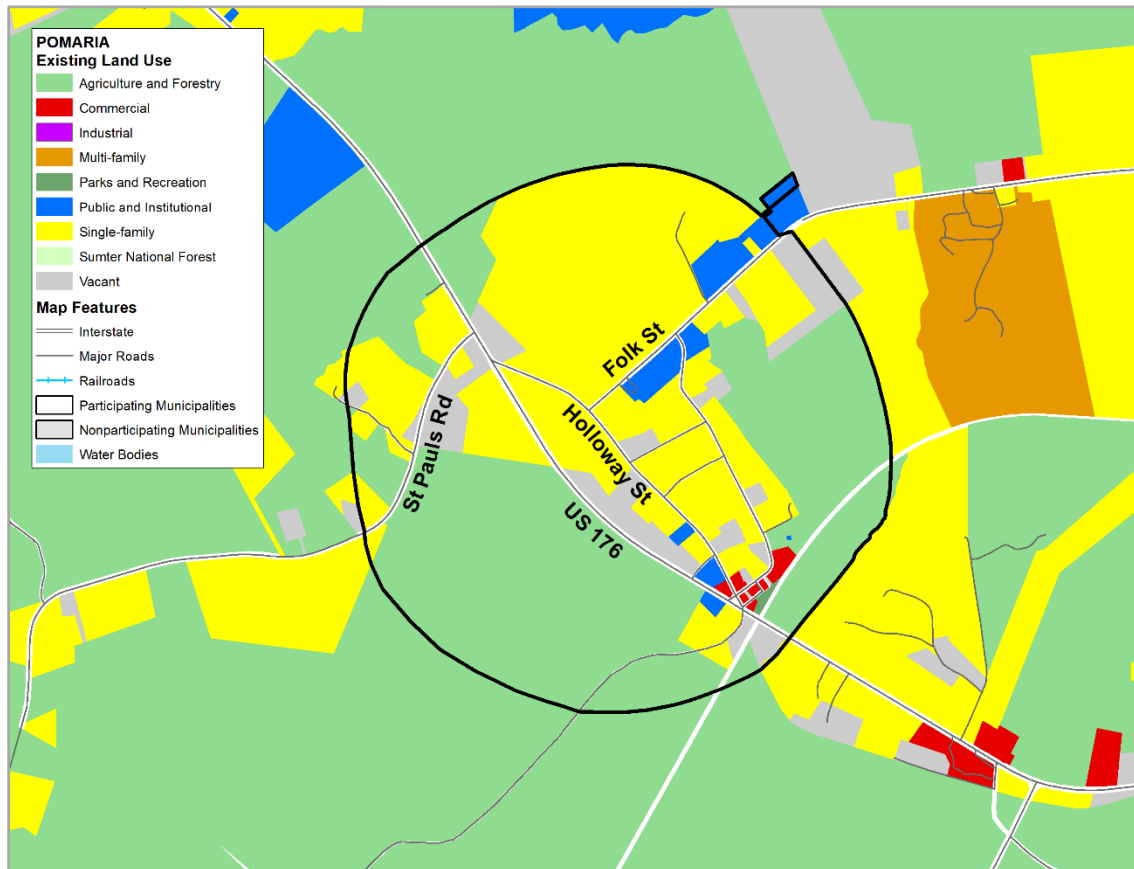


Most of the land in the Town of Pomaria is either in Agriculture and Forestry (303 acres) or Single-Family Residential use (260.3 acres), at 47.5% and 40.8%, respectively. Nearly eight percent of land in Pomaria is Vacant (50.4 acres) and 3.2% is in Public and Institutional use (20 acres).

Table 11-4. Existing Land Use by Area – Town of Pomaria

EXISTING LAND USE	ACRES	PERCENTAGE
Agriculture and Forestry	303.1	47.5%
Single-Family	260.3	40.8%
Vacant	50.4	7.9%
Public and Institutional	20.1	3.2%
Commercial	3.5	0.6%
Parks and Recreation	0.8	0.1%
TOTAL	638.4	100.0%

Map 11-4. Existing Land Use – Town of Pomaria



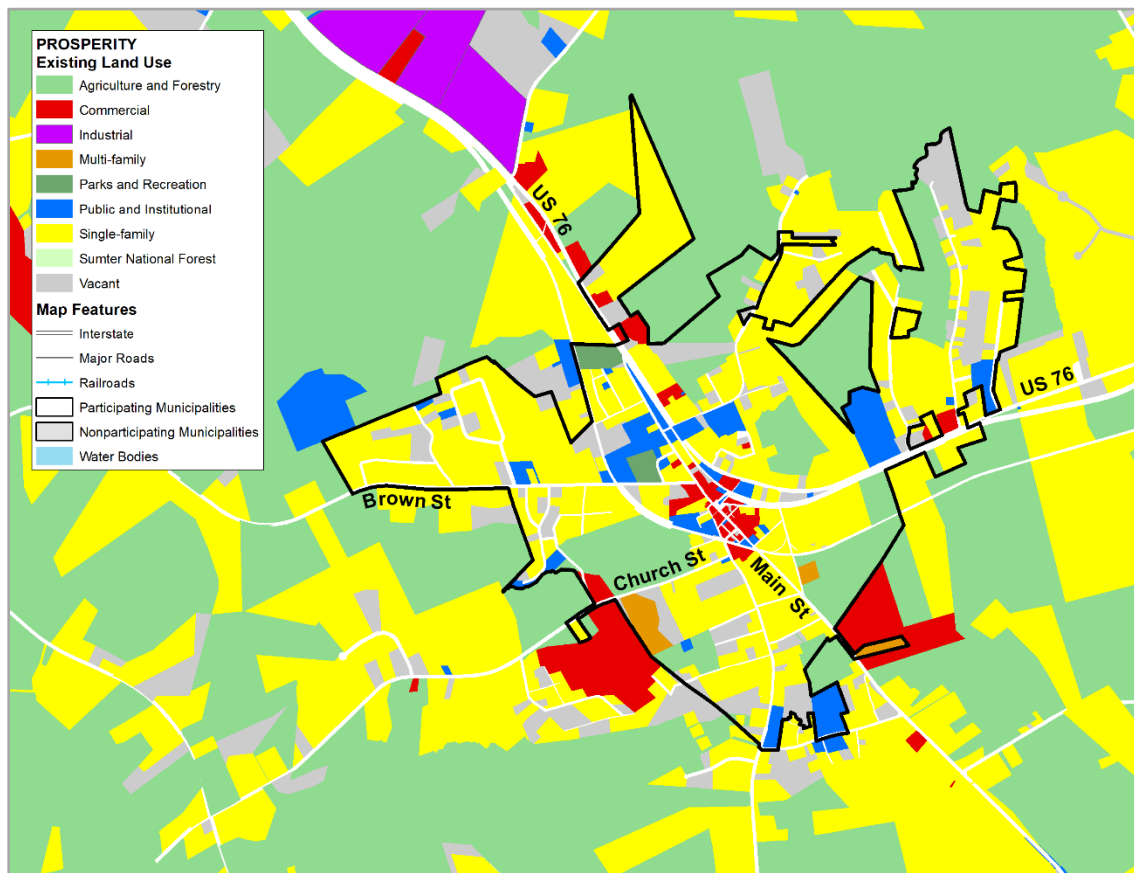


Land use composition in the Town of Prosperity is comparatively diverse, with 54% of all land in use as Single-Family Residential (633.8 acres), 19.5% as Agriculture and Forestry (227.7 acres), 7.6% as Public and Institutional (89.3 acres), and 3% as Commercial (35.1 acres). More than 153 acres (13.1% of all land) are currently Vacant.

Table 11-5. Existing Land Use by Area – Town of Prosperity

EXISTING LAND USE	ACRES	PERCENTAGE
Single-Family	633.8	54.1%
Agriculture and Forestry	227.7	19.5%
Vacant	153.2	13.1%
Public and Institutional	89.3	7.6%
Commercial	35.1	3.0%
Multi-Family	18.0	1.5%
Parks and Recreation	13.4	1.1%
TOTAL	1,170.7	100.0%

Map 11-5. Existing Land Use – Town of Prosperity



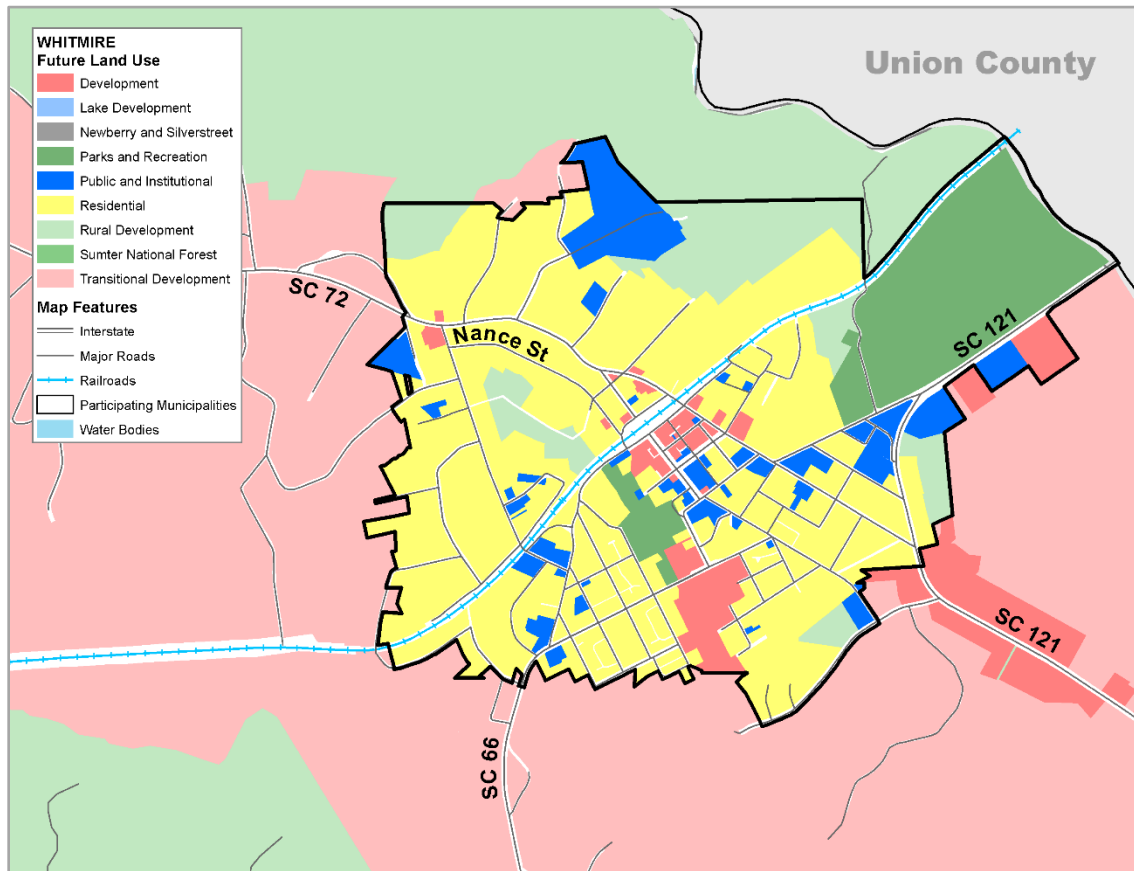


Land use in the Town of Whitmire is also relatively diverse, with 44.4% of the Town’s land area (313.2 acres) in Single-Family Residential use, 15.6% in Parks and Recreation use (109.8 acres), 10.1% in Agriculture and Forestry use (71 acres), and 9.1% in Public and Institutional use (64 acres). Nearly five percent of land is in Commercial use (33.7 acres). Ninety-nine acres of land in Whitmire are currently Vacant (14.1% of all land use).

Table 11-6. Existing Land Use by Area – Town of Whitmire

EXISTING LAND USE	ACRES	PERCENTAGE
Single-Family	313.2	44.4%
Parks and Recreation	109.8	15.6%
Vacant	99.1	14.1%
Agriculture and Forestry	71.0	10.1%
Public and Institutional	64.1	9.1%
Commercial	33.7	4.8%
Multi-Family	13.8	2.0%
TOTAL	704.7	100.0%

Map 11-6. Existing Land Use – Town of Whitmire





11.2. Future Land Use

The Future Land Use (FLU) Map is a blueprint for the physical development of Newberry County. The map sets the context and provides the vision for future growth and development in the County over the next 20 years. Implementation of the Future Land Use Map will be accomplished through regulatory measures included in the County's Zoning Ordinance and Subdivision Regulations, as well as any land use regulations enacted by the County's municipalities.

The Future Land Use Map is anchored by an inventory of land use data compiled in the existing land use map and supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in Map 11-2, Newberry County is primarily rural in nature. Land uses including municipal downtowns, commercial corridors along major roadways, industrial development, and residential areas have evolved and matured over time and have been incorporated in the Future Land Use Map. Adjacent and surrounding land uses were evaluated in determining future land use designations for vacant parcels. Future Land Use in Newberry County was classified under the following eight categories as depicted in Map 11-7.

- **Development (DEV)** – Land areas that include more intensive uses such as commercial, industrial, public and institutional, service, and higher density residential, as well as related infrastructure. Areas identified as Development generally link the more developed areas of the County to each other and beyond to neighboring counties and the greater Columbia metropolitan region. These areas include existing and potential economic development centers that have proximity to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within Development areas provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities will continue to make these areas attractive for a wide range of uses including commercial and industrial development, public and institutional uses, and higher density residential development.
- **Lake Development (LD)** – Land areas in close proximity to Lake Murray and Lake Greenwood, principally used for residential structures, but may include other complementary and associated uses such as agriculture, forestry, and public and institutional uses such as churches and schools. Where adequate road access is available, land in the Lake District may also include more intense uses such as marinas, commercial activities, and personal services that are compatible with the surrounding area.
- **Parks and Recreation (PR)** – Land area used for active and passive public recreation or open space preservation. Examples of uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, and recreation centers and facilities.
- **Public and Institutional (PI)** – Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include schools, churches, hospitals, congregate care facilities (nursing homes), utility offices, postsecondary institutions, libraries, and county, municipal, state, and federal offices.



- **Residential (RES)** – Land area used for residential structures including single-family, duplex, triplex, and multi-family housing; zero lot-line and patio home developments; townhouses and condominiums; home occupations; manufactured homes on single lots; manufactured home subdivisions; and manufactured home parks.
- **Rural Development (RD)** – Lands in the rural areas of the County that are primarily in use as low density residential, agriculture, or forestry, but may include other complementary and associated uses. Land in Rural Development may also include higher intensity uses on properties that are separated appropriately from residential uses and that have adequate road access. While lands in the RD areas are expected to continue to be primarily low density residential and agricultural in nature, it is anticipated that other complementary and associated uses such as public and institutional, parks and recreation, higher density residential, and light commercial and industrial uses will locate in these areas where appropriate.
- **Sumter National Forest (SNF)** – Lands within the Sumter National Forest. Nearly 15% (57,991 acres) of the total land area in Newberry County is in the federally owned and managed Sumter National Forest.
- **Transitional (TR)** – Land undergoing, or with the potential to undergo, a transition from one major land use to another, primarily from rural or residential to commercial or office uses. Such land is in proximity to developed areas, municipalities, or identified Development areas and/or to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within Transitional areas will provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities could make these areas attractive for a range of uses, as appropriate and compatible with adjacent uses, including light commercial, office, public and institutional uses, and higher density residential development.

11.2.1. Future Land Use in Newberry County

Detailed analysis of future land use in Newberry County includes the unincorporated area and participating municipalities. The analysis does not include land area within the City of Newberry, which conducts all land use planning and regulation within its borders, and the Town of Silverstreet, which does not participate in land use regulation and planning. More than two-thirds of the land in Newberry County (262,282 acres) is designated in the Future Land Use Map as Rural Development. Nearly 8% (29,974 acres) is classified as Transitional and 3.9% (15,096 acres) as Development. Fifteen percent (57,991 acres) of the County's land area is in the Sumter National Forest and is under Federal ownership and management. Lake Development comprises more than 4% of the land area, or 15,810.5 acres. Table 11-7 provides a listing of future land uses by size (acres) and percentage of total land use for the unincorporated area of Newberry County and participating municipalities.



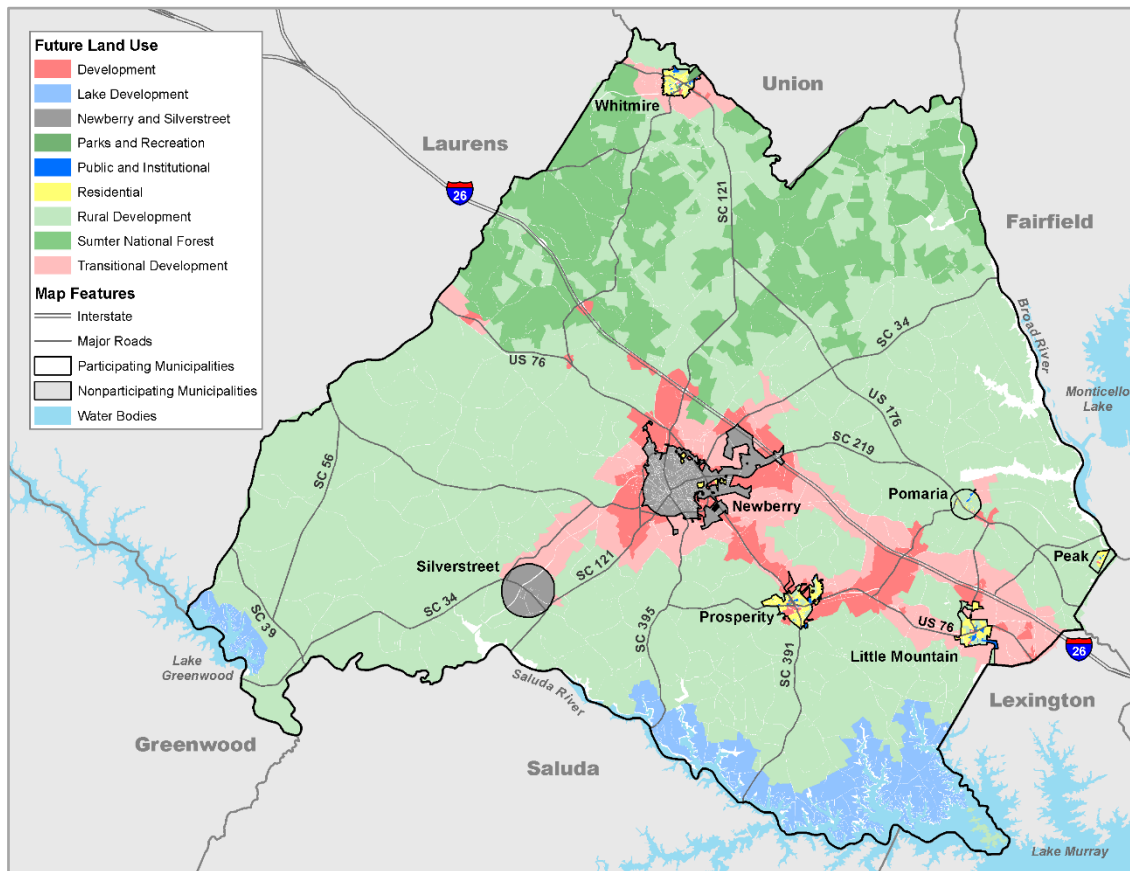
Table 11-7. Future Land Use by Area – Newberry County

FUTURE LAND USE*	ACRES	PERCENTAGE
Rural Development	262,282.1	68.42%
Sumter National Forest	57,991.4	15.13%
Transitional	29,974.3	7.82%
Lake Development	15,810.5	4.12%
Development	15,095.9	3.94%
Residential	1,801.5	0.47%
Public and Institutional	268.4	0.07%
Parks and Recreation	131.0	0.03%
TOTAL	383,355.1	100.00 %

* Does not include City of Newberry and Town of Silverstreet

Source: Newberry County, January 2024

Map 11-7. Future Land Use – Newberry County



Source: Newberry County, January 2024

11.2.2. Future Land Use in Participating Municipalities

As discussed previously, Future Land Use largely reflects Existing Land Use within the County's participating municipalities. In addition to future land uses that correspond directly to existing land uses, areas currently in agricultural and forestry use are designated as Rural Development, commercial and industrial uses as Development, and all residential uses as Residential. Future



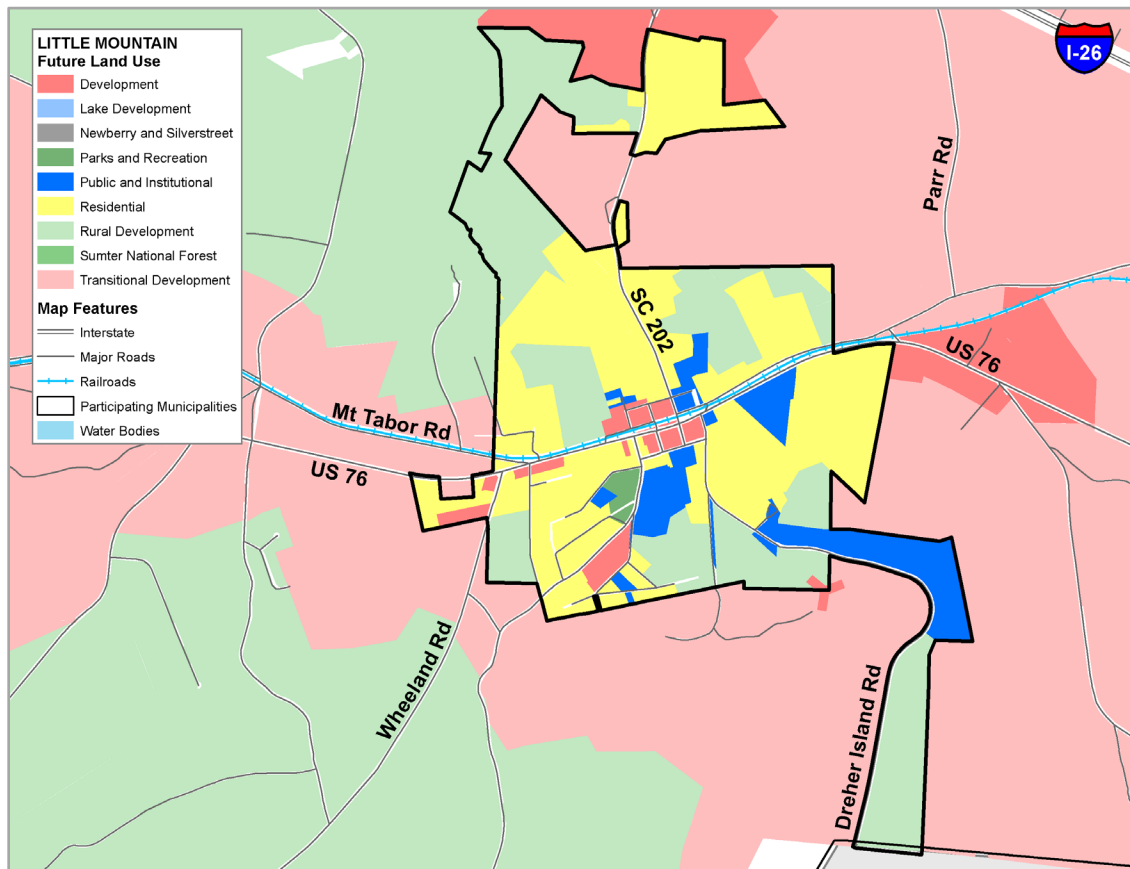
Land Use for existing undeveloped (vacant) properties was determined through an examination of current parcel information and surrounding land uses.

As depicted in Map 11-8 and detailed in Table 11-8, nearly half of the land in the Town of Little Mountain (434.9 acres) has been designated as Residential, more than one-third (342.4 acres) as Rural Development, 10.5% (95.5 acres) as Public and Institutional, and 3.4% (30.7 acres) as Development in the Future Land Use map. Less than one percent (seven acres) is designated as Parks and Recreation.

Table 11-8. Future Land Use by Area – Town of Little Mountain

FUTURE LAND USE	ACRES	PERCENTAGE
Residential	434.9	47.8%
Rural Development	342.4	37.6%
Public and Institutional	95.5	10.5%
Development	30.7	3.4%
Parks and Recreation	7.0	0.8%
TOTAL	910.5	100.0%

Map 11-8. Future Land Use – Town of Little Mountain



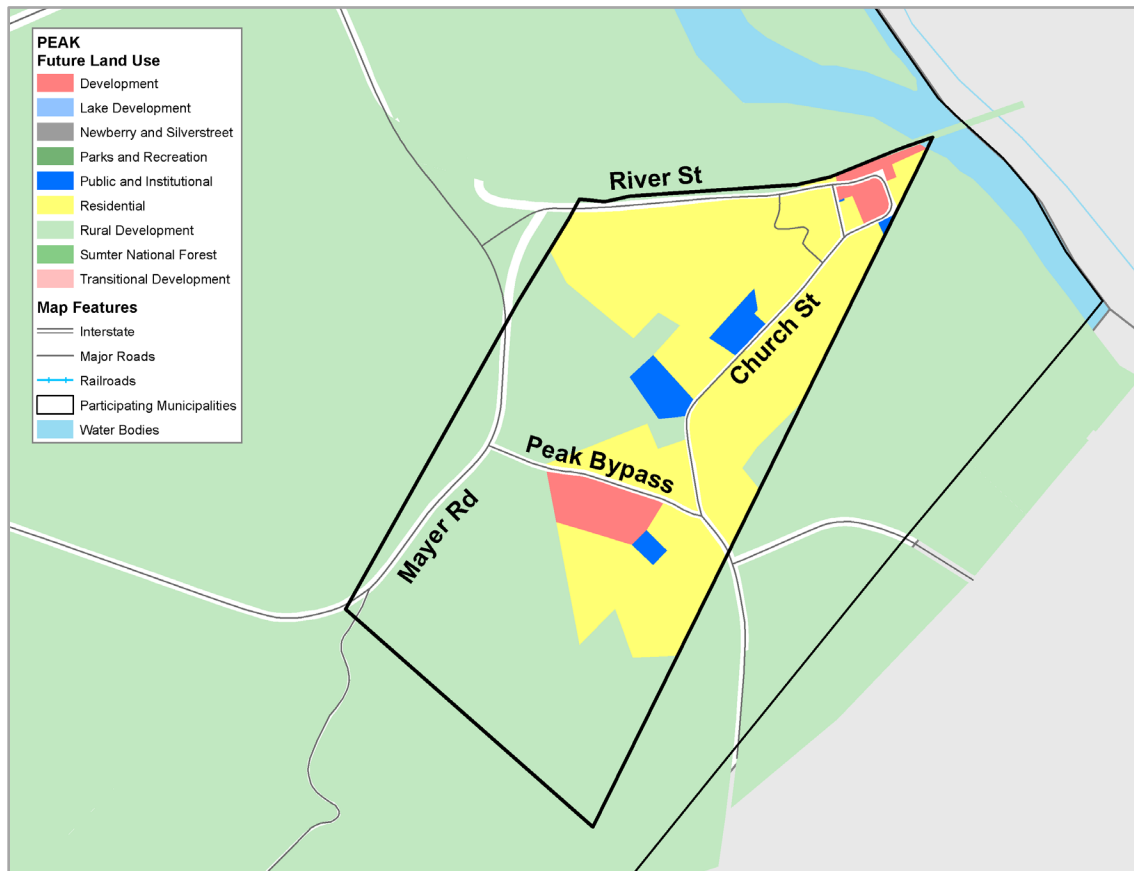


The majority of land in the Town of Peak is designated as either Rural Development (102.9 acres) or Residential (89.8 acres). Only 8.9 acres are expected to continue as commercial uses and designated as Development and 5.5 acres are anticipated to continue to be in Public and Institutional use.

Table 11-9. Future Land Use by Area – Town of Peak

FUTURE LAND USE	ACRES	PERCENTAGE
Rural Development	102.9	49.7%
Residential	89.8	43.3%
Development	8.9	4.3%
Public and Institutional	5.5	2.7%
TOTAL	207.1	100.0%

Map 11-9. Future Land Use – Town of Peak



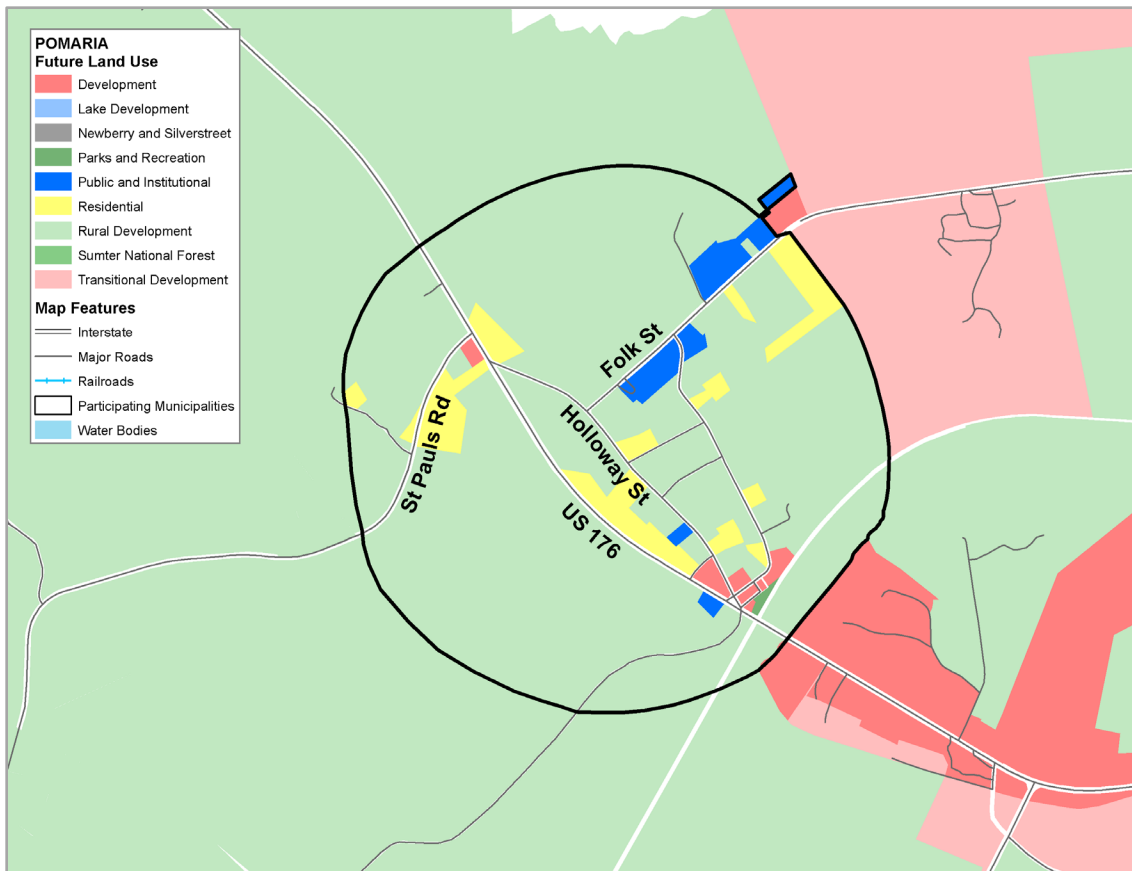


Most of the land in the Town of Pomaria (567 acres) has been designated as Rural Development and seven percent (45.1 acres) as Residential in the FLU map. Nearly 19 acres are classified as Public and Institutional, 6.5 acres as Development, and less than one acre as Parks and Recreation.

Table 11-10. Future Land Use by Area – Town of Pomaria

FUTURE LAND USE	ACRES	PERCENTAGE
Rural Development	567.3	88.9%
Residential	45.1	7.1%
Public and Institutional	18.6	2.9%
Development	6.5	1.0%
Parks and Recreation	0.8	0.1%
TOTAL	638.4	100.0%

Map 11-10. Future Land Use – Town of Pomaria



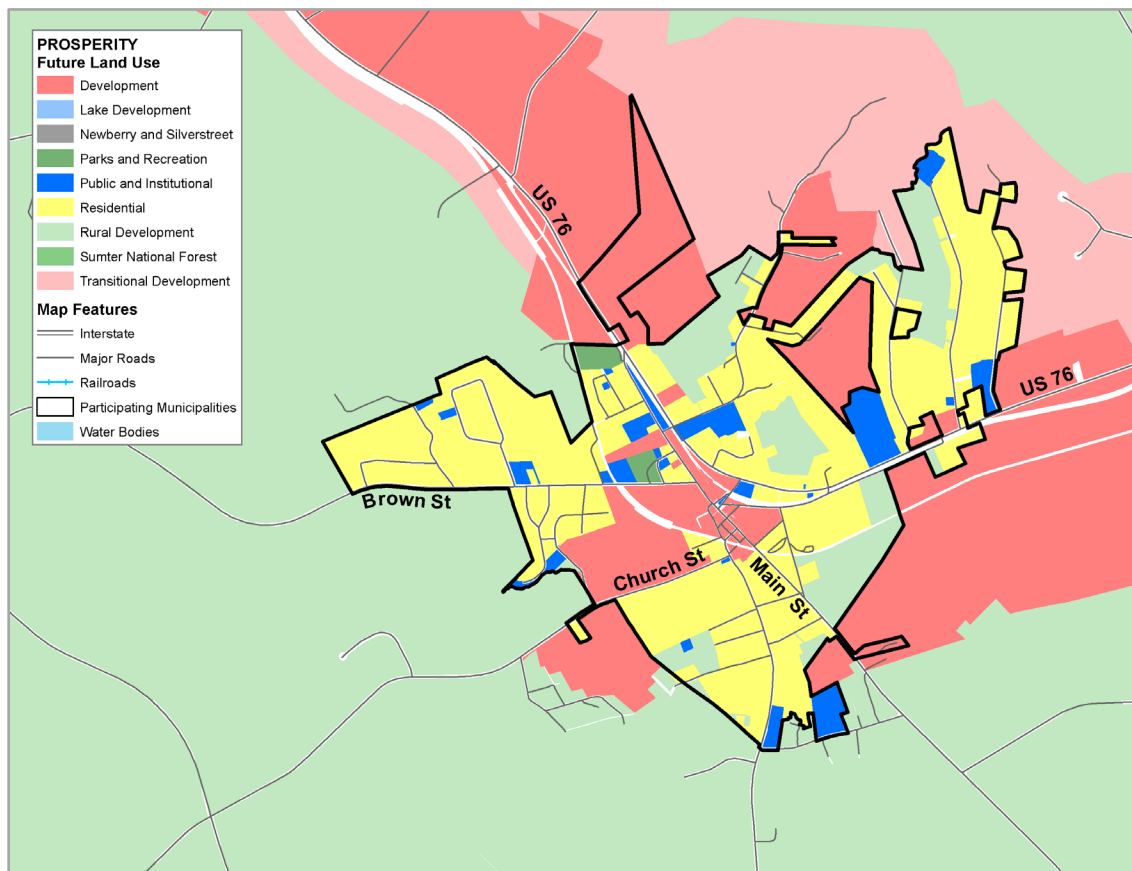


Future land use in the Town of Prosperity is projected to be primarily Residential at almost 60% (698.4 acres) of the Town’s land area. Lands classified as Development and Rural Development each account for 16% of Prosperity’s land area at 189.9 acres and 188.5 acres, respectively. Seven percent of all land (80.5 acres) is expected to be in Public and Institutional use and only 13.4 acres (one percent) are projected to continue as Park and Recreation uses.

Table 11-11. Future Land Use by Area – Town of Prosperity

FUTURE LAND USE	ACRES	PERCENTAGE
Residential	698.4	59.7%
Development	189.9	16.2%
Rural Development	188.5	16.1%
Public and Institutional	80.5	6.9%
Parks and Recreation	13.4	1.1%
TOTAL	1,170.7	100.0%

Map 11-11. Future Land Use – Town of Prosperity



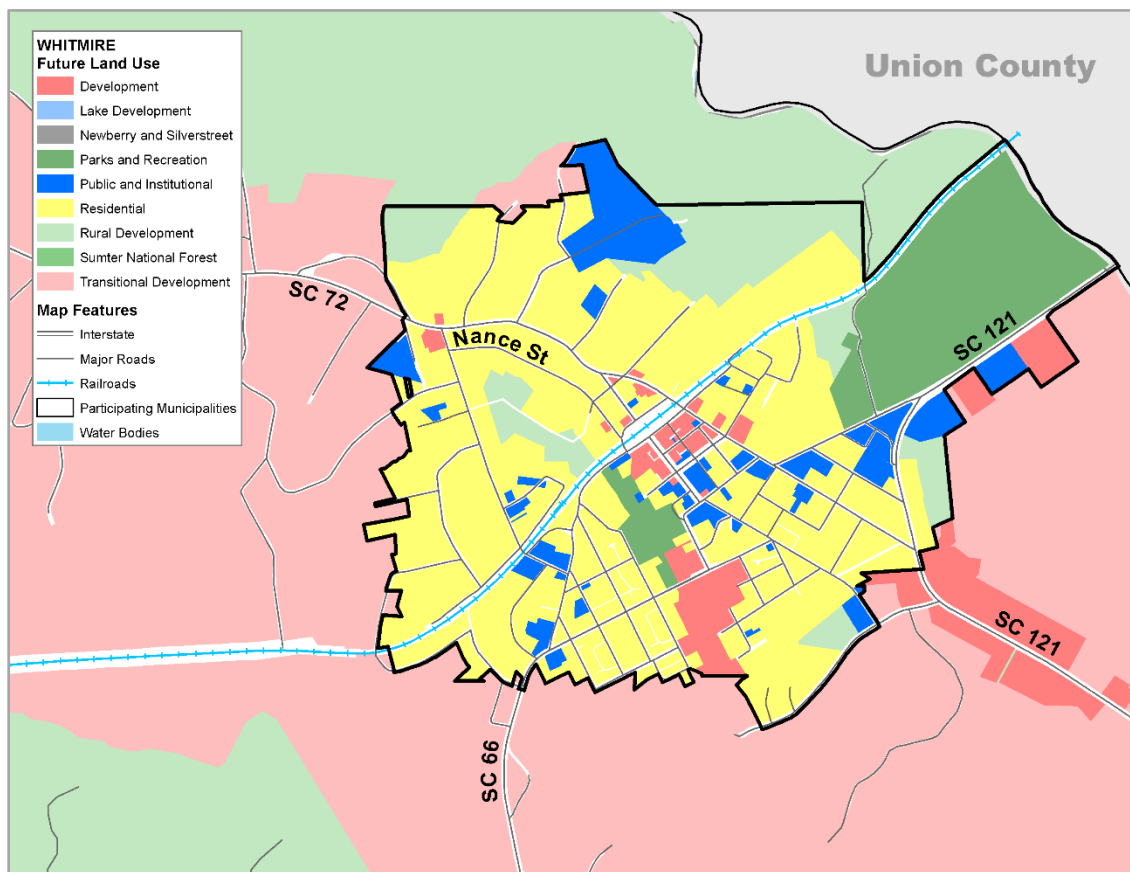


Nearly 60% of the land area of the Town of Whitmire (409.4 acres) is designated as Residential in the County’s Future Land Use map. Nearly 110 acres (15.6%) are classified as Parks and Recreation and 81 acres (11.5%) as Rural Development. Almost 10% of the Town’s land (68 acres) is expected to continue in Public and Institutional use. Lands designated as Development, including both commercial and industrial uses, account for five percent (36 acres) of projected Future Land Use in Whitmire.

Table 11-12. Future Land Use by Area – Town of Whitmire

FUTURE LAND USE	ACRES	PERCENTAGE
Residential	409.4	58.1%
Parks and Recreation	109.8	15.6%
Rural Development	81.2	11.5%
Public and Institutional	68.2	9.7%
Development	36.0	5.1%
TOTAL	704.7	100.0%

Map 11-12. Future Land Use – Town of Whitmire





11.2.3. Future Development Opportunities and Challenges

Newberry County has a number of land use opportunities that support future growth and development. The County's strategic location on the busy I-26 corridor near the growing Columbia metropolitan region to the east, coupled with its proximity to the Charlotte and Greenville metropolitan regions to the north and west, makes it attractive to prospective businesses and industries, as evidenced by the County's expanding manufacturing base. The County's location is also a draw for potential residents who are seeking a more rural or small town lifestyle within an easy drive to the greater Columbia area employment centers. The area is particularly attractive to retirees who are seeking a temperate climate, a more relaxed southern lifestyle, and abundant cultural and recreational amenities. Military retirees seeking to settle near the major military installations and a Veterans Administration healthcare facility in the Midlands region are also drawn to the area. The need for higher educational attainment and specialized job skills to meet the needs of existing and prospective industries and businesses is being addressed through job training programs and facilities provided by Newberry College and the Newberry County campus of Piedmont Technical College. The desirability of Newberry County as a place to live, work, and play is further enhanced by an abundance of cultural, recreational, and natural resources and the availability of quality health care at Newberry County Memorial Hospital.

A wide range of factors will shape the County's development potential including the economy, development intent of private property owners, housing availability, regional growth trends, and the availability of utilities such as water and sewer. Perhaps the greatest challenge in planning for future growth and development in Newberry County is maintaining a balance between honoring the character, culture, and history of the area by preserving and protecting its rich resources while encouraging the residential, commercial, and industrial growth required to maintain a vibrant economy. Included in this balance is protection of the County's historically strong agricultural sector and the overall "small town" character of the County and its communities.

The limited availability of water and sewer service continues to pose a formidable challenge to growth and development in key areas of the County. Limited housing choice, particularly for middle income residents, is another challenge that must be addressed in the coming decade. In order for Newberry residents to have the opportunity to "age in place," a wider range of housing needs must be met, to include young professionals, retirees, young families, and higher income professionals and families. While a number of new housing developments are underway or planned, the price of most of these homes will be out of reach for many current or prospective residents. Also key to attracting and retaining young families is a highly rated public school system that can compete with top-ranked neighboring school districts in Richland and Lexington Counties.

Despite these challenges, a combination of local factors continues to spark interest and economic growth. These factors include the County's extensive cultural and natural resource base; its strategic and accessible location along a primary transportation corridor in the Midlands region; rapid growth and rising land prices in neighboring Richland and Lexington Counties; focused investments in industrial recruitment and advanced training and workforce development; and a coordinated and welcoming governmental and civic climate for economic development.



Perhaps most important to the County's future is the vision of its residents and elected officials and their commitment to plan implementation. Community leaders and residents throughout the County have repeatedly proven their capability to set ambitious goals and employ creative strategies and partnerships to accomplish significant outcomes. These successes have ranged from historic renovation projects such as the Newberry Opera House and the passage of a Capital Projects Sales Tax to support public infrastructure to the development of industrial parks to support successful recruitment and expansion of major industries and the proactive expansion of postsecondary institutions to meet long-term workforce needs.

Factors such as the County's proximity to the State's Capitol region and its location on Lake Murray and Lake Greenwood, coupled with its small town and rural character and abundant cultural, recreational and natural resources, continue to make Newberry County attractive to a range of potential residents and employers. The key to successful future growth lies primarily in preserving this desirable community character and the rich historic, cultural and natural resources of the County, while encouraging appropriate new residential, commercial, and industrial development and redevelopment.

11.2.4. Future Land Use Focus Issues

The Land Use Element provides a blueprint for the development of Newberry County for the coming decade. It is the culmination of the goals, objectives, and implementation strategies developed in the other nine plan elements and. The Future Land Use Map and the accompanying goals, objectives, and implementation strategies provide the basis for policy decisions impacting the general location, density, and intensity of land uses with the overarching goals of enhancing and preserving community character; protecting natural, cultural and historic resources; promoting resilient planning, design, and development; reducing sprawl; ensuring adequate public services; promoting sound fiscal management and allocation of resources; and meeting long-term community needs for infrastructure, facilities, and employment opportunities.

11.2.4.1. Housing Options Needed

Data analysis indicates a shortage of affordable, safe housing for a range of residents at all stages of life in Newberry County. Groups in particular need of affordable housing options include those seeking home ownership opportunities in the middle price ranges and low and moderate income renters. Housing solutions should address the needs of young professionals and families who would like to live and work in the area, low to moderate income residents who need affordable and safe housing, and older residents who would prefer to age in place within the community.

A key finding of the 2032 Comprehensive Plan is the need to ensure that new residential development preserves and enhances the character, scale, and safety of the community and surrounding areas. A multi-pronged approach is needed to encourage and enable innovative design while ensuring that County regulations enable and, in some cases, require enhancements that result in quality residential development.

11.2.4.2. Economic Stability and Growth

Economic health and diversity are vital to achieving community sustainability and stability and in accommodating future growth. Although historically known as an agricultural center and in more



recent decades as a bedroom community for employment opportunities in nearby urban centers, Newberry County has successfully implemented Economic Development Strategies that have contributed to the recruitment and expansion of key industries in the recent decade.

As detailed in the *2022 Newberry County Economic Development Strategic Plan*, the County is well positioned for future growth. It is important to promote economic development to create jobs, increase community stability, and strengthen the local tax base. The County must continue to build a diverse and resilient economic base, strengthen its workforce, and increase the college and career readiness of high school graduates. Additional local employment opportunities will enable workers to live and work in the County. Retaining workers within the County raises the daytime population which, in turn, supports small businesses. Adequate services and capacity at industrial parks and potential sites with high development probability will assist in industrial recruitment, as will increasing the availability of quality buildings and sites for prospective industries. And finally, maintaining and improving the overall quality of life and access to services will make Newberry County even more attractive for economic development.

11.2.4.3. Transportation Options

Effective transportation systems are broad, multi-modal networks that include options for rail, air, shipping, public transit, cyclists, and pedestrians. Thanks to recent funding, a number of road and bridge improvements were made that greatly improved the transportation network in Newberry County. However, the need to preserve and enhance major transportation corridors along major routes from Interstate 26 into the County remains a key issue.

The Transportation Element also identified a number of transportation alternative needs. The County has few dedicated options for pedestrians and cyclists. Sidewalks are generally limited to the municipalities and a few subdivisions. The County has a number of recreational trails but few dedicated bike lanes, particularly in unincorporated areas. While bike and pedestrian options would provide recreational benefits, they could also offer options for travel to work, school, shopping, and essential services. Perhaps most crucial is the recent discontinuation of public transportation both within the County and to key locations in the Midlands due to low ridership. While the Newberry County Council on Aging provides limited service for seniors and persons on Medicaid, public transit among key locations in the County and the Midlands remains a need that must be addressed. This need is amplified by rising gas prices and a sizable segment of the population without reliable transportation,

11.2.4.4. Planning for Public Infrastructure and Facilities

Newberry County has been a leader for a number of years in planning for and prioritizing public infrastructure and facilities needs through the Capital Projects Sales Tax referendum process. Through the CPST process, the County has identified, prioritized, and funded the implementation of projects that addressed critical infrastructure and facilities needs. It is important that Newberry County continues to support this process through the pursuit of additional external funding and partnerships to leverage CPST funding. To assist in this process, an update to the *Newberry County Master Space and Facilities Plan* is needed. Coordination and cooperation with County municipalities, adjacent jurisdictions, and relevant agencies in planning for capital improvements is also a key component of the priority investment planning process.



11.2.4.5. Protection of Natural and Agricultural Resources

Protection and preservation of land and water resources is important on many levels in Newberry County. Agriculture and forestry are important components of both the County's landscape and economy. As such, it is important that these resources be protected and preserved through partnerships and regular review of policies and regulations to advance this goal and remove any obstacles. Providing and maintaining access for residents and visitors to natural areas and open spaces is a key goal that can be achieved through the maintenance and expansion of trails and parks and recreation facilities and the ongoing support of public and private efforts to voluntarily acquire and protect open space and natural areas. Support for current and future regional and local bike and pedestrian plans is also important component in expanding access for residents and visitors.

Protection of the County's water resources to maintain water quality and recreational value is a high priority for residents and businesses. Key water quality needs include continued expansion of sewer service to reduce dependence on septic systems, mitigation of the impact of new development and redevelopment, regulation of stormwater runoff and retention, and protection of flood hazard areas. Protection and expansion of public access to Newberry County's lakes and rivers is a priority for residents and a major draw for tourism, as well as an attraction for economic development.

11.3. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the Land Use Element. Element goals are broad-based ideals intended to guide the future of the community, while objectives elaborate the goals to outline the framework and provide the basis for the more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 11.1. Enable and promote land use development that meets the current and future needs of Newberry County residents.		
OBJECTIVE 11.1.1. Foster rural development that encourages and protects agricultural and low density residential uses while providing opportunities for appropriate complementary and associated uses.		
<i>STRATEGY 11.1.1.1.</i> Review proposed amendments to County land use regulations to ensure the protection of agricultural and low density residential uses while enabling the development of complementary and associated uses in rural areas.	Newberry County	On-going
OBJECTIVE 11.1.2. Provide opportunities for economic growth and development in areas that are or have the potential to be economic development centers.		
<i>STRATEGY 11.1.2.1.</i> Review proposed amendments to County land use regulations to ensure that opportunities for economic development are encouraged and facilitated where appropriate.	Newberry County, Municipalities	On-going



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 11.1.2.2.</i> Preserve and enhance transportation corridor pathways along primary routes from I-26 and neighboring jurisdictions into the County.	Newberry County, Municipalities, CMCOG, SCDOT	On-going
OBJECTIVE 11.1.3. Protect and encourage residential development in the areas near Lake Murray and Lake Greenwood while enabling appropriate complementary and associated uses.		
<i>STRATEGY 11.1.3.1.</i> Review proposed amendments to County land use regulations to ensure that residential uses in close proximity of Lake Murray and Lake Greenwood are provided protection from incompatible uses while accommodating complementary and associated uses where appropriate.	Newberry County	On-going
OBJECTIVE 11.1.4. Promote the development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and preferences.		
<i>STRATEGY 11.1.4.1.</i> Review proposed amendments to County land use regulations to ensure compatibility with a variety of housing options and residential development types.	Newberry County, Municipalities	On-going
OBJECTIVE 11.1.5. Encourage and support the continued development of a wide range of land uses to meet the needs of Newberry County residents and businesses.		
<i>STRATEGY 11.1.5.1.</i> Accommodate a wide range of land uses within appropriate land use categories and areas.	Newberry County, Municipalities	On-going
<i>STRATEGY 11.1.5.2.</i> Review proposed amendments to County land use regulations to ensure that a wide range of land uses are accommodated in appropriate locations.	Newberry County, Municipalities	On-going
OBJECTIVE 11.1.6. Ensure that new development preserves and enhances the character of the community and surrounding areas		
<i>STRATEGY 11.1.6.1.</i> Review and update the Subdivision Regulations to address identified issues, improve efficiency and effectiveness, and promote quality development.	Newberry County, Participating Municipalities	2024
<i>STRATEGY 11.1.6.2.</i> Explore ways to encourage and promote quality development that enhances and protects the character, scale, and safety of the community and surrounding areas.	Newberry County, Participating Municipalities, Residential Developers	2028
<i>STRATEGY 11.1.6.3.</i> Explore ways to encourage and enable innovative design, including development options that incorporate enhancements such as landscaped/natural buffers and/or setbacks, passive recreation, sidewalks, bike lanes, etc.	Newberry County, Participating Municipalities, Residential Developers	2028
GOAL 11.2. Implement the goals and objectives of the Land Use Element.		
OBJECTIVE 11.2.1. Review and update land use regulations as appropriate to implement the goals and objectives of the Land Use Element.		
<i>STRATEGY 11.2.1.1.</i> Review proposed amendments to the County Zoning Ordinance to ensure implementation of the goals and objectives of the Land Use Element.	Newberry County, Municipalities	On-going



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 11.2.1.2.</i> Review proposed amendments to the County Land Development Regulations and update as necessary to implement the goals and objectives of the Land Use Element.	Newberry County	On-going
<i>STRATEGY 11.2.1.3.</i> Review proposed amendments to any associated regulations and update as necessary to implement the goals and objectives of the Land Use Element.	Newberry County, Municipalities	On-going
<i>STRATEGY 11.2.1.4.</i> Evaluate variance requests and zoning amendments within the context of the Land Use Element.	Newberry County	On-going
OBJECTIVE 11.2.2. Work closely with municipalities and community partners to implement goals and objectives.		
<i>STRATEGY 11.2.2.1.</i> Coordinate and collaborate with the County's municipalities to implement specific goals and objectives of the Land Use Element.	Newberry County, Municipalities	On-going
<i>STRATEGY 11.2.2.2.</i> Participate in future updates of the <i>City of Newberry Comprehensive Plan</i> to coordinate municipal and county land use and related planning efforts.	Newberry County, City of Newberry	On-going
OBJECTIVE 11.2.3. Track and evaluate Comprehensive Plan implementation progress.		
<i>STRATEGY 11.2.3.1.</i> Regularly update implementation element to reflect Plan progress and provide an annual progress report to Planning Commission and County Council.	Newberry County	Annually
<i>STRATEGY 11.2.3.2.</i> Conduct a five-year review of the Comprehensive Plan to reflect progress and make any necessary changes.	Newberry County, Municipalities	2027
<i>STRATEGY 11.2.3.3.</i> Prepare a new Comprehensive Plan every ten years to ensure relevance, timeliness, and responsiveness to County needs.	Newberry County	2032