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SUPPORTING ELEMENTS for the COMPREHENSIVE PLAN

LEXINGTON COUNTY
SOUTH CAROLINA

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Introduction

Since the turn of the century, comprehensive plans in the United States have gone by a number of names such as city plan, development plan, urban plan, master plan, growth management plan, general plan, land use plan, and policy plan. Although the titles have changed, the basic intent has remained the same: to provide an official document adopted by the appropriate local government that serves as a guide for policy decisions relating to the physical development of the community.

This document is the latest in a long line of comprehensive plans that have been developed for the County of Lexington. The purpose and intent of the Lexington County Comprehensive Plan is to provide a vision and clear direction for the county as it grows and matures. In 1994 the General Assembly passed the South Carolina Local Government Comprehensive Planning Act, commonly known as the enabling act.

This legislation was designed to accomplish two objectives. First, it consolidates existing planning legislation found throughout the code into a single source document. Second, it updates the old law with modern language that considers current planning practices, tools, methodologies and procedures for local government planning. It states that all public agencies with active planning programs "must make their ordinances and plans conform with the provisions of the Act by May 3, 1999".

In order to accomplish this deadline, the staff of the Lexington County Planning and Development Commission began to update their comprehensive plan in 1997. The plan seeks to create a strong and vibrant Lexington County by encouraging orderly development while creating a healthy environment and a prosperous economy. By accomplishing new growth in areas that can sustain additional development, the plan endeavors to preserve resources and to build strong communities based on an efficient transportation system, protected environmental resources and a strong diversified economy. The plan's elements reflect the character of the county's residents, while the policies and implementation tools serve as guides to future land use and planning decisions.

The comprehensive plan provides a guide for decision-making by the Planning Commission and County Council concerning growth and development. While it is to be used by policy makers to guide their decisions, it is also a reference for the private sector in making informed investment decision.

There is a listing of planning Goals and Objectives for Lexington County. They come from a consolidation of all the previous policies adopted for the various planning areas of the County as well as the inclusion of new needs and issues which have arisen in recent years. These goals can be changed at any time through amendment of this ordinance. County Council may make changes in the implementation strategies listed beside each item at any regularly scheduled meeting with the Department of Planning and Development responsible for maintaining the current status of these strategies.

This document is the latest compilation of information relative to population, economic development, natural resources, cultural resources, community facilities, housing and land use. It is the responsibility of the Department of Planning and Development to keep this information as current as possible for use by County Council, the Planning Commission, all County departments, other public agencies, and the general public. This data is to help anyone in the public or private sector to make more informed decisions, to include investment decisions. To expedite and improve the access to this data, all information is to be maintained in a digital as well as paper format, with access over the internet utilized where possible.

Planning Process

This comprehensive land use plan is the result of input from each of the municipalities and various other interested parties. The municipalities reviewed the various sections that dealt with their individual information and submitted amended data where they chose to do so. Each of the municipalities separately prepared a comprehensive plan under the same enabling act during this time. Where appropriate Lexington County data is compared or contrasted to other South Carolina counties. Obviously in a project of this size numerous sources were consulted for information. Several different staff persons were involved in selected portions of the work.

NATURAL RESOURCE ELEMENT

Overview

Lexington County lies across several physiographic regions in the central midlands of South Carolina. The northern part of the county is in the lower part of the Piedmont while the southern portion is on the Upper Coastal Plain. Between the two lies a zone of transition called either the Sand Hills or the Fall Line. The county contains approximately 450,000 acres of forested, agricultural, wetland, urban, or undeveloped land (S.C. Department of Natural Resources, 1990). Lake Murray, several rivers, and numerous ponds and streams cover an additional 37,000 acres of the county in patterns characteristic of the topography, soil type, and geologic features of the area. Prime farmlands and forests, supported by these streams and rivers, are found in soils best suited for agricultural needs. These natural resources provide a variety of plant and animal habitats.

Slope Characteristics

The slope of an area is dependent upon location, soil type and geologic formations which underlie the area. Lexington County slopes are gentle to moderate, or 2-10 percent. Elevations range from 350 to 600 feet above sea level at the ridge tops. Valley elevations range from 110 to 300 feet above sea level. Along the rivers and creeks there are strong to moderately steep slopes of 10-25 percent according to the U.S. Department of Agriculture (USDA), 1976).

Areas with the most topographic change occur in the northern and western regions of the county around Lake Murray and the Saluda River. A plateau with an elevation around 500 feet extends in east-west ridges along U.S. Highway 1. Steeper slopes can be found close to streams in the northeastern portion of the county with a range from 2-15 percent.

Most of the Atlantic Coastal Plain slopes can be described as gently rolling to level with depressed areas in some places. The southern area of Lexington County is a plain which has slopes ranging from 0-6 percent on ridge tops and 6-10 percent on the side slopes. Areas of depressed land and broad flats occur around the Congaree-Taccoa-Brogdon soil associations in the eastern central region.

Prime Agricultural and Forest Land

Prime farmland is defined as land which is "best suited for producing food, feed, forage, fiber, and oilseed crops" (USDA, 1984). In 1984, Lexington County had 61,643 acres of prime farmland. This is 13 percent of the total land area. Agricultural acreage has decreased in recent years due to urban expansion in the county. Prime farmlands, comprised mostly of crop lands, forest lands, and pasture lands, are found predominately in the Piedmont Plateau of northern Lexington County. Peach orchards are also found in the west-central area of the county. Also, some prime farmlands exist in eastern areas outside the urban regions of West Columbia and along the Congaree River. Between SC Highway 302 and the area east of Swansea, scattered prime farmland can be found. Additional farmland is found throughout Lexington County along streams, creeks, and other water bodies. Additional farmlands are of statewide importance. However, they exhibit some properties such as seasonal wetness, irritability, limiting root zone, flooding, or doughtiness, which exclude them from being prime (USDA, 1984). Forest lands, which accounts for 38.5 percent of the prime farmlands, accounts for more than 50 percent of Lexington County's total land area. Various assortments of pine, oak, cypress, elm and cottonwoods grow in locations of suitable soils and slopes. Lexington County found that 43,000 acres of forest land is in need of management assistance and reforestation (Lexington County, 1990). A study done by the USDA and Forest Service found that of the 246,892 acres of timberland in Lexington County, 4.8 percent is planted in pines, 30.9 percent is natural pine, 18.7 percent is oak-pine, 37.5 percent is upland hardwood, and 8.2 percent is bottomland hardwood (Tansey and Hutchins, 1988).

Piedmont Plateau Province

There are two distinct soil regions of the Piedmont Plateau which have prime farmlands. The Georgeville-Nason soil association is located in the extreme northern portion of the county and the Cecil-Appling association is located between the Georgeville-Nason and the Fall Line. Both of these are gently to strongly sloping well-drained soils which contain silts. They are underlain by slate and granite, respectively. These soils meet the criteria set by the USDA-Soil Conservation Service for soils to support prime farmlands (USDA, 1976).

The Georgeville soils have a sandy loam to a very fine sandy loam or silt loam surface layer and clay, clay loam, silty clay or silty clay loam subsoil. These sediments allow for moderate permeability and medium to high available water capacity. With a slope of two to 6 percent, runoff is medium and tilth is good. However, erosion is a major management concern. With increasing slopes, these soils are more suitable to woodlands rather than cultivated crops, hay, and pasture which can be found in lower relief areas. The Nason series, much like the Georgeville soils, has sand, silt, and loam consistency, moderate permeability, and high available water capacity. Minor soils such as Tatum and Helena soils contribute to the agriculture and forest land productivity. In areas where slope is less than 6 percent, the soil is used for hay and grasses, pine trees, and orchards. Corn, cotton, soybeans, small grains, and vegetables can be grown. However, runoff is rapid and erosion can be a management problem. With increased slopes, these soils are mostly wooded (USDA, 1976). An analysis using Land Use/Land Cover data and STATSGO soils data show that the Tatum-Georgeville-Herndon and Georgeville-Herndon-Helena soils together hold 7.2 percent of Lexington's agricultural land and 6.6 percent of the forest land.

The Cecil-Appling soil association is found in an east-west band reaching across Lexington County just south of Lake Murray and is an important soil for prime farmlands. Pacolet and Helena soils are also found in the area. The Cecil Series, weathered from granite rock, has a surface layer of sandy loam or silt loam and a subsoil of clay, clayey loam, silty clay, or silty clay loam. Permeability is moderate and available water capacity is medium. Soils that have slopes of 10 percent or less can support crops such as corn, small grains, peaches, vegetables, hays, pastures, and soybeans. However, a higher slope creates more runoff and erosion becomes a greater concern. In areas where slope is greater than 10 percent, usually on side slopes near drainage features, most of the land is wooded. Erosion is most severe in cleared areas. The Appling soil series are similar in sediment content to the Cecil Series. Permeability is moderate and available water capacity is medium. Soils found on simple ridge tops and hill slopes, 2-6 percent, have a moderate erosion hazard with medium runoff. Good tilth makes this soil more suitable for prime farmland. Main crops include corn, cotton, soybeans, small grains, peaches, hay, and pasture. Steeper slopes afford more severe erosion which in turn makes the soil better suited to woodland cover with some acreage for hay and pasture (USDA, 1976). The Pacolet-Cecil-Helena associations hold 6 percent of Lexington's agriculture and 10 percent of all woodlands.

Both the Georgeville-Nason and Cecil-Appling soil associations have a moderately high productivity for broadleaf and needle leaf trees in Lexington's Piedmont Plateau. These soils impose no significant limitation for woodland growth. In general, Lexington's forests are predominately evergreen where 92.8 percent of all forest land is softwood. Loblolly pine, Red oak, Shortleaf pine, Virginia pine, White oak, and Yellow Poplar are commercially important trees of this region. They have a site index, or average height, between 70 and 90 feet for dominant trees. Loblolly, Slash, and Virginia pines and Yellow Poplar are all suitable for planting in these soils (USDA, 1976).

Prime farmlands of the Coastal Plain Province are situated in the southern areas near Swansea, and south of Cayce and West Columbia, adjacent to the Congaree River. Scattered prime farmlands around the town of Swansea overlie the Dothan-Troupe-Fuquay soil association and some Vaucluse soils. The concentrated area along the Congaree River is closely associated with the Congaree- Taccoa-Brogden soil association. Both of these nearly level associations are well-drained, loamy soils. However, some soils are limited in productivity because they are shallow, droughty and/or stony.

The Dothan and Fuquay Series of soils are similar in that permeability of water is rapid in the surface layers, moderate in subsurface sediments and slow in the lower subsoils because of a plinthite layer which decreases the rate of downward movement of water and root penetration. Their available water capacity is medium. Dothan soils with a slope of zero to 2 percent have slow runoff and good tilth which allow almost all of this acreage to be cultivated. Main crops include soybeans, cotton, small grains, peaches, and corn. The primary hay and pasture grasses include Bahia grass, coastal Bermuda

Map of Major Soil Classifications

grass, and *Sericea lespedeza*. Problems associated with this soil is mortality of crops when a high water table is present. With increased slopes, this soil is still suitable for main crop and pasture cultivation; however, erosion could be a problem. The Fuquay series soils, with zero to 6 percent slopes, generally have the same characteristics of the Dothan soils. However, these are sometimes droughty and subject to soil blowing and nutrient leaching. Troupe Series soils, formed in loamy marine sediments have decreasing permeability through the surface layer to the subsoils. The sandy top layers allow for little available water capacity. They are droughty and nutrients are leached from them rapidly. With fertilization and proper management, these soils can be used for soybeans, corn and cotton (USDA, 1976). With the Vaucluse soils, the Dothan and Fuquay soils hold 18 percent of Lexington's agriculture lands and 9 percent of the forest lands.

The Dothan soils have a high potential for productivity of needle leaf trees such as Loblolly, Longleaf, and Slash pines. The site index for dominant trees ranges from 70 to 90 feet. The Fuquay and Troupe Series soils have moderately high potential for productivity of Loblolly, Longleaf, and Slash pines with a site index between 60-80 feet. Forest production is generally limited to Loblolly and Slash pines because of mortality of saplings when there is a high water table.

On the flood plains of the Congaree River about 40 percent of the Congaree-Taccoa-Brogden soil association is used for farming. The remaining is wooded or idle. These sediments are made of loamy alluvium on stream terraces. The Congaree Series contains surface layers of fine sandy loam or silt loam and subsurface stratified layers of sandy loam, silt loam, and sandy clay loam. Permeability is moderate through these sediments and water capacity is medium. Runoff is slow for this soil which allows for annual flooding for short periods. Most of the land associated with this soil is wooded although large cultivated areas have corn and soybean. The Taccoa Series is very similar to the Congaree Series in sediment consistency and propensity to flood. Permeability is moderately rapid, water capacity is low, and runoff is slow for these soils. Unlike the Congaree, most of this soil is planted with corn and soybeans or pasture. A small amount is wooded. The Brogden Series soils, with zero to 2 percent slopes, consist of loamy sands and sandy loams. Permeability is moderately rapid and available water capacity is medium. In dry periods, this soil may become droughty, however it can be cultivated soon after rain. Runoff is slow and tilth is good for pasture and crops; however, only 0.1 percent of all agricultural land is used on these soils mostly due to the small land area which these soils encompass.

The soils along the Congaree River also provide a habitat for many different types of trees. Congaree and Tacca soils have a very high potential for productivity of Black Cherry, Black Walnut, Cottonwood, Green ash, Loblolly pine, Shortleaf pine, Sugarberry, Sweet gum, Sycamore, Water oak, and Yellow poplar. The site index for dominant trees of this group range from 90 to 110 feet. There are no significant limitations on growth and management of woodland in these soils. The Brogden Series has a high potential for productivity in Longleaf, Loblolly, and Slash pines with a site index between 70 and 90 feet (USDA, 1976).

Plant and Annimal Habitats

Plant and animal habitats of Lexington County identified by the National Heritage Program (NHP) can be grouped according to regions. Most of the plant and animal species found in the survey live in a level to strongly sloping environment of the Coastal Plain. Lakeland-Blaney soils which traverse the entire east to west width of Lexington provide the basis for evergreen and mixed forest, pasture, and wetland habitats. Animals such as the Eastern fox squirrel, the Eastern coral snake, and the Black swamp snake make their home in the pine and oak forests and swamp lands of the area. Bald eagles, listed as an endangered species, are found in areas below Lake Murray and along the border with Richland County. Both of these areas offer access to the Saluda and Congaree rivers. The Carolina Darter has also been identified in a survey conducted along the northern border with Richland County. The habitat of this threatened fish includes areas of the Santee River drainage system, backwater pools near banks of small, slow streams with silt or detritus-covered bottoms. The Red-cockade woodpecker, on the federal endangered list, has also been identified in Lexington County and can be found in mature pine stands.

Schewinitz's sunflower, listed as an endangered species, has been surveyed in lower Lexington in open or sparsely wooded areas on Iredell soils. The most complex mixtures of plants lie in the central areas of Lakeland Blaney soils. The following vascular plants thrive in habitats of dry open sandy woods with sparse ground cover, and flood plains of blackwater streams: Sweet pitcher plant, Pickering's morning glory, Woody goldenrod, and Woolly-berry.

Water Resources and Wetlands

Overview

The hydrologic regime of Lexington County is dominated by the Saluda, Broad, Edisto, and Congaree River basins. The Saluda, Broad, and Congaree basins are part of the larger Santee River Basin and the Edisto is one of the three sub-basins that makeup the ACE River Basin formed by the Ashepoo, Combahee, and Edisto Rivers (S.C. Water Resources Commission, 1993). Numerous streams cut throughout the county in dendritic patterns to feed the main river stems. Stream flow in the Piedmont Province is dependent on rainfall and storm water runoff. Because channels are not deeply incised in the terrain, there is less opportunity for them to intercept fracture zones which would support a groundwater base flow. Upper Coastal Plain streams of Lexington County are deeply cut into the porous sediment. As a result, shallow water aquifers are formed above stream level and release directly into stream beds to support a well-sustained water flow. Because the shallow aquifers absorb great quantities of water, runoff is minimal. Therefore, stream flow is maintained primarily from groundwater storage and base flow.

All major rivers and creeks of Lexington County, except the Saluda River from the Lake Murray Dam to the confluence with the Broad River, are classified as Freshwater (FW) (Department of Health and Environmental Control, 1993). These waters are suitable for swimming, fishing, and other contact recreation as well as a public water supply source after conventional treatment. The exception is that the Saluda River is classified as TPGT, Trout Put, Grow, and Take water. This is freshwater suitable "for supporting reproducing trout populations and a cold water balanced indigenous aquatic community of fauna and flora," as well as those activities of class FW (Department of Health and Environmental Control, 1993: 19).

Wetlands are "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances for support, a prevalence of vegetation typically adapted for life in saturated soil conditions" and "generally include swamps, marshes, bogs, and similar areas " (Vismor and Associates, 1992: 39). Approximately 19 percent of Lexington County has hydrology, soil, and vegetation conditions which qualify as wetlands. Of these 54.1 percent are bottomland hardwoods, 14.4 percent are deciduous forested, and 31.5 percent are coniferous forested wetlands (Appendix B).

Saluda River Basin

The Saluda River found in the Piedmont of Lexington County has a stream flow modified by the water discharges from Lake Murray. From Newberry and Saluda Counties the Saluda River flows through Lake Murray until it converges with the Broad River to form the Congaree River. Below Lake Murray, the Saluda has been found to average an annual stream flow of 2,929 cubic feet per second (CFS) near Columbia. Generally flow is greater than 430 cfs.

In the smaller streams and tributaries, the flow is more variable because they are affected by smaller watersheds. Decreased groundwater support and average precipitation in southern Piedmont regions also have a variable affect on stream flow. Lake Murray, constructed in 1930, has the fifth largest surface area and the third largest volume of all the water bodies in the state. Located primarily in northern Lexington County, it is used for hydroelectric power, recreation, and water supply. Classified as mesotrophic, or having moderate to high nutrient levels, Lake Murray has generally a good and improving water quality. However, some problem areas occur in the upper reaches of the lake and in small coves where point and non-point source pollution enters from the upper Saluda and its tributaries.

Groundwater in the northern portion of the Saluda River basin provides Lexington County with a public water supply source. Two zones, the Shallow Sedimentary Rock Aquifer, and the Crystalline Rock Aquifer have been utilized for this purpose. Shallow wells, 60-100 feet deep tap groundwater at the saprolite layer of sediment. The permeability of this layer decreases lower in the Piedmont Province which in turn decreases rain water infiltration. As a result, these wells are apt to run dry. The Shallow Sedimentary Rock Aquifer is used by Lexington County only as a secondary source for public water supply due to limited availability compared to other sources found in the Coastal Plain Province. The Crystalline Rock Aquifer is composed of fractured igneous and metamorphic rocks. This deeper bedrock aquifer provides higher yields in faulted or jointed areas. All aquifers are recharged directly by precipitation or indirectly by groundwater storage in the saprolite layer. Around the Leesville area, the Tertiary Sand Aquifer System is a source of public water supply.

Wells in this aquifer yield 50-150 gallons per minute. However, these ground waters have been found to contain concentrations of Radium-226 which exceed safe drinking water standards. Radium-226, which is formed by the radioactive decay of thorium, is thought to have originated in the granitic outcrop areas near the Fall Line. Groundwater obtained from other sources of the Saluda River basin in Lexington is generally found to have good water quality (S.C. Water Resources Commission, 1983).

Wetlands in the Saluda River basin are minimal due to soil type and topography. Appling, Tatum, Georgeville, and Lakeland soils contribute to an average slope of 7 percent in various watersheds of the basin. Scattered wetlands are found around Lake Murray and Twelve Mile and Hollow Creeks (S.C. Water Resources Commission, 1995).

The northern Piedmont Province holds about 18 percent of Lexington's wetlands. Mostly bottomland hardwoods, the wetlands of the Tatum-Georgeville-Helena soils mixed with some Nason and Herndon soils are primarily deciduous hardwood trees occurring in swamps or other partially or occasionally inundated environments (Appendix B).

Broad River Basin

The Lexington-Richland County line near Chapin lies in the southern fringes of the Broad River basin. Streams that originate in this area exhibit low flows. Only 0.2 percent of Lexington's population is within this sub-basin and water supply from it is close to zero.

Congaree River Basin

The Congaree River basin consists of the Congaree River and its tributaries below the convergence of the Saluda and Broad Rivers. Stream flow near Columbia is very stable. Average annual stream flow is 9,425 cfs. This uniform, well-sustained flow provides a good water supply for Lexington County. Water quality of the Congaree River is generally good with exceptions arising as a result of municipal point source discharges and urban runoff (S.C. Water Resources Commission, 1983).

The Middendorf Aquifer System lies under the entire Congaree River basin. The Tertiary Sands Aquifer System overlies the Middendorf in the northern reaches while Black Mingo Aquifer System overlies it in the south. The stable water supply of the Middendorf provides acidic, soft water, low in fluoride and chloride for this basin. In some isolated wells in the Cayce and West Columbia areas, acceptable drinking water standards for naturally occurring radiation are exceeded (S.C. Water Resources Commission, 1983).

Approximately 18 percent of the land area of the Congaree Basin in Lexington County is forested wetland. Wetlands are also found in the Congaree Creek and Sandy Run areas (S.C. Water Resources Commission, 1995).

Edisto River Basin

In the western region of Lexington County, adjacent to Aiken and Saluda Counties, the Chinquapin and Lightwood Knot Creeks converge to form the North Fork Edisto River in the Edisto River Sub-basin. Black Creek and Bull Swamp Creek contribute to the North Fork Edisto further south, flowing in a southeasterly direction. Stream flow in these waters is well-sustained. Historical analysis has indicated declining concentrations of total phosphorus and biochemical oxygen demand as a result of pollution control programs. The total phosphorus concentration exceeded EPA criteria of 0.1 mg/l and violated state standards for fecal coliform bacteria as a result of livestock and feedlot activity. Also, the nitrogen/phosphorus (N/P) ratio was lowest in the Edisto basin because of the excess phosphorus entering streams from point and non-point sources. A high N/P ratio is an indicator of a balanced aquatic ecosystem and an undisturbed watershed (S.C. Water Resources Commission, 1993).

In the Edisto River basin, near the North Fork Edisto River, there is a variable groundwater supply for Lexington County. Near the Fall Line, crystalline rock aquifers produce low yields, whereas further south, the Middendorf, Tertiary Sands, and Black Mingo Aquifer Systems are more utilized for public supply. The Middendorf and Tertiary Sand aquifers are the preferred systems of Lexington County primarily because of the large yields of available water. The Black Mingo is only partly in Lexington and is a secondary source. Sediments of the Middendorf Aquifer System lie near the surface of Lexington County and groundwater movement through the system is to the south and southeast. It produces soft, acidic water, very low in dissolved solids, which makes it corrosive to metal surfaces. The Tertiary Sand Aquifer System is composed of highly permeable quartzose sands with sandy clays and inter-fingered limestones. Direct precipitation recharges this aquifer in the outcrop areas adjacent to Orangeburg County. Water quality is acidic, high in iron and low in dissolved solids. Some wells in this

Hydrologic Map

area may contain hydrogen sulfide gas. Natural radioactivity, in excess of safe drinking water standards, occurs in isolated areas of the Edisto River basin. The Black Mingo Aquifer System is composed of fine sand, silty clays, fullers' earth fossiliferous limestones, and some mixed shales (S.C. Water Resources Commission, 1993).

Wetlands of the Edisto River basin are concentrated along the larger water bodies such as the North Fork Edisto River, Black Creek and Bull Swamp Creek. Generally, the total percentage of wetlands in a watershed of the Edisto basin increases toward the southeastern areas of Lexington. The North Fork Edisto watershed, from its origin to Black Creek has the highest percentage of wetlands, approximately 8 percent, and these are classified as forested wetland (Department of Health and Environmental Control, 1995).

The entire Coastal Plain region has many soils which can be classified as wetlands. The large Lakeland Blaney soil association along with some Fuquay soils holds 46 percent of Lexington's total wetland area. Most of this acreage is bottomland hardwood along streams or rivers. Twenty-four (24) percent of all wetlands is held in Lakeland, Fuquay, Alga, Dothan, and Vaucluse soils located in the southern areas of the county.

Soils

Lexington County is situated on two distinct physiographic regions. One fourth of its total surface area is on the Piedmont Plateau while three-fourths is on the Atlantic Coastal Plain. In general, the southern Piedmont has gently rolling terrain dissected by a dendritic pattern of rivers and streams. The Coastal Plain is separated from the Piedmont by what is known as the Fall Line. This zone of great topographic change runs through Lexington County just below Lake Murray. The area from the Fall Line to the southern reaches of the county is mostly level terrain formed from sea level retreat.

Underlying most of the soils on the Piedmont Plateau is the Carolina Slate Belt which consists of shale and schists. The principal rock type of this geologic belt is an argillite which has a fine grain texture and concentrations of silica and alumina. These rocks provide the parent material for the Georgeville-Nason soil association which is characterized by gently to strongly sloping terrain, well-drained soils, and clayey subsoils that have a high silt content. Approximately 15 percent of the county has Georgeville-Nason soils (U.S. Department of Agriculture, 1976).

A narrow band of quartz-microline gneiss rock is located at the Fall Line separating the Southern Piedmont Province and the Atlantic Coastal Plain. This granite and gneiss rock, high in quartz and mica provide the parent material for the Cecil-Appling soil association. The Cecal Applying soils, which comprise approximately 9 percent of the county, have gently to strongly sloping terrain, well-drained soils, and clayey subsoil, low in silt content.

The Sand Hills, the upper portion of the Atlantic Coastal Plain, consist of four geologic formations of unconsolidated marine sediments. The largest and oldest is the Tuscaloosa formation which expands from the Fall Line southward to cover over half of Lexington's coastal plain. This formation consists of light-colored sands with patches of kaolin clay. Overlying most of this is the Lakeland-Blaney soil association which comprises approximately 53 percent of the county. The Lakeland-Blaney soil association has very well-drained and level to strongly sloping soils. Some areas of the Sand Hills are sandy throughout while other areas have a loamy subsoil and a fragipan (a subsurface horizon with little organic matter), are cemented, and relatively impermeable to water (U.S. Department of Agriculture, 1976).

The Barnwell Sand formation, located in the southeastern part of the county, consists of yellow and reddish sands that contain various concentrations of clay. The Lakeland-Fuquay soil association, approximately 10 percent of the county, lies over this nearly flat formation and has some excessively drained soils due to its porous nature.

In the southern portion of the county, the McBean geologic formation is a gently sloping plain consisting of medium-grained sand, sandy clay loams, thin layers of clay, and fullers earth. Soil associations that overlie this formation are part of the Lakeland-Blaney, Lakeland Fuquay, and Dothan-Troup-Fuquay associations. The Dothan-Troup-Fuquay association is very similar to the previous two described above and makes up 11 percent of the soils in the county.

The Sunderland formation, found in eastern central Lexington, adjacent to the Congaree River valley, is a sand and gravel marine terrace. Above this formation is the nearly flat Congaree-Toccoa-Brogdon association. Most of this area has soils which are well-drained, however, there are some soils in areas of local depression which are poorly drained and subject to flooding (U.S. Department of Agriculture, 1976).

The various soils of Lexington County are best suited to uses which have adapted themselves to the characteristics of the soil. Fertile soils which support prime farmlands are the Georgeville-Nason, Cecil Appling, Dothan-Troupe-Fuquay, and the Congaree-Taccoa-Brogden soil associations. However, the Lakeland-Blaney soil association with some Fuquay soils holds some 65 percent of the agriculture in Lexington. These additional farmlands have well drained sandy soils which support 59.3 percent of the forest land also (Appendix B). All soils found in the county are low in plant nutrients and organic matter. However, fertilizer and lime can be added to obtain top crop production.

Erosion is also a problem for sloping soils when the land is cultivated (U.S. Department of Agriculture, 1976). Crop land, which constitutes 13 percent of Lexington's land area, is losing 341,479 tons of sediment per year. Sheet and/or rill erosion account for 41.5 percent of the total crop land erosion. Erosion reduces productivity of the soil with loss of the rich surface layer which is needed for root growth. It also allows sediment to enter the streams to pollute and endanger wildlife. Sloping fields which have undergone erosion have clayey spots which are difficult to till and plant because the surface soils are gone. Different management techniques can be used to minimize erosion. Cropping systems which keep vegetation on the soil for long periods of time help to hold the soil in place. Contour tillage and terracing reduces the length of the slope and runoff. Terracing works well with deep, well-drained soils which have regular slopes. Leaving crop residues on the soil surface will also hold loose sediments in place and increase infiltration, which in turn reduces runoff.

Soils used for non farming activities, such as engineering projects have characteristics which could limit their utility. Factors important to development capabilities include load bearing for foundations and streets and permeability for septic tank absorption fields (U.S. Department of Agriculture, 1976). Approximately 63 percent of all urban development (which is only 15 percent of the county) is done on Lakeland, Blaney, and Fuquay soils. This includes most of the West Columbia, Leesville, Batesburg, and Pelion areas. As more urbanization occurs in these areas, valuable agricultural land is being compromised.

County Map with Cities

CULTURAL RESOURCES ELEMENT

Overview

Though named after the 1785 battle of Lexington in Massachusetts, the recorded history of the county predates that year by almost 70 years. One of the first inhabited settlements was a small Congaree Indian village located at the junction of Congaree river and Congaree Creek south of Cayce. In 1718 a fort was built as a military garrison for the area, with a second post established two miles north in 1748. The two Congaree forts were significant as strategic cross roads for defending the Carolina back country. The county was given some political identity in 1733 as part of Congaree District, one of 11 districts containing townships laid out to provide defensive buffers for Charles Towne against hostile Indians.

In 1735, Congaree district was renamed Saxe Gotha in an attempt to lure German immigrants to the agricultural opportunities of the South. Because Saxe Gotha was located in a low, fever ridden area, the settlement shifted toward St. John's Church. The community, including Fort Congaree, became collectively known as St. John's. With the opening of the wagon road to Augusta in 1754, traffic on the river began to increase. However, the population of St. John's began returning to the original site, near the ferry, where Granby Village was established sometime before 1774. Unfortunately archeological evidence of the two sites is quite difficult to trace.

The area gained county status on March 12, 1785 in the Orangeburg District. Its western boundary extended west to the old Ninety-Six Precinct Line. Five years after the Louisiana purchase of 1803, Lexington County enlarged its own boundaries with gains from Newberry County along the lower Dutch Fork. The county continued to gain land with more acquisitions in 1832 (south to the North Edisto River). This parcel was previously part of the Orangeburg District. Saxe Gotha continued to be the name of the election district until discarded in 1852. From 1785 to 1832, Granby Village flourished and was named the county seat in 1785. By 1860, the county enjoyed some degree of industrialization although saw milling and cotton planting were the main occupations. As with many small southern counties, Lexington County endured many hardships in the aftermath of the War between the States. Appendix A identifies historic sites and structures in Lexington County.

City of Cayce

The present City of Cayce was not incorporated until 1914, but the area was populated from the early eighteenth century. Cayce was the location of Fort Congaree, a trading post established on the Old Cherokee Trail, This trail was later improved to serve as a wagon trail between the Piedmont and the Coast. The trading post was frequently referred to in contemporary reports as the "Town of the Congarees." In 1730, when the first eleven townships were established in South Carolina, the Cayce area was designated as the Saxe-Gotha Township, and because of its growing population, soon became an election district. A public ferry was established as river traffic increased, and this ferry helped the settlement grow to be one of the most important southern trading centers east of the Mississippi River, second only to Camden. In the following years, the name Granby came into use, presumably to honor the Marquis of Granby.

During the Revolution, Granby was taken and retaken by both sides. After the war, Granby became the seat of Lexington County. The area was also home to the Guignard Brick Works which manufactured bricks for almost every substantial building in the early history of Columbia. Granby's existence was short but important. As late as 1807 Granby was almost 200 houses larger than the new capital city of Columbia, but by 1837 the town was practically deserted. The development of Columbia and the problems with river floods were among the reasons for the town's decline. Today a cemetery and a historical marker are the only reminders of Granby. The present name of Cayce is in honor of an old family. William J. Cayce operated the first store near the railroad and this junction was known as "Cayce's Crossing." The city, originally chartered on September 7, 1914, covered an area of one and one-eighth square miles. In 1955 the Blossom Street Bridge connected Cayce with central Columbia. This contributed to dramatic growth in the city. Though Cayce was dependent on employment opportunities provided by the City of Columbia and served as its bedroom community, during the past two decades

the city has developed a more diversified economic base, with extensive retail commercial development, as well as industrial uses.

City of West Columbia

During the second half of the eighteenth century the Granby village flourished. Along with the naming of Columbia as the South Carolina state capital in 1786, Granby suffered severe flood damage in 1790; it disappeared by 1837. Granby's death was Brookland's birth because the materials from the demolished houses of Granby were used to build houses for the workers of the Saluda Manufacturing Company. The construction of this mill meant labor, people, and soon the town of Brookland. The scattered dwellings grew into a village on the river's west side after the opening of the Columbia Duck Mill in 1890. Meeting and State Street became business districts. The growth of this area was enhanced by its resources - its people, its transportation arteries, and prime commercial land. On November 24, 1894, it was named Brookland. Mrs. Mary Guignard, whose family remained the largest land holders in the area since the early 1800s, gave Brookland its name. It was later called New Brookland and was rechartered as West Columbia in 1938. In 1964, it was designated the City of West Columbia. Since 1964, the City of West Columbia has grown as a result of annexing large acreage of new urban development. City's boundaries now extend west of I-26. Over the years West Columbia has invested in water treatment, distribution, and has purchased an equity participation in the Columbia Metro wastewater treatment plant on the Congaree River. West Columbia has been awarded several grants to upgrade housing. Preservation of its historic Mill Village is a priority. West Columbia's history in the latter years of the 20th century has been oriented to improving its physical and historical environment through zoning, sign ordinances, housing code adoption, and capital investments.

Town of Irmo

Though incorporated in 1890, Irmo has a rich heritage dating back to the Colonial days of the 1740s. During those pre-Revolutionary War Days the first wave of immigrants from Germany and Switzerland began to settle in the area known as Dutch Fork. Bounded by the Saluda and Broad Rivers, Dutch Fork provided a haven for the immigrants in their quest for land which was unattainable in their native countries. As the Crown of England sought to maintain a presence in the prosperous agrarian culture of the area, a relationship was forged with land grants given the settlers by the Crown, a relationship which helped lay the foundation for the Town of Irmo.

During the five-year period between 1744 and 1749, 423 settlers purchased 21,150 acres of land, with a continual influx of Germans immigrants. By 1760, however, the German immigration slowed. Though the great number of immigrants slowed, the population carried the Dutch Fork area into the Golden Era of 1820 to 1861. When the emergence of the second generation of immigrants came about, larger farms began to develop, and a state of order existed with the church as the centerpiece. This era ended with the Civil War, which proved to be more devastating than both the Indian wars and Revolutionary War combined. Many families became destitute during the chaotic Reconstruction era. The perseverance of the Dutch Fork community provided the foundation for the prosperous area it is today.

Irmo was incorporated on December 24, 1890, one square mile in size. Many events have aided the town in staking a permanent place in the future of the Midlands. First, and arguably foremost, is the arrival of the CN&L Railroad in 1890, to which Irmo owes its existence. The railroad improved transportation, provided farmers and cotton brokers with better opportunities, and made Irmo the first water stop on the CN&L run. The second major development in the area was the construction of the Lake Murray Dam. From 1927 to 1930 more than 4000 people were employed on the project. This provided an economic boom to the area. The lake began filling in 1929, reached an elevation of 290 feet in 1930. The completion of the project allowed SCE&G to provide electricity to most of the region.

From 1930 to 1970, Irmo began the transition from a small community to the predominantly suburban city in existence today. This transition was accomplished through infrastructure improvements, principally those pertaining to transportation. Through the paving and widening of major Irmo-area roads such as Highway 76, Highway 60, Woodrow Street and present-day St. Andrews Road from the early 1940s to the late 1970s, to the construction of I-26 and I-20 in the late 1960s and early 1970s, the foundation was laid to support the impending growth that the town experienced. Along with these transportation improvements came educational and government improvements as well. New schools were built, culminating in the construction of the present Irmo High

School in 1965. There began an expansion of government services provided, leading to the creation of the Irmo Fire District in 1963, the Irmo-Chapin Recreation Commission around the same time, as well as twenty-four hour police service in the 1970s. These and other improvements led to Irmo's being able to accommodate the great growth experienced in the 1970s and 1980s, as evidenced by the construction of Friarsgate and other subdivisions which followed.

Town of Batesburg-Leesville

Prior to completion of the Columbia, Charlotte, and Augusta Railroad in 1869, Batesburg and Leesville were only small clusters of a few homes and shops serving a geographically restricted agricultural hinterland. Completion of the railroad expanded the commercial service area of each settlement (Batesburg looking north and west, and Leesville, south and east). Leesville was subsequently incorporated in 1875 and Batesburg in 1877. Prosperity in both towns and their evolution into enduring communities occurred largely during 1880-1914. After the end of the World War I, national recession coupled with the arrival of the boll weevil stifled an agriculturally dependent economy. The Depression and World War II also restrained local development until the late 1970s. In 1993 the towns merged and incorporated as one jurisdiction.

Town of Lexington

In the wake of the decline of Granby village, on December 18, 1818 the General Assembly passed an act to change the county seat to a location near the geographic center of the county on a hill near Twelve Mile Creek. The new village of Lexington and the district grew. Many of its citizens joined the westward migration following the expansion of the southern cotton kingdom in the first half of the 19th century.

Because of population growth and the need to create a municipal corporation around the new county courthouse, the citizens of Lexington received a charter in 1861. The town continued its slow growth through reconstruction and expanded to assume its historical urban morphology during the prosperous decades from 1893 to 1920 and the coming of the boll weevil. The town and its environs benefitted from the Depression as the rural population moved to urban areas. After World War II the town grew slowly as the county population trends reversed and the county gained population. In 1970 the town recorded a population of 969 persons. Road improvements and the general rapid growth of the county were reflected as new subdivisions located in the town. Developers took advantage of the town's ability to provide water and sewer. Building I-20 south of the town during 1966-72 also helped promote rapid growth that continues to this day.

Town of Chapin

The first settlers in the area numbered close to 200 families from the Palatinate in southern Germany. Many left Europe seeking religious freedom. These German settlers maintained their own subculture and spoke German well into the 20th century. Martin Chapin of Cortland, New York moved to the area in 1856 on the recommendations that the pine trees would help his lung ailment. By the 1890s, he had amassed more than 4200 acres in the Chapin area. Over half of the property titles researched for the building of Lake Murray could be traced back to Martin Chapin. He built a large wooden home facing Old Chapin Springs from the proceeds of his saw mill business. The home stood at the present day Foodland Grocery store site. The Columbia, Newberry, and Laurens Railway brought the first railway stop to Chapin in 1890. Martin Chapin used this railway to ship his timber to other parts of the state. The town began to grow with the introduction of this rail service. Chapin was officially incorporated on Christmas Eve, 1889 with the town limits extending 3/4 of a mile in all directions from Martin Chapin's home.

The main events in the 20th century history of Chapin relate to utilities and transportation. The acquisition of property for the Lake Murray dam during the 1920s brought employment and capital to the area. The Great Depression postponed prosperity and population growth until after World War II. In 1961, I-26 was opened and gave the town national connectivity. Developers capitalized on the proximity to Lake Murray. Today Chapin and its surrounding census tract have the highest per capita income in Lexington County.

Town of Springdale

Incorporated in 1955 Springdale provides municipal services to a settlement that emerged west of both Cayce and West Columbia. After the passage of Home Rule legislation in 1975, Springdale filed on September 14, 1976, with the Secretary of State to retain its council form

of government. The rechartering according to the terms of the Home Rule Act became effective in Springdale on July 1, 1977. The town area at the time was 1.67 square miles. Today the predominantly residential town is expanding its commercial and industrial development.

Town of Swansea

The Town of Swansea was begun as a station for the South Bound Railway (today's CSX Transportation). The town was surveyed and laid out around 1890 when the tracks were first laid. The original charter for the town was approved on December 19, 1892. Its boundaries were established as a half mile radius from the rail depot. The town was rechartered on February 8, 1904. The origins of the name "Swansea" are vague. Quite possibly it came from "Zwanzig", which is German for the number 20. Due to the large number of German settlers in the area, and the geographic fact that the town is located approximately 20 miles from Columbia, Lexington, Orangeburg and St. Matthews, the term "Zwanzig" may have been used to describe the general location of the area long before the railroad was established. However, the name may have come from the town of Swansea in Wales.

The urban morphology of Swansea was largely determined in the last century when the town grid system was set forth by railroad engineers. In the years since its founding, the town has grown only slowly. The town was awarded a Community Block Development Grant in 1979 to reverse decades of commercial decline and today the town is improving its economic fortunes by close cooperation with the County.

Towns of South Congaree and Pine Ridge

The construction of the Southern Railway between Columbia and points south stimulated the economy as did the location of a freight and passenger station at Styx prior to World War I. Camp Styx was developed in the Pine Ridge/Congaree area during World War I as a troop training facility. During the war, Highway 302 was paved through the Styx Area and the U.S. Military reservation was developed which further stimulated the economy. In the late 1970s as Cayce began to annex territory westward, citizens of the Congaree area became concerned that they would be annexed into Cayce. So in 1957 the landowners within one mile radius of the J. J. Chavis Grocery store on the south side of Highway 302 drew up a legal incorporation petition and held a successful election to establish the Town of South Congaree. A year later, in the summer of 1958, the land owners within one mile radius of the intersection of Highways 103 and 73 drew up a legal incorporation petition to establish the Town of Pine Ridge.

Gradually, since the incorporation of the two towns, the area has grown in population and physical subdivisions have taken advantage of the nearness to cities of Columbia and Cayce. Employment opportunities afforded by industries in Calhoun County and in Columbia Metro area have also led people to live and work there. The two towns have benefitted from the location of new schools by Lexington District 2 and by the decision of Cayce to extend water and sewer to the area. This has promoted additional residential and commercial development in the area; note the completion of the new UPS terminal on Highway 302 near South Congaree.

Town of Gilbert

The Revolutionary War "Battle of the Juniper" occurred at a spring just east of the present town site. In 1782 the spring was the only named place between Granby and Leesville. Juniper Springs was a landmark where the Old Charleston Road from Ninety-Six crossed Two Notch Road between Augusta and Columbia. Sometime after the Revolution a Gilbert family settled nearby and the place became known as Gilbert Hollow. A railroad station was established at Gilbert Hollow in 1869. After the Lewies built their mansion they attempted to change the name to Lewiedale. They persuaded the post office, newspaper, high school, Masonic Lodge, and the liquor dispensary to use the new name. The town was incorporated as Lewiedale in 1886 but the name was changed to Gilbert on May 12, 1899.

Town of Pelion

During the late 19th century Lexington County's dominant rural, agricultural character was altered slightly by the emergence of some dozen small towns and crossroad villages spurred by the expansion of rail lines and the establishment of locally capitalized textile mills. One of those emerging towns was Pelion, chartered as a municipality in 1912.

Town of Summit

Dr. F. S. Lewie laid out the streets of Summit Point, the original name, on June 3, 1873. Its location along the Columbia, Charlotte and Augusta Railroad was its primary reason to exist. Summit's first charter was issued in May 1892. It was renewed in May 1901. At first the incorporated limit of Summit was a square mile. During 1928, the corners were cut off the square and the boundary was made into an octagon. In 1928, Brodie Light and Power came into Summit. In 1940, Brodie Light and Power Company sold out to S.C. Electric and Gas Company. During the same year Gilbert and Summit began to develop a water system together.

Historic Districts

The US Department of Interior accepts nominations to the National Register of Historic Places for individual sites and for districts. The National Register denotes a district as an area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. In Lexington County, there are five listed districts on the National Register.

Saluda Factory Historic District

This district along the Saluda River is located in the City of West Columbia. It is identified with three contributing properties that exhibit the scenic site and ruins from the factory, abutments of a razed bridge, and traces of old State Road.

This district reflects the town's early history of textile manufacturing, South Carolina's largest industry. This was the site of Camp Sorghum, important as one of a handful of Confederate prison camps. Riverbanks Botanical Garden makes its home here now.

New Brookland Historic District

This district, located in the City of West Columbia, is bounded by portions of Alexander Street, Augusta Street, Carpenter Street, Center Street, Court Avenue, Hudson Street, Norfolk Street, Oliver Street, Sortwell Street, State Street, and U.S. Highway 1.

Identified with fourteen contributing properties that date back to 1894, this district exhibits late nineteenth and early twentieth century residential and commercial structures. The architectural styles include Romanesque, Georgian Revival, Gothic Revival, distinguished L-Shape frame dwellings, and vernacular frame dwellings.

This district reflects the commercial influence of the mill on the community, with ample gardens and 50-foot wide streets.

Batesburg Commercial Historic District

This district in the Town of Batesburg-Leesville is bounded by parts of Granite Street, Oak Street, Rutland Avenue and Pine Street between Church Street and North Railroad Avenue.

The district is a collection of commercial buildings constructed between 1895 and 1925 encompassing thirty-one properties within a three-block area. Some of the visual elements in the district which articulate the period setting are original cast-iron pilasters or columns, decorative brick trim, and concrete block molded to imitate stone.

The commercial district is significant because its development patterns reflect an early twentieth century railroad town. It evolved as a banking and trade center for parts of several counties including Lexington, Aiken, and Saluda.

Church Street Historic District

This district is bounded by a portion of Church Street between Auerhammer Drive and Gunter Road in the Town of Batesburg-Leesville. Identified with six buildings constructed between 1865 and 1909, the district retains integrity from the period with Victorian, Queen Anne, Gothic Revival, and Italianate styled structures preserved in good to excellent condition. The historic district is significant as a neighborhood that developed in accordance with the birth and initial economic development of the town of Leesville during the late nineteenth and early twentieth centuries.

Leesville College Historic District

This district is bounded by portions of College Street, King Street, Lee Street, Main Street, and Peachtree Street, located in the town of Leesville, S.C. Identified

with 28 contributing properties which span a time period from ca. 1880 to ca. 1930, this district exhibits a wide range of Victorian vernacular forms, from modest cottage to elaborate residence, but scale is consistent. Some elements include elaborate scroll and bracket ornamentation, fluted wooden columns, and turned balusters. This district reflects its evolution as a residential enclave around the Busbee Brothers' School and the Leesville English & Classical Institute, the latter of which became Leesville College in 1890.

Unique or Significant Natural Areas and Views

Since the mid-1970s, the SC Department of Natural Resources' Heritage Trust program has conducted limited reconnaissance surveys throughout the State identifying areas meriting preservation or protection. Most of these sites contain either rare or endangered species of plants or animals and often are unique in nature given its geologic or topographic character. While the county has not undergone any exhaustive survey work, a listing of the more prominent sites is provided in Appendix B.

Riverbanks Botanical Garden

The 70-acre Botanical Garden site is located on the west bank of the Saluda River across from Riverbanks Zoo. In addition to being a site of unmatched beauty in the area, it has significant historical value as the location of one of South Carolina's first water-powered textile mills and as the site of Sherman's march on Columbia.

The Botanical Garden site features three distinct topographic land masses: the flood plain valley, the valley slopes and the uplands. Each area is unique and provides countless opportunities for botanical displays and educational programming.

COMMUNITY FACILITIES ELEMENT

Major Public Water Systems

Major public providers in Lexington County include: City of Columbia, City of West Columbia, Lexington County Joint Municipal Water & Sewer Commission, City of Cayce, Town of Lexington, Town of Batesburg-Leesville, Town of Chapin, Town of Pelion, Town of Swansea, Gilbert-Summit Water District, Gaston Water District and the Bull Swamp Water District. There are several private systems.

Service Areas and Treatment Capacity

The **City of Columbia** provides water service to portions of Lexington County north of the Saluda River in the Dutch Fork area. The City of Columbia's water supply comes from two sources: the Broad River (Columbia Canal) and Lake Murray. The two water treatment plants and more than 1,640 miles of distribution mains serve all of the City of Columbia and portions of Richland and Lexington County. The customer population served is approximately 90,000. The Columbia Canal Plant has a rated treatment capacity of 72 MGD (Millions of Gallons per Day), with average and maximum recorded high service pumping rates of 31 MGD and 70 MGD respectively. The Lake Murray Plant has a rated treatment capacity of 30 MGD. It has an average high service pumping rate of 18.8 MGD with a maximum recorded high service pumping rate of 28.4 MGD.

The **City of West Columbia** gets its water supply from its two treatment plants on the Congaree River and Lake Murray. The customer population served is approximately 15,701. The total average pumpage is 4.9 MGD. The total plant capacity is 12 MGD. The total storage capacity including elevated and ground tanks is 11.5 million gallons. The per capita use is about 126 GPD. The city sells at least 0.5 MGD to smaller systems.

The **Lexington County Joint Municipal Water & Sewer Commission** purchases its water from the City of West Columbia's Lake Murray Plant. Its allocation is approximately 2 MGD with consumption currently operating at about 1 MGD. The system has about 2,300 customers. The system operates with an elevated 500,000 gallon storage tank.

The **City of Cayce** gets its water supply from the Congaree Creek and its water treatment plant is located on US 321 near Dunbar Road. The approximate population of customers served is 6,023. The average pumpage is 3.2 MGD. The total plant capacity is 6.4 M.D. with the total storage capacity of 5.72 million gallons, including elevated, ground and pressure tanks. The per capita use is 140 GPD. Major distribution lines run throughout the City of Cayce as well as portions of the Town of Springdale and several areas of unincorporated Lexington County. The unincorporated areas include the Three Fountains area, areas out SC 302 toward South Congaree and Pine Ridge, areas out Fish Hatchery Road, the Lloydwood subdivision south of the City, and a new industrial park off Dixiana Road, in the southern part of the city, near the I-26/I-77 interchange.

The **Town of Lexington** gets its raw water supply from the Twelve Mile Creek and its water treatment plant is located in town where the Creek crosses Highway 6. The average pumpage is 1.5 MGD and the customer population served is approximately 3,452. The total plant capacity is 2.8 MGD and the total storage capacity including elevated, ground and pressure tanks is approximately 1.32 million gallons. The per capita use is 237 GPD.

The **Town of Batesburg-Leesville** gets its supply of raw water from Lightwood Knot and Duncan Creeks. The average pumpage of the plant is 1.1 MGD. The approximate population served is 2,561. The total plant capacity is 2.1 MGD. The total storage capacity including elevated, ground and pressure tanks is 1.45 million gallons. About 125,000 GPD is sold to the Town of Ridge Spring, in Saluda County.

The **Town of Chapin** now obtains most of its water from the City of Columbia (since 1990 when City of Columbia completed a water line extension to the Chapin water tank). The old tank had a capacity of 150,000 gallons and the new tank holds 2.0 million gallons. Water acquired from wells goes to Timberlake, Oakbrook, Plantation Hills, Night Harbor and Tanners Mill subdivisions. It is anticipated that these will be deeded to

the City of Columbia when water line extensions are completed to these areas.

The **Town of Pelion** purchases 75,000 to 80,000 gallons per day from the Lexington County Joint Municipal Water & Sewer Commission. The Town also serves areas outside its jurisdiction.

The **Town of Swansea** has three wells that provide service to its residents. These wells provide a water supply of approximately 162,000 gallons per day.

The **Gilbert-Summit Rural Water District** was established by the General Assembly in 1970s for service to the towns of Gilbert and Summit. The system now serves some areas immediately adjacent to both towns. Its water supply is from eight groundwater wells, with storage capacity of 540,000 gallons from three tanks. The customer population is approximately 1070 persons. The system averages 30,000 gallons per day pumpage.

The **Gaston Rural Community Water District** was established by the General Assembly in 1966. The Water District has five groundwater wells as its water supply and maintains three storage facilities with a combined capacity of 300,000 gallons. Its service area is the Town of Gaston and the immediate surrounding area. The customer population is 1400 persons.

Other Non-public Providers: AAA Utilities Inc. provide water to some subdivisions and mobile home parks in the vicinity of Lake Murray. Carolina Water Service also provides water to some residential subdivisions in Lexington County. Heater Utilities, Inc. provides water service to quite a few areas in Lexington County. Some of these are Bellemeade near Cayce, Charwood, Lexington Estates, Lexington Farms, Murray Park, Murray Lodge, Lake Village, Hilton Place, Vanarsdale and Windy Hill.

Wastewater

The City of Columbia, Lexington County Joint Municipal Water & Sewer Commission, City of Cayce, City of West Columbia, Town of Lexington, Town of Chapin, and the Town of Swansea are the public sewer providers in Lexington County. Several private smaller providers cover part of the county. Many homes use septic tanks.

Service Area and Treatment Capacity

The **City of Columbia's** main treatment plant is located on the Congaree River and has a treatment capacity of 40 MGD. With more than 850 miles of sewer lines, the City currently provides sewage treatment services for all of Columbia and portions of northwest, north central, northeast, and lower Richland County, and portions of northeast Lexington County. The customer base is approximately 45,000 to 50,000 accounts. Average daily flow is 30 MGD.

The **Lexington County Joint Municipal Water & Sewer Commission** operates two wastewater treatment plants. The Two Notch Road Plant serves part of the I-20 and US 1 Industrial Corridor and has an existing capacity of 400,000 gallons per day. The County currently uses an average of 250,000 gallons per day. The Old Barnwell Treatment Facility, located off Platt Springs Road, serves the growing Platt Springs Road and Red Bank areas with an existing capacity of 800,000 gallons per day.

The **City of Cayce** has a sewage treatment plant off Old State Road near the Congaree River which has a capacity to treat eight million gallons per day. Most of the incorporated areas of Cayce presently have available sewer service. The City also provides sewer service to other areas of Lexington County including portions of West Columbia, all sewer service to Springdale, the Three Fountains Area, SC 302 toward South Congaree, Pine Ridge, Fish Hatchery Road, and off Dixiana Road south of the City.

The **City of West Columbia** serves residents within its jurisdiction. The City does not have its own wastewater treatment plant. It sends its wastewater to the City of Columbia for treatment.

The **Town of Lexington's** current sewer treatment capacity is 2.0 MGD with a current average daily flow of 1.3 MGD per day. Its two treatment plants are located on Twelve Mile Creek below Coventry Woods Subdivision and on Fourteen Mile Creek at Whiteford Subdivision. The town anticipates that both plants will be off-line by the turn of the century with all effluent pumped to Cayce's plant.

The **Town of Chapin** has a wastewater treatment plant with a capacity of 1.2 MGD. The Town treats 200,000 gallons per day of its own sewage and 600,000 gallons per day for outlying communities and subdivisions.

The **Town of Swansea** has an oxidation pond that has a capacity of 160,000 gallons per day. The town's

average flow is 110,000 gallons per day. Rains cause the lagoon to overflow and it has to be monitored carefully.

Other Non-Public Providers: Bush River Utilities services some areas along Bush River Road. Lakewood Utilities provide service to the vicinity of Rikard Nursing Home. Midlands Utilities services Westgate and Vanarsdale subdivisions between Lexington and West Columbia and several other subdivisions in the unincorporated area of Lexington County. Quail Hollow subdivision operates its own sewer system. Carolina Water Service serves the area around the I-20/ Highway 1 area and several residential subdivisions in the County. Woodland Utilities, Inc. serves Woodland Hills and Seven Oaks Elementary Schools.

Transportation

Highway Network

Lexington County has the second highest number of road miles in the four county Central Midlands region. The state Department of Transportation (DOT) maintains more than 1,225 miles of secondary streets and roads, all paved except for 51 miles of unpaved roads. The transportation planning for most of Lexington County is coordinated with Central Midlands Council of Governments. The Columbia Area Transportation Study (COATS) is approved by the Central Midlands Council of Governments board. COATS is coordinated with the state DOT. The current plan covers 1998-2003. A copy of this plan is available through Central Midlands Council of Governments. Current plans include intersection improvements, airport area improvements, widening US Highway 378, Highway 6 Bypass and Dam project, and others throughout the county.

Lexington County's Department of Public Works maintains about 766 miles of unpaved roads and 269 miles of paved roads. Around 8 miles of county roads are paved yearly, with priorities based on such factors as traffic count, maintenance costs and the number of households accessing the roads. The Department has 69 employees working out of headquarters on Ball Park Road near Lexington and three other district offices: on Murray Lindler Road near Chapin, on South Lee Street near Batesburg-Leesville, and on Martin-Neese Road near Swansea.

It is clear that Lexington County's development pattern changed from its initial development adjacent to the Congaree River to include a more northwesterly trend toward the Town of Lexington and Lake Murray. Traffic volume in this area confirms this flow and suggests continued improvement of capacity along highways that feed the area around the Town of Lexington and Lake Murray.

	HIGHWAY MILES BY FUNCTION	
	MILES	PERCENT
INTERSTATE	57	10 %
MAJOR ARTERIAL	71	12 %
MINOR ARTERIAL	140	24 %
MAJOR COLLECTOR	320	54 %
TOTAL	588	100 %

Traffic flows along interstate highways traversing through Lexington County (I-20, I-77 and I-26) indicate no deficiencies in capacity. There are two interstate interchanges within the county: I-20 & I-26 and I-26 & I-77. Of the major arterials, only one location has been identified as nearing capacity, with all others operating under satisfactory conditions. This roadway section is located on US 1 (Augusta Road) between S-71 (Wattling Road) and SC 12 (Jarvis Klapman Boulevard). Four minor arterial roadway segments have been identified as operating within a capacity deficiency:

1) US 1 (E/W Main Street) from US 378 (Columbia Avenue) to SC 6 (N/S Lake Drive)

2) SC 602 (Platt Springs Road) from S-365 (Wilton Road) to S-404 (Crapps Avenue)

3) S-71 (Wattling Road) from US 1 (Augusta Road) to S-104 (Old Barnwell Road)

4) S-757 (Harbison Boulevard) from I-26 to Country Squire Road

Although the remaining minor arterials operate under good conditions, S-36 (St. Andrews Road) between I-26 and S-173 (Sidney Road) is nearing capacity. Evaluation of major collectors in the county indicates that the following locations are nearing or over capacity:

SC 6 (N Lake Drive) from S-68 (Corley Mill Road) to US 378 (Sunset Boulevard)

COATS-SIB MAP

[THIS MAP IS MAINTAINED AT THE CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS. A SMALLER VERSION IS BEING PREPARED TO FIT HERE.]

SC 6 (S Lake Drive) from US 1 (E Main Street) to SC 302 (Edmund Highway)

S-48 (Columbia Avenue) from S-49 (Clark Street) to I-26

S-70 (Two Notch Road) from S-168 (Emanuel Church Road) to S-686 (Shirway Road)

S-168 (Emanuel Church Road) from S-72 (West Dunbar Road) to S-70 (Two Notch Road)

S-370 (Ninth Street) from US 1 (Meeting Street) to S-280 (D Avenue)

Transit Network

South Carolina Electric & Gas is the only public fixed route transit provider in Lexington County. The utility's unique involvement in the provision of public transportation is the result of commitments made by the company in the late 1920s and upheld by the courts in the 1970s. This commitment to provide public mass transportation was made in exchange for SCE&G's use of public rights-of-way for electric and gas transmission.

The system has a total of 34 fixed routes that operate daily with an estimated 9,100 passengers per day. Service runs both weekday and weekend, with some routes operating till midnight. Of the 34 fixed routes, 4 routes extend into Lexington County, covering the City of West Columbia, City of Cayce, St. Andrews area and the Metropolitan Airport.

Another transit network operating in the urban area is DART (Dial a Ride Transit). DART is a public transit system providing transportation for disabled people. DART is funded by SCE&G since most of SCE&G's regular buses are not handicapped-accessible.

Rail Network

Lexington County's rail lines radiate out from the City of Columbia. There are four major routes:

1) From Columbia through Irmo and Chapin to the northwest, operated by CSX Transportation,

2) From Columbia through Cayce, Lexington, Gilbert, Summit, and Batesburg-Leesville and on to the west, operated by Norfolk Southern,

3) From Columbia through Cayce and South Congaree to the Edmund community, operated by Norfolk Southern. The rest of this line, to Pelion and on southwest was abandoned in the 1990s,

4) From Columbia through Cayce, Gaston, and Swansea and on southward, operated by CSX Transportation. This line also hosts Amtrak passenger trains.

There are no places for passengers to board in Lexington County. The closest Amtrak station is in downtown Columbia.

Airports

Air traffic coming into the county has the option of landing at two public airports and several private runways. The two public airports are Columbia Metropolitan Airport, near Cayce and Springdale, and Pelion Corporate Airport. Columbia Metropolitan is a large, full service airport with two long runways (8,600 and 7,001 feet) and a newly rebuilt terminal. It provides scheduled airline service for the region, serves general aviation needs, commercial cargo service and numerous freight operators. Columbia Metro recently added a UPS hub to its list of commericial clients. Two fixed-base operators also serve the Metro facility with various charter flights. The airport maintains a newly dedicated air cargo terminal, expanded and renovated passenger terminal, the Columbia Airport Enterprise Park (CAE Park) and Foreign Trade Zone #127.

Pelion Corporate Airport located near the Town of Pelion serves as a general aviation airport with one long runway (4,350 feet). Several private air fields are also scattered throughout the county. During the 1990's, two residential subdivisions have been built around private air fields.

Other transportation modes

Walking trails and bike routes are slowly being developed throughout the county. The majority of these trails are near subdivisions, parks, and along major highways.

Solid Waste

Lexington County's Solid Waste Department consists of 12 convenience stations and approximately 65 personnel to serve the unincorporated areas of the county and four towns. Residential collections are in place for

eight municipalities in the county. The recycling effort has been centered in the convenience stations, although West Columbia, Town of Lexington, and Cayce have initiated pilot curbside recycling programs.

Collection

Residential: There are five private haulers franchised by the County to pickup and haul residential wastes from the unincorporated areas: David Ard's for Pine Ridge, South Congaree, and Gaston; Dreher Sanitation for Lake Murray; Hagan Sanitation for Whitehall; and Johnson Sanitation for Irmo and Columbia; and Columbia Container Corporation for Mineral Springs/St. Andrews area. The major towns in the county operate their own residential collection systems.

The Cities of West Columbia and Cayce use garbage bags provided by the City which are picked up once a week at curb side in West Columbia and four days a week in Cayce. There is no charge to the residents for this service which is property tax financed.

Springdale operates its own collection system. The Town uses roll carts for residential and picks up twice a week for garbage and once for trash at the curb side. There is a basic charge to the resident.

Lexington contracts residential solid waste collection to Carolina Container Corporation (CCC). The Town uses garbage bags with curb side pick up once a week. This service is property tax financed with no service charge to the residents.

Batesburg-Leesville contracts with CCC for residential collection. The collection is done once a week on the curb side. CCC provides the residents with roll carts. There is a charge for this service which appears on the residents' water bills. The yard trash is collected by the town and taken to their own landfill.

The Town of Chapin operates its own collection system. The residential pick up is once a week on the curb side. The residents are provided with garbage bags. There is no charge to the residents for this service.

Irmo contracts with BFI for residential collection for which the residents are charged $9.50 per month.

The Town of Gaston contracts with David Ard's Sanitation and the pick up is twice a week from roll carts on the curbside. There is a monthly fee of $10.00 that the collector charges.

Commercial: Commercial solid waste is collected by private haulers, except in a few municipalities where some commercial collection is a part of the municipality's pickup. The cities of West Columbia and Cayce collect solid waste from dumpsters. This service is free but there is a charge for extra collection. The collection is done once a week.

The Town of Springdale also collects commercial solid waste from dumpsters but there is a charge for the service. The collection is done once a week.

The Town of Lexington contracts with CCC for once weekly collection. There is a charge of $25.00 for an extra pickup.

The Town of Batesburg-Leesville contracts with CCC for commercial collection. The collection is done once a week from dumpsters. There is an extra charge for more than one pick up.

Businesses in the Towns of Chapin, Gaston and Irmo are responsible for their own pick up. They contract with private haulers individually.

Industrial: Solid wastes are hauled either by private haulers or in some cases hauled by the industry itself, e.g., Allied Fiber, Pirelli Cable and Michelin.

Disposal

Lexington County owns and operates a 478 acre landfill. The site is located near Edmund close to the geographic center of the county. In addition there are four industrial landfills permitted within Lexington County: Allied Fibers, Owens Industrial, SC Electric and Gas, and Southeastern Concrete Products.

The County started using convenience stations in 1990 and 1991. All Lexington County citizens, municipalities and franchised residential collectors bring normal household trash to the county landfill at no charge. Other commercial haulers and private businesses are charged $20.00 a ton for construction material and debris, and $30.00 per ton for municipal solid waste. There is a transfer station on the Edmund Landfill site that compacts the municipal solid waste which is then taken to the Chambers Corporation landfill on Screaming Eagle Road in Richland County.

The Town of Batesburg-Leesville operates a landfill for inert materials. The Town contracts with a private collection agency for disposal of municipal solid waste.

Public Safety

Fire Protection and Emergency Management Systems

Lexington County: The County provides Fire and EMS service to the entire county except portions of Irmo, Batesburg-Leesville, West Columbia, and Cayce. The County does provide EMS services for Batesburg-Leesville and Cayce. The offices of the Fire and EMS Departments are in the basement of the Lexington County Administration building. The entire department has 125 employees with approximately 63 working for EMS and 65 for Fire. In some instances the Fire and EMS stations are located together. There are two stand-alone EMS stations, one in Batesburg-Leesville and the other near Swansea. Pelion and Batesburg-Leesville also have their own rescue squads.

Chapin: The main station is located on Lexington Avenue between Columbia and Chapin Roads and is a part of the Lexington County Fire Service. EMS operates out of this station 24 hours, seven days a week. Most of the time two paramedics are on duty. Chapin also has two other stations. One is located 100 yards beyond Long Pine Drive on Amicks Ferry Road. This station was established in 1994 and is known as the Amicks Ferry Station. The other is located at the intersection of Old Lexington Highway and Wessinger Road and is known as the Crossroads Station. All three stations are open twenty-four hours, seven days a week.

Batesburg-Leesville: The Town operates two volunteer fire stations. One is located on West Columbia Avenue, near Bethlehem Road on the Batesburg side of town. The other is located on East Church Street between Bernard and Main near the Main Street district on the Leesville side. EMS services are provided by Lexington County.

West Columbia: The City operates one fire station, with first respondent EMS services. The station is located at 610 N. Twelfth Street, and operates 24 hours a day with 23 employees. There is a possibility for future expansion. The City serves areas such as Springdale and out Highway. 1 to Ermine and out Highway. 378 to I-26 under contract with the Lexington County Fire Service.

Cayce: The fire and the police departments in the City form the division of Public Safety. The division was moved to a separate building within the municipal complex in 1984. At the present time, the Public Safety Division has 47 full time employees including 35 sworn officers. The service area for the fire department extends approximately 4 miles out of Cayce City limits. The division has a total of six fire trucks in the station. The division also employs six full time engineers. Out of the 47 full time employees 33 are cross trained. Six citizen volunteers also work for the department. EMS services are provided by the County.

Irmo Fire District: Since 1963, fire protection in the Town of Irmo has been provided by the Irmo Fire District. The district boundaries include the part of town in Lexington County, and the town contracts with the Fire District to serve the portion of Irmo in Richland County. The boundaries also stretch toward the Saluda River and I-20 to the southeast, and Coldstream Drive to the northwest. The District serves approximately 65,000 citizens, including all citizens within the town limits of Irmo. There is one station located at the corner of Harbison Boulevard and St. Andrews Roads.

Law Enforcement and Detention Facilities

The **Lexington County** Sheriff's Office headquarters and the County Jail are located at 521 Gibson Street in Lexington. There are several small substations scattered across the county where patrol and resident deputies do paper work. There are 266 employees; 164 are sworn officers, with 134 patrol personnel and detectives. There are 19 deputy districts. An addition was recently constructed to the jail and further expansion is currently under consideration. The current prisoner capacity is 272 with the average number of inmates at 320.

The **City of Cayce** Public Safety Division is located within the municipal office complex in a building separate from other City departments. Currently the department has 47 full time and 35 sworn officers.

The **Town of Irmo** Police Department is located at 1239 Columbia Avenue. The town has 16 sworn officers and two administrative personnel.

MAP OF FIRE/EMS STATIONS

[THIS MAP IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND DEVELOPMENT ON THE 5TH FLOOR OF THE LEXINGTON COUNTY ADMINISTRATION BUILDING. IT WILL BE REDUCED IN SIZE TO FIT THIS PAGE AT A FUTURE DATE.]

The **City of West Columbia** Police Department has 44 full-time employees and 5 part-time reserve officers. Out of the 44 full-time employees, 35 are police officers, and nine are administrative personnel. There are six officers and one dispatcher on duty at any given time. The City also has two part-time substations. One is located in the leasing offices of Gentle Pines Apartments at North Brown Street and the other in Westbridge Apartments at 100 B Avenue. There are no major expansion plans for the near future.

The **Town of Springdale** Police Department has recently moved into a separate building behind the Town Hall. The new office has adequate office space, lockers, and a shower room. The staff includes the Chief, a Captain, a Sergeant, four deputies, and two reserves. There is an anticipated increase of reserves in the near future.

The **Town of Lexington** Police Department has 22 officers, including four detectives. The department headquarters is in City Hall. There is also an office at the federally subsidized Park North apartments on Old Chapin Road. This office is utilized for paper work.

The **Town of Chapin** Police Department has a full time Chief along with a Captain and three officers that work part-time. Typically, four nights a week are covered by Town of Chapin officers and the other three nights are covered by resident deputies of the Sheriff's office.

The **Town of Batesburg-Leesville** Police Department has a total of 19 uniformed officers and five dispatcher/jailers. There are no satellite offices and no immediate plans to establish any. The town is divided into four districts, with teams of four working two, twelve hour shifts. The town would like to hire more officers.

The **City of Columbia** Police Department provides law enforcement of the portion of Lexington County it annexed in the Harbison Boulevard area. There is a police substation at 131 Lake Murray Boulevard.

Recreation

Parks

The **Lexington County Recreation & Aging Commission** Administrative Office is located at 563 South Lake Drive in the Town of Lexington, 1/2 mile from the County Administration building. The Recreation & Aging Commission maintains 26 lighted and two unlighted athletic fields, 39 lighted and five unlighted baseball fields, nine lighted and five unlighted soccer/football fields, 42 tennis courts, seven multipurpose courts, six racquetball courts, three sand volleyball courts, playgrounds, six gymnasiums (another six are utilized through the school districts), six senior centers, three leisure centers, three community buildings, and a dance studio.

Lexington County also has a special purpose recreation district, the **Irmo/Chapin Recreation Commission**. The office is located at 200 Leisure Lane near Irmo. Saluda Shoals Park is a 250 acre park on the Saluda River, off Bush River Road. It includes Hope Ferry Landing, a nature center, picnic areas, and walking trails. This commission maintains parks in Chapin.

The **City of Cayce** is becoming an important recreational destination in the metropolitan area. The Cayce Riverwalk Development near the river front will be a major drawing card for visitors, as well as a catalyst for riverfront residential development. Guignard Park recently concluded several improvements.

The **Richland County Recreation Commission** oversees the parks and recreation within the **Town of Irmo**.

The Lexington County Recreation Commission maintains most of the parks in the **City of West Columbia**. The City does maintains the Carraway Park on Hudson Street. This park features a playground, picnic shelters, and benches.

There are two parks within the **Town of Springdale**, the Felton C. Benton Park next to the Town Hall and the Springdale Town Park. Both feature playgrounds and picnic shelters and are maintained by the Lexington County Recreation Commission.

In the **Town of Chapin**, the parks and other recreational facilities are maintained by the Irmo-Chapin Recreation Commission. See the list under Irmo-Chapin Recreation Commission.

The **Town of Lexington** has two parks with 10 acres of developed land. The Corley Street Park is a 3.5 acre facility with playground, spray pool, and picnic shelter. The Virginia Hylton Park, behind Town Hall, has seven acres developed with walking trails, a special needs park, stage area, goldfish pond, and an extensive garden system. Other land may be developed in the future.

In addition to all the government facilities, South Carolina Electric & Gas has picnic areas and boat landings on both sides of the Lake Murray Dam. These facilities are available to the public for a nominal fee.

Map of Park Locations

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Education

Schools

There are five school districts in the county: **Lexington County School District One**, **Lexington County School District Two**, **Lexington County School District Three**, **Lexington County School District Four**, and **School District Five of Lexington and Richland Counties**. Enrollment listed is for 1998-1999. Lexington County school students and schools consistently rank at the highest levels in the state for test scores, scholarship offers, percentage going to college, as well as other national recognitions.

District One enrollment is 15,906 students. In addition to the schools listed in Table 21, the district is building South Lexington High School on a 100 acre site on Platt Springs Road. Other major expansion plans include Lake Murray Elementary School and a new Pelion High School. District One is the largest district in Lexington County both by geographical size and by number of pupils.

District Two enrollment is approximately 9,400 students. There are two high schools, 4 middle schools, 9 elementary schools, and a continuing education center that includes an alternative school. There are no immediate plans for additions/renovations of instructional facilities. The fact that the population is shrinking in some areas while increasing in others presents a challenge to the District.

District Three enrollment is approximately 2,314 students and has four schools. Construction is underway for a new elementary school on Highway 245, two miles from the middle school. Construction is likely to be complete in time for next year. The District has received permission to investigate a site for the construction of a new middle school five years from now.

District Four enrollment is approximately 2,399 students. Voters in the district passed 2 bond referendums in 1999 to construct a new elementary school and an intermediate school as well as pay for improvements to Swansea High School.

District Five enrollment is approximately 13,000 students and growing rapidly. The District is considering construction of a middle school and elementary school in the Dutch Fork and Chapin area. There are also plans to replace the portable class rooms with permanent structures.

Other significant schools are **Midlands Technical College** and **Wil Lou Gray Opportunity School**. Midlands Technical College has 3 metropolitan locations. The two Lexington County locations are Airport Campus, with 16 buildings on 65 acres, and Harbison Campus, with 7 buildings on 19 acres. In addition to technical training programs Midlands Technical College provides specialized training for area businesses and two-year course work that transfers to area colleges and universities. Will Lou Gray Opportunity School campus comprises 87 acres in Springdale. The school serves At-Risk 16,17, and 18 year old high school dropouts in a residential environment. It is home to Youth Challenge Academy, a military style program designed on leadership, teamwork, and self-discipline as taught and modeled within a quasi-military framework. It is an entity of the state of South Carolina.

In addition to the public school facilities, there are several private and church schools within the county.

Museums

Lexington County Museum

The Lexington County Museum opened in 1970 as a cooperative effort by Lexington County government and the Lexington County Historical Society. Its purpose is to collect, preserve, display and research objects pertaining to the history of the county. The museum opened in the historic John Fox House, an 1832 home of a local planter and politician, whose two story house had been placed on the National Register of Historic Places. It was purchased by Lexington County in 1969. Located at the intersection of Highway 378 and Fox Street in downtown Lexington the site has expanded to include five acres of land with a modern exhibit building and 15 historic building that have been relocated. Three 18th century log cabins, two early 19th century frame farm houses, a 1790 lawyers' office from Granby Village, an 1815 one room schoolhouse and many outbuildings display numerous artifacts depicting the county's history. The

School Locations and District Boundaries Map

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varied collections include an award winning textile collection of quilts and woven coverlets, country furniture, horse drawn vehicles and farm implements. Tours are conducted by costumed guides for of school children and curious adults each year. In fiscal year 1997-1998, there were 11,830 visitors via school tours, non-school tours represented 831, and 1,093 from 'drop-in' visits to the museum. These totaled to 13,754 for that year.

Cayce Museum

Located in the Cayce City Hall Complex, the Cayce Museum chronicles the history of the first European settlement in the Midlands of South Carolina. The museum interprets the agricultural, social, and cultural heritage of Old Saxe Gotha, Granby, Cayce, and West Columbia. Exhibits emphasize periods of Colonial trade, agricultural development and transportation from the 18th Century to the present. It includes memorabilia of Lord Cornwallis, Commander of British forces in the South, Cayce family furnishings of the 18th century, and exhibits of the Congaree Indians who resided in the area. Original maps of Saxe Gotha Township are on display as well as a detailed sketch of the village of Granby circa 1774. Separate buildings include a kitchen, family dairy, and smoke house appropriate to the era. Numerous groups visit for educational programs and tours.

Libraries

The County Public Library System is comprised of a main library, eight branches, and a bookmobile. The library system has undergone tremendous growth in the last several years in response to the rapid growth taking place in Lexington County. As of the spring of 1999 the system comprises 113,000 square feet. Five new buildings have been constructed, a sixth is being renovated, and a seventh is being designed. The library system is fully automated and offers internet and on-line database access at every branch. The larger buildings have meeting rooms that are available for public use. Customers enjoy the benefits of an intra-library and inter-library loan system. Library branches are located in Batesburg-Leesville, Cayce-West Columbia, Chapin, Gaston, Gilbert-Summit, Irmo, Pelion, and Swansea. The main library is in the Town of Lexington. Library use is growing significantly as measured by registered borrowers, reference transactions, group services, Internet usage, and materials borrowed via interlibrary loan.

Government Facilities

Administration

The **Lexington County Administration Building** is located at 212 S. Lake Drive (Highway 6 near the intersection with US Highway 1) in the Town of Lexington. The building houses the major government offices including Administration, Communications and EMS, Finance, Tax Assessor, Personnel, Register of Deeds, Planning, Zoning, Building Inspections, Procurement, Auditor, and Treasurer.

The **Lexington County Courthouse** is located at the intersection of S. Lake Dr (SC Highway 6) and Main Street (US Highway 1) in the Town of Lexington.

Cayce City Hall is located on 12th Street. The Administrative offices, Planning and Zoning, Public Works, Parks and Solid Waste Departments are located in the City Hall.

Irmo Town Hall is located at 7300 Woodrow Street. The Town Manager's Office, Zoning, and Business License Divisions are located there. Irmo Town Police headquarters are located in the new Younginer Building behind the Town Hall. Irmo has an unusual situation of straddling two counties, Lexington and Richland. County services provided to Irmo's citizens are offered appropriately by each of the counties.

West Columbia City Hall is located at 1053 Center Street in West Columbia. The Zoning, Water and Sewer Administration, Fire and Police Divisions and the City Managers Office are located in the City Hall.

Springdale Town Hall is located at 2915 Platt Springs Road. In addition to the Administrator's office, the Town Hall houses the Police Department.

Lexington Town Hall is located on 111 Maiden Lane along with the Police Department, Building Permits, Building/Zoning, Economic Development and Administration.

Chapin Town Hall along with the Police Department is located at 103 Columbia Avenue. The other departments in the Town Hall are Utility Director, Municipal Clerk, Clerk of Court, Business License, Zoning, Sign Permits, and Administration.

Batesburg-Leesville Town Hall is located at 105 Main Street along with Building Permits, Business

Licenses, Sign Permits, and Administration. Police Department is located at 660 W. Columbia Avenue (US Highway 1).

Swansea Town Hall is located at 300 West Third Street. It houses the Building Permits, Business Licenses, Police (in adjoining building), Administrative, and Sanitation divisions.

Gaston Town Hall is located at 186 N. Carlisle Street. In addition to the Administrative office the town hall houses the Police, Building Permits, and Business License division.

Gilbert Town Hall is located at 345 Hampton Street. The office is open only during the Town Council meeting hours.

Summit Town Hall is located at 321 Old Broad Street. The office is open only during the Town Council meeting hours.

Pelion Town Hall is located at 1010 Main Street. Besides the Administrative offices, Town Hall houses the Water Department, Building Permits, and Business License Division.

Public Works

The **County Public Works** office is located on 440 Ball Park Road. The road maintenance and public works engineering departments are located here. In addition the county has several district maintenance bases.

The **County Solid Waste Division** along with the **County Landfill** are headquartered at 498 Landfill Lane in Lexington.

The **City of Cayce Public Works** administrative office is located within the City Hall. The City of Cayce provides its own water and sewer service.

Some of the jurisdictions in Lexington County do not have a separate Public Works Division but some associated functions are carried out by staff in the town/city halls.

Health

The **Lexington County Health Department** is located at 112 West Hospital Drive behind Lexington Medical Center. The department serves the population for adult/child immunizations, environmental health, family planning and other similar functions.

The **Lexington Medical Center,** located on Sunset Boulevard (US Highway 378) at Interstate 26, has 292 beds with several centers located throughout the county. These centers offer a wide range of services including occupational medicine, urgent and primary care, and various specialty services. Contact the website for more information at http:www.lexmed.com.

Social Services

The **Lexington County Social Services Department** is located at 541 Gibson Street in the Town of Lexington. The department deals with child abuse cases, child protection and various state programs related to family and child issues.

POPULATION ELEMENT

Historic Trends and Projections

Overview

What originally began as a handful of small settlements in 1718, has blossomed into the second-fastest growing county in the state. Major travel routes, the Congaree River, the Charleston to Augusta Railroad, and various trading trails were instrumental in the county's early development. Today, those same factors fuel Lexington County's growth. Located in the Columbia Metropolitan Statistical Area (MSA), with part of the City of Columbia within its borders, two interstate highways traversing its length, and much of beautiful Lake Murray within it, Lexington County offers a wide variety of benefits to both old and new residents.

From 1970 to 1990 the population of Lexington County almost doubled - from 89,012 to 167,600. By the 1990 Census it had the fifth largest population in the state. Lexington County's percentage growth from 1980 to 1990 was the sixth largest in the state at 19.4%. By comparison, the State of South Carolina grew by 11.72% during that same decade.

1998 population estimates by the Bureau of the Census listed Lexington County as having the second highest percentage growth in SC counties from 1990 to 1998 at 22.5%. By comparison, South Carolina was estimated to grow in population by 10% during that time. The only county in the state that had a higher estimated percentage increase was Beaufort County (26.1%). Growth in Lexington County was widely scattered among many developments throughout the county during that time period with even rural areas experiencing growth.

Within the county, the western Dutch Fork area near Lake Murray, the Red Bank area south of the Town of Lexington, and the greater Pelion area in the south central area of the County had the greatest percentage change in population from 1980 to 1990. Areas in the Town of Lexington area and within close proximity to Lake Murray also had significant growth during that decade.

In 1990 the Pelion area and the Red Bank area were both sparsely populated and rural in character even with the additional growth. The western Dutch Fork area was more densely populated in a suburban growth pattern. While the areas to the south and west of the Town of Lexington were sparsely populated, areas to the east were a little more densely populated. The eastern Dutch Fork area, and areas containing the City of West Columbia and the City of Cayce were densely populated in a more urban fashion.

Lexington County's population projection, by the S.C. Budget and Control Board, Office of Research and Statistics, is expected to be 26.6% growth from 1990 to 2000. This will be the state's highest increase for any county. South Carolina is projected to have a 12.22% percentage growth during the 1990s. The County's percentage growth is projected to be 20.45% from 2000 to 2010 - the fourth largest percentage growth in the state. During that decade the state is projected to have a percentage growth of 10.55%.

Within the county, the areas predicted to have the highest percentage growth from 1990 to 2000 are the Town of Lexington and the Red Bank areas. This continues the trend started in the 1980s. Areas near Lake Murray and in the central part of the County are also predicted to grow significantly in the 1990s. Because the eastern Dutch Fork, West Columbia, and Cayce areas are already densely populated, they are predicted to have slight growth during that time. Densities within the County are predicted to change little except for the Red Bank area which is predicted to become significantly denser from 1990 to 2000.

Much of the growth in the areas around the Town of Lexington can be tied to the expanded provision of water and sewer to those areas by the Lexington County Joint Municipal Water and Sewer Commission and the Town of Lexington. Much of the subdivision growth that occurred before 1980 and even some into the 1990s utilized wells and septic tanks which requires larger lot sizes. Subdivision growth in the mid to late 1990s has been almost entirely where water and sewer are available. This change has meant smaller lots and more lots per subdivision with extremely large subdivisions such as Governor's Grant now a possibility. Planned water and sewer expansions in the Red Bank, Edmund, and Pelion areas along with the Corley Mill Road area will mean more residential and industrial development in those areas in the future.

Age

Lexington County's median age in 1990 was 32.6 years. This was a significant change from the median age of 28.7 in 1980. The median age for males was 32.2 years, and median age for females was 33.6 years. The median age in South Carolina in 1990 was 32 years.

In 1990, 28.6% of the population was 25 - 44 years of age, while 12.6% were over 60 years old. The percentage of children 0 to 17 years of age was down from 30.9% in 1980 to 26.6% in 1990. The same segment statewide was 26.4% in 1990. The percentage of retirement age persons (age 65 plus years) was 8.9% in 1990, up from 6.8% in 1980. Statewide the percentage of persons 65 plus years was 11.4% in 1990.

The densely populated West Columbia area had a higher percentage of its population over 65 years of age than other areas of the County in 1990. The suburban Irmo, eastern Dutch Fork, and Red Bank areas had a higher percentage of population 17 years of age or younger. Housing stock in the West Columbia area was older in 1990, with many apartments available, including a good number of subsidized housing units. Housing in the eastern Dutch Fork and Red Bank areas tends to be mid-price single family - often sought by young families.

This information indicates that, as in the rest of the state and the country, the population of Lexington County is getting older. We have relatively fewer children and more retirement age persons each census. Aging baby boomers, fewer children per family, and increased longevity are all factors in this trend. The attractions of Lexington County for retirement - Lake Murray, close proximity to health care, interstate travel options - also contribute to this trend.

Race

Lexington County had a largely Caucasian population in 1990 with 87.9% white, 11% black, and only 1.1% of other races (Hispanic, Asian, American Indian, etc.). South Carolina as a whole was much more diverse during the same time period with 69% white, 30% black, and 2% other races. Lexington County was more similar to the United States as a whole in 1990 racially - 80% white, 12% black, but differed dramatically from the 16.6% of other races.

Areas with higher concentrations of blacks in Lexington County in 1990 were in the more urbanized areas of West Columbia and Cayce, and in the Batesburg-Leesville area. Areas with the highest concentrations of whites in Lexington County in 1990 were in the Town of Lexington area and a small census tract in the West Columbia area which also has a very high concentration of residents who are 65 years of age or older.

In 1990, 98.5% of Lexington County residents were U.S. natives, as compared to 98.6% of South Carolinians that were U.S. natives. Also, 96.6% of Lexington County residents age 5 years and older spoke only English in 1990. This is almost identical to the 96.5% of South Carolinians age 5 years and older who spoke only English during that same time period.

Sex

In 1990, 51.1% of the persons in Lexington County were female and 48.9% were male. This is almost identical to the state of South Carolina at 52% female and 48% male. The United States percentages of female and male were identical to Lexington County in 1990.

According to population estimates by Age and Race in 1996 done by the State Budget & Control Board, Office of Research and Statistics, the percentage of males in Lexington County was greater until the age of 20-24 years, then held steady at 48.9% males and 51.1% females until age 60, when the percentage of females began to increase steadily. This indicates that a higher percentage of our senior citizens in Lexington County are females, while percentages are basically even in younger age groups. This is especially true in residents 75 years and older.

Migration

Lexington County had the fifth highest net migration numbers in South Carolina from 1980 to 1990, trailing only Horry, Berkeley, York, and Dorchester Counties. Of the 14,369 net persons who migrated into Lexington County, 83% were white, 17% were nonwhite, 54% were female and 46% were male.

Net migration represents fifty-three percent of the population increase in Lexington County from 1980 to 1990 and 47% was attributed to natural increase (births). In 1990, 68% of the Lexington County population was born in South Carolina. Over half of those born outside of South Carolina were born in the South. Spartanburg County was the only SC county to have a higher percentage of native born citizens in the 1990 Census (among large counties).

Estimates for 1999 by the Bureau of the Census indicate that Lexington County had the highest net migration in the State from 1990 to 1998 at 25,414 persons. By comparison, the next highest net migration was Horry County with 24,460 persons during that same time period. Also 67% of the population increase during that time was attributed to net migration, while only 33% was attributed to natural increase (births and deaths).

Household Numbers and Sizes

There were 61,633 households in 1990, with 2.7 persons per household. Of those, 47,274 (76%) were family households, with 3.1 persons per family. Of the family households, 38,822 (82%) of those were married couple families. Of the 14,359 non-family households, 11,622 (81%) were persons who were living alone, and 1,389 persons were in group quarters (nursing homes, group care facilities, etc.).

Within the County, areas with the largest number of persons per household (2.9 or greater) were in the Irmo/ Dutch Fork area and the areas south and west of Cayce. Other areas with large numbers of persons per household were areas that also had large numbers of persons 17 and younger in 1990. Areas with low numbers of persons per household (2.3 or lower) were in the West Columbia area and the eastern Dutch Fork area. Those West Columbia areas had high percentages of population 65 years or older in 1990 and were developed in a more dense urban pattern. The eastern Dutch Fork area had a high percentage of persons 18 to 64 years in 1990 and was developed in a medium density suburban pattern.

The Town of Lexington area had the highest number of persons in group quarters of any area in the County with 629 persons in 1990. This high number can be attributed to several nursing homes (including the former Rikards Nursing Home) and several group housing situations affiliated with Babcock Center.

Educational Levels

Lexington County had the fourth highest percentage of persons 18 years of age and older that had graduate degrees in the state in 1990 at 6.0%, behind only Richland, Beaufort, and Charleston Counties (S.C. percentage was 4.6% in 1990). It also had the fourth highest percentage of persons 18 years of age and older that had bachelors degrees in the state in 1990 at 13.3% (S.C. percentage was 10.4%). In 1990, Lexington County also had the third lowest percentage of persons 18 years or older with less than a 9th grade education in the State at 7.5% (S.C. percentage was 11.8%), and the third lowest percentage of persons of the same age with some high school education but no diploma at 15.3% (S.C. percentage was 18.7%). This indicates a very educated population with a low percentage of persons with little or no high school education.

The County has a very low private school enrollment for grades K-12. This is a result of the excellent quality of the public school system whose individual schools regularly place among the top schools in the State academically at all levels. Lexington County also has a very low percentage of dropouts from grades 9-12, with only 2.5% of students in the 1994-95 school year. The County also had the highest percentage of high school students that went directly into post secondary education after graduating in the State in the Fall of 1995 at 77.2%.

Within Lexington County, the area that has the largest percentages of persons 18 years and older who have bachelors or graduate degrees are in the Irmo/Dutch Fork area. Those areas are developed in a very suburban manner, and are in close proximity to the urban area. The areas with the highest percentages of persons 18 years and older who have less than a 9th grade education are the greater Batesburg/Leesville area and the greater Pelion, Swansea, and Gaston areas. Those areas are very rural in character and much less densely populated, and are much more distant from the urban area.

Although Lexington County has only two satellite campuses of Midlands Technical College - a two year technical institution located within its borders, but it is fortunate to have a wide range of institutions of higher education within close driving range. Newberry College, Allen University, Benedict College, Columbia International University, and Columbia College are all private four year senior colleges that are located nearby. Midlands Technical College's main campus is located within the City of Columbia. Lexington County is fortunate that the University of South Carolina's main campus is in Columbia. This university has an excellent national and international reputation.

Income Characteristics

Per capita personal income in 1996 was $21,970. This placed Lexington County as the fifth highest in the state behind Beaufort, Greenville, Richland, and Charleston Counties. Per capita income in 1996 in South

Carolina was $19,898 and $24,436 in the United States.

In 1989, 6.3% of families in Lexington County were below poverty status. This was a decline from 7.6% of families in 1979. 8.4% of persons in Lexington County were below poverty in 1989. A large percentage (14.4%) of those persons were age 65 or older, and a high percentage (33%) were children 17 years or younger. Over twenty six percent of those persons were in female headed household with children 17 years or younger.

Only 6.5% of whites were below poverty level in 1989, but of those 11.9% were age 65 or older. Also, 18.8% were in female headed households with children 17 years or younger. Over twenty four percent of blacks in Lexington County were below poverty level in 1989, and of those 59% were children age 17 or younger, and 40.8% were persons 65 years or older. Almost thirty nine percent of the black population below poverty level were in female headed households with children under 17 years of age.

In 1989, the median personal income was $21,750 for males, and $11,613 for females. The median household income for Lexington County was $32,914, and the median family income was $37,358. Almost 16% of households made over $60,000, while 18.5% of households made less than $15,000 in 1989. In 1989, 19.1% of families made over $60,000, while 12.4% made less than $15,000.

In 1998, estimates by the U.S. Dept. Of Housing and Urban Development listed the median income for Lexington and Richland Counties at $45,600 (the estimate was done by MSA), which ranked behind York County at $49,600 and Beaufort County at $47,500.

Within Lexington County, a high percentage of households and families that made $75,000 or more in 1989 were located in the greater Chapin area, the western Dutch Fork area, the Corley Mill Road area, and the northwestern corner of West Columbia. A large number of households and families that made less than $30,000 were located in the greater Batesburg/Leesville area, the majority of West Columbia and Cayce, the greater Pelion area south of Red Bank, and the area northwest of Gaston and south of Cayce. The more areas developed into an urban pattern and the more rural areas tended to have households and families with lower incomes. The areas developed in a more suburban pattern - especially around Lake Murray - tended to have much higher incomes. Areas in the center of the County tended to be more middle class in nature.

Health Characteristics

Kids Count provides a wide array of pertinent data for each county in the state. Kids Count data is offered on the web by The State Budget and Control Board, Office of Research and Statistics, Health and Demographics Section at http://www.orss.state.sc.us/.

Low birthweight babies are often a special concern for the state of South Carolina. Low birthweight of less than 5.5 pounds, and very low birthweight of less than 3.5 pounds, are associated with health risks and growth and development problems. In 1996, 239 or 8.3% of all babies in Lexington County were born with low birthweight: 12% of African-American and Other babies and 7.4% of White babies. During 1994-96, approximately 122 or 1.5% of all babies were born with very low birthweight and had the most serious complications.

Immunization rates are an important indication of whether young children are receiving adequate preventive health care. During FY 1989-90, 58.3% of children less than two years old seen in public health clinics were not fully immunized against such preventable diseases as Polio, Measles, Diphtheria, Tetanus, Haemophilus Influenza B and Whooping Cough. After a concerted statewide campaign to increase immunizations, the percentage of children seen in public health clinics in Lexington County who were not fully immunized had declined to 33% in 1998. The DHEC statewide birth registry survey of all 2 year old children found that 91.9% were fully immunized in 1997-98. This success demonstrates the potential to improve the status of children when the leadership of the state and its communities act decisively together.

ECONOMIC DEVELOPMENT ELEMENT

Labor Force

Lexington County's economic growth is one of the forces that fuels the growth of the Columbia Metropolitan Area. The Central Midland counties work together to strengthen the regional economy. Lexington County Council encourages economic growth in collaboration with the Central Carolina Economic Development Alliance. Job creation in Lexington County during the latter half of the 20th century has been remarkable. We have changed from a county with a predominantly farm-oriented economy to a very robust mixed economy of farm, high technology, service industries, health services, and assorted other systems. The unemployment rate for Lexington County continues to be one of the lowest in the state. We continue to be able to expand the number of jobs by population growth and an increasing number of people who commute into the county.

TABLE 1

Lexington County Annual Average Labor Force - 1992 To 1998

Year	Labor Force	Total Employed	Total Unemployed	% of Labor Force
1992	100,040	95,830	4,210	4.20
1993	100,850	95,930	4,920	4.90
1994	106,060	102,300	3,760	3.50
1995	109,730	106,440	3,290	3.00
1996	109,440	105,810	3,630	3.32
1997	114,030	111,260	2,770	2.43
1998	117,430	115,700	1,730	1.50

Source: South Carolina Employment Security Commission, Labor Market Division, 1999

The resulting growth in the Columbia Metropolitan Region has brought about development in many of Lexington County's service-related industries, including business and personal services, construction, finance, government and retail trades. All sectors have undergone significant increases within the past few decades. Lexington County presently has a well balanced, diversified labor force with the trade sector being the largest employee group with 20500, followed by services with 14800, and manufacturing with 12800.

TABLE 2

Lexington County Unemployment Rate

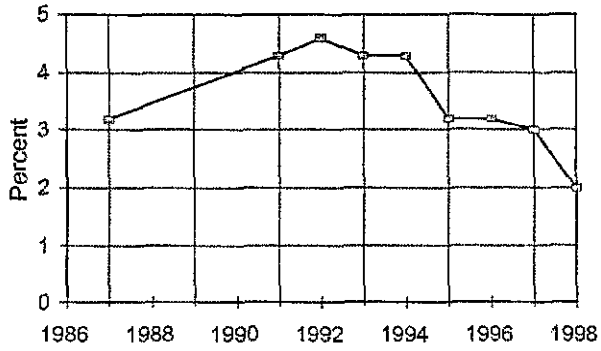


TABLE 3

Non-Farm Employment Changes By Industry

	1950	1960	1970	1995	1996
Manufacturing	2400	4200	8200	13100	12800
Construction & Mining	500	800	1500	5500	6000
Transportation & Public Utilities	700	800	1000	5100	5300
Trade	900	1600	3400	19300	20500
Finance, Ins. & Real Estate	100	200	400	2000	2000
Services	600	700	1700	13700	14800
Government	1300	1800	2600	10800	11500
TOTAL (Non-farm employed)	12100	15340	24000	69400	72900

Source: S.C. Employment Security Commission, Labor Market Division. 1995-97

Lexington County's labor force has undergone some significant changes over the past fifty years. Lexington County has emerged from its predominantly agricultural past into a well balanced, diversified economy. The county enjoys a strategic location in terms of market access and accessibility, a positive economic development climate, an expanding infrastructure, excellent school systems, and a high quality of living. All this makes Lexington County an attractive place to live, work and do business. Industrial growth fuels the growth in many other sectors such as trade, services, and government. Central Carolina Economic Development Alliance lists the four largest private sector employers as, Allied Signal (1332), Michelin Tire Corp. (1300), NCR Corp. (952), and Union Switch & Signal (500), respectively. Expansion of existing industries such as Michelin, (1997) and the opening of the United Parcel Service's southeast regional air cargo hub, (July 1994) have added significantly to Lexington County's growing economy.

The following farm related statistics clarify how important farming is in Lexington County. Lexington County ranks third in the state in total cash receipts from farm products. There are 94,200 acres of farmland in the county divided among 820 farms. The average farm size is 115 acres. Total receipts from farming were $81,182,000 in 1994. The number one crop in terms of planted acres is hay. The county ranks number one in vitamin A production, i.e. leafy green vegetables.

Table 5 shows the commuting patterns for workers living in Lexington County. Although Lexington County's economy is still closely tied to the Columbia Metropolitan Area's economy it is clear that it has emerged as a major employment center itself, with 19,456 workers commuting into the county, and 44,885 residents commuting out of the county.

TABLE 5

1990 Worker Communting Patterns

Lexington County, South Carolina

In from County		Out from County	
Abbeville	2	Abbeville	6
Aiken	707	Aiken	637
Anderson	9	Allendale	8
Bamberg	15	Anderson	41
Barnwell	62	Bamberg	14
Beaufort	35	Barnwell	55
Berkley	31	Beaufort	38
Calhoun	781	Berkley	20
Charleston	62	Calhoun	226
Chester	10	Charleston	220
Clarendon	62	Cherokee	6
Kershaw	355	Greenville	95
Lancaster	35	Greenwood	22
Laurens	33	Hampton	10
Lee	25	Horry	50
Marlboro	7	Kershaw	187
Newberry	710	Laurens	29
Orangeburg	811	Lee	5
Pickens	17	Marion	11
Richland	13,330	McCormick	2
Saluda	1,365	Newberry	383
Spartanburg	39	Oconee	16
Sumter	120	Orangeburg	435
Union	16	Pickens	17
York	34	Richland	40,045
Columbia,Ga	17	Saluda	243
Effingham, Ga	7	Spartanburg	60
McDuffie, Ga	2	Sumter	180
Richmond, Ga	21	Williamsburg	39

HOUSING ELEMENT

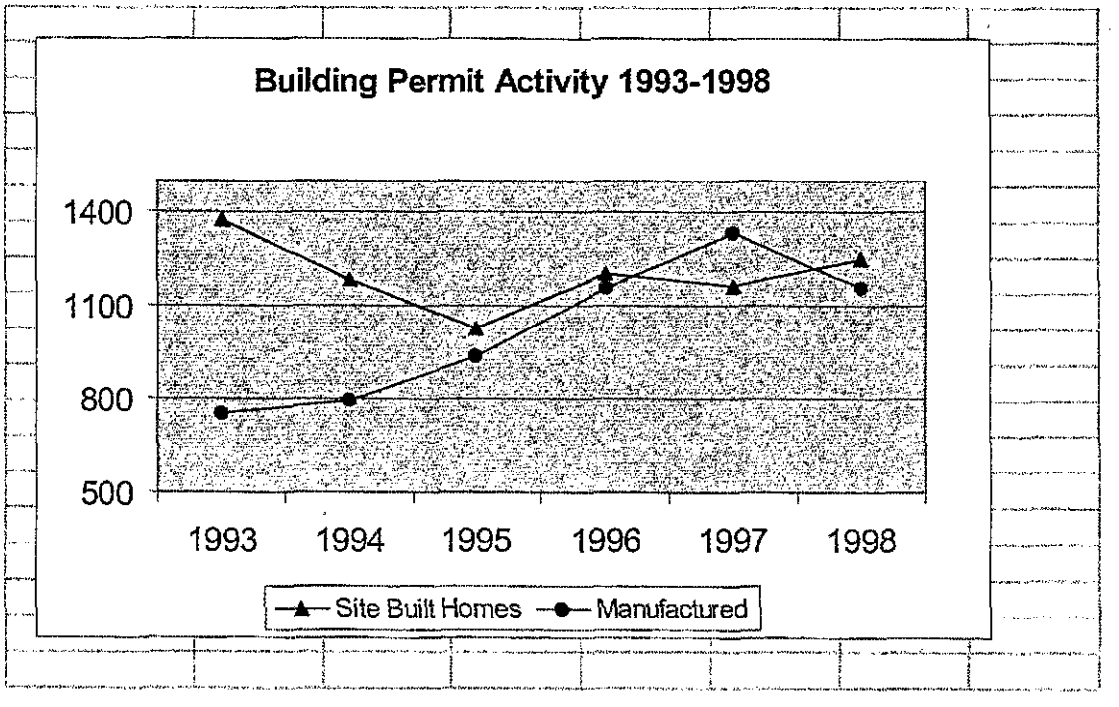
The growth of residential housings in Lexington County has been phenomenal for the last 20 years. The population has grown from 89,012 in 1970 to an estimated 205,260 in 1998. The housing industry has experienced a boom that has affected all sectors of the housing market. The county has new upscale developments that include many homes presented in the media for the special visual effects and features. At the same time the county has a few areas of manufactured housing that are accessible only by 4 wheel drive vehicles. This difference in housing options and values is a topic of conversation in the county. The general concerns are for adequate, safe, affordable housing for our citizens.

Because of the continuing population growth Lexington County real estate is a sound investment. The cost of housing has remained below the state and national average.

A major driving force for the continued growth in the number of housing units and the variety of subdivisions is the high reputation of the Lexington County schools. Other prime factors in the growth of the county are the diversity of work choices available, the proximity to Lake Murray, the lifestyle afforded in the different regions of the county - from 'scenic rural' to 'small town' to 'suburban' or even to 'downtown.'

In the past twenty years the type of residential structures built in Lexington County has shifted. In the 1970s the majority of new houses were site built. In the 1990s the balance of new houses shifted to more of a balance of traditional site built houses and manufactured home. As chart 2 shows there has been a definite change in the proportion of building permits issued.

According to a housing permit study for 1975-1996 (Central Midlands Council of Governments) Lexington County's percentage of the Columbia MSA housing has ranged from 59% to 38%. Using 5 year sections the general impression is that Lexington County is providing a decreasing percentage of the new housing starts over this time period. However this also reflects a growing region for housing starts because the number of new housing units has gradually increased if measured by 5 year increments.



Map of Building Permits

WE HAVE 5 YEARS OF ADDRESSED-BASED DATA ON SITE-BUILT & MANUFACTURED HOUSING MAPPED. IT IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND DEVELOPMENT ON THE 5TH FLOOR OF THE COUNTY ADMINISTRATION BUILDING.

LAND USE ELEMENT

Overview

Given the vast area under the jurisdiction of Lexington County, the land use element of the comprehensive plan will be generalized in its approach. Currently there are over 110,000 parcels located in the 700 square mile area that comprises Lexington County. The county's land use patterns are extremely diverse from the metropolitan urbanized areas of West Columbia and Irmo to the rural agricultural sections in the western and southern portions of the county.

The land use component examines the existing land use patterns and future land use needs by category including residential, commercial, industrial, and institutional. These categories do not minimize the importance of agriculture as a vital element in Lexington County's present and future. Currently farm land represents 21% of the land in Lexington County. As noted in the economic development element, Lexington County is a strong center for agriculture. However, as the population grows there are pressures to plant houses rather than crops. Planning, public education, and cooperation will be key to emphasizing farming interests and growing population. Future land use patterns will be influenced by the inventory of the other components discussed in previous sections (population, economy, cultural resources, community facilities, natural resources, and housing). The findings from this complete inventory will serve as a guide for decisions about the amount of land that is needed for the different land uses.

The primary factors that are expected to influence future land use are school districts, available land, transportation, the natural beauty of the county, and a continuing growing economy. Families will continue to move into Lexington County in order to place their children in Lexington County schools. Land will continue to be available for development for a variety of uses for several decades. We have three interstate highways and numerous multi-lane highways that make travel to and from work locations reasonable. Lake Murray and other naturally beautiful areas of the county will attract developers who want to place their houseinto a setting that has a pleasant ambience. The diversified economy of farm, high technology, services, and commercial activity should continue unless a serious national alteration in the economy occurs. Mix into this array of attractions the growth of the other quality of life issues, e.g. health care, constructed recreation activities (as differentiated from natural beauty of the county), support systems, public and private institutions and you have a synergy for continued growth. For example, Lexington County government realized the need for expanded library services for the growing population and guided the improvement to the entire library system. Lexington Medical Center now offers locations throughout the county for both geographical and specialization needs. Major industrial sites are already located in a variety of areas of the county.

Beyond the items noted above, Lexington County has a blend of zoning styles that will encourage a quality of growth in the years to come that enhances life choices. Performance based zoning creates a bond of both the individual's choice of land use and respect for the privacy of others. It allows mixed use of land such that long trips are not as necessary for many routine errands. Developers will continue to be challenged to meet the needs of the purchasing public with genuine concerns for the responsible extension of water and sewer services.

Historically, there has been a formal planning process for development in the county for 25 years. Still it is the market forces that have the most influence on what is developed here. The role of a document like this one is to serve as a guide in the decision making process thus avoiding a land use pattern that is random and sporadic in nature. The Land Use Map shows the existing land uses for the county, which is predominantly rural to suburban, characterized by small corridor pockets of commercial areas.

Residential

Low density, single family housing is the dominant type of housing in Lexington County. It is interspersed throughout the county and generally clustered in neighborhoods. Residential housing ranges from older housing units that were farm houses or 'starter' houses for young families to elegant large houses crafted to fit the exact topography on the lake or along the river. Many new subdivisions have been added in the last twenty years that appeal to persons who are relocating with high expectations of both the house and community.

Existing Land Use Map

[THIS MAP IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND DEVELOPMENT ON THE 5TH FLOOR OF THE LEXINGTON COUNTY ADMINISTRATION BUILDING. IT WILL BE REDUCED IN SIZE TO FIT THIS PAGE AT A FUTURE DATE.]

Mobile homes make up a significant portion of the residential land uses. The growing trend for mobile home parks is located primarily in the rural areas throughout the county. Three maps show the dispersion of housing by building type for the past three years. By examining the number of building permits one can see that new mobile homes are locating in the county at a generally increasing rate. The change in growth pattern of site built houses and mobile homes in 1998 bears watching. It may be that mobile homes hit a peak vs. site built houses in 1997. It may be that 1998 was the reflection of the low loan rates nationally translated into site built houses. In 1960 mobile homes accounted for only 2.5% of the total housing units in the county and 1.7% for the state. In 1990 the numbers of mobile homes had grown significantly to 20.4% for Lexington County and 17.8% for the state. In 1997 51.0% of the residential building permits issued for Lexington County were for manufactured housing. Approximately 60% of these were for sectional or double-wide homes while 40% were for the single wide variety. The reasons behind this increase in manufactured housing can be traced to several factors including: cost, availability and ease of home ownership. While the debate over the pros and cons over the mobile home will continue for the years to come, they are a significant option for housing in the county. A further consideration is the growth of modular houses throughout the nation as an alternative to both mobile homes and site built houses.

Commercial

Existing commercial uses are focused primarily along major arterials and at the major interchanges along I-26 and to a lesser extent I-20. Particularly commercial activity in the Harbison Boulevard area has increased significantly in the 1990s. This expansion has been largely a response to change in the residential patterns over the last 25 years. This foci of commercial activity includes Columbiana Centre (mall), several 'big box' store strips, home improvement centers, specialized businesses, and a wide variety of restaurants and motels.

Industrial

The major areas of current new industrial sites are along the major transportation routes. Interstate highways (I-77, I-26 and I-20), railroads, major highways, and the airport are key indications for location of new industry. The transportation zones are ranged throughout the county. This spatial dispersion makes it appropriate for workers to live in many different neighborhoods in the county. Unlike some counties which have targeted only a few areas for industrial sites Lexington County is fortunate that the economic developers and industries focused their efforts in many different parts of the county for industrial development. Within the smaller focus of industrial dispersion many of the industries are generally in the same vicinity.

Institutional

The growth of institutional site in the county parallels the growth of the population as a whole in many ways. There are some instances of institutional sites that are simply located here. For example, Will Lou Gray Opportunity School is a state school located in Lexington County that is not dependent upon the population of the county for future growth. On the other hand, SC Vocational Rehabilitation facilities in West Columbia may grow due the increasing population of the state and the range of services provided. School districts are continuing to construct new school campuses in response to the growth in the population. Medical and government services have expanded and will continue to do so in response to the needs of the people. Simply the expansion of the number of Emergency Services locations throughout the county over the last 3 decades is witness to what must happen in the next few decades.

Non-profit institutional sites are expanding in response to the dramatic population expansion during the last 30 years in Lexington County. The number of churches and the size of the church plants is increasing. This growth is evident both in developed areas and in those neighborhoods that are starting to grow. Other facilities for specialized segments of the population are also expected to expand. As the population changes more and a greater diversity of services will be provided for senior adults, persons with specific needs, and those with specialized interests.

Future Land Use Patterns

The future character of Lexington County will be influenced by land use patterns that occur while this plan is being implemented. The distribution of land uses will help to define neighborhoods, create business districts, and create an overall cohesive relationship between different types of land uses. From an optimistic viewpoint

the county will continue to experience population growth, industrial and commercial expansion, strong agricultural activity, and institutional development. These factors will mirror the response of those who choose to make Lexington County home. If on the other hand, a major national economic downturn occurs then the county will not continue to grow as it has in the last 30 years. Growth will be slower, less robust, and be determined by forces that we cannot plan for at this time.

Residential

Projected population growth will necessitate an increase in dwelling units during the first decade of the 21st century. The number of single and multifamily housing units, including apartments, duplexes, and townhouses, is likely to increase as the variety of growth generators continues to thrive in Lexington County.

The majority of current single family uses will continue to be the site built home and the mobile home. Other single family choices will likely take a larger portion of the market share but still be relatively small number of the total single family homes. Most of the new low density residential development will utilize undeveloped parcels adjacent to the urban growth corridors. Much of this will take place in the center and southern parts of the county. The Lake Murray growth zone will thrive as long as there are lake-front lots, lake access lots, and housing developments that promise the combination of the lake and Lexington schools culture.

Some existing low density residential areas will shift to more high density residential or neighborhood commercial uses. There are numerous areas with potential for infill development. Many small subdivisions will be built in the central and southern parts of the county. Large scale subdivisions will be guided by school sites, available land, and developers.

Commercial

The Harbison Boulevard area will continue to be a major focal point of commercial activity for the Metropolitan Statistical Area. New commercial property is still being developed there at the end of 1999. Future developments of restaurants, hotels, and other businesses will complement those major attractions already in the Harbison Boulevard area. Other commercial activity centers will thrive along major transportation routes, such as US Highway 378 between West Columbia and Lexington, Highway 6 in Red Bank area, US Highway 1 between West Columbia and Lexington, US Highway 378 beyond Lexington toward Saluda County. Other commercial activity centers will develop throughout the central area of the county as housing concentrations justify the expansion into those areas. Each of the cities in the county will likely see increased commercial activity during the next decade.

Industrial

The continued expansion of industrial site along major sources of transportation will continue during the next decade. Current areas of significant industrialization will continue to thrive, e.g. the area around the Columbia Metropolitan Airport, and the interstate highway corridors. If school funding continues to depend heavily on local taxes then the Lexington County Council will continue to target new industrial sites into the various school districts. This plan places the opportunity of tax support into each of the county school districts.

Institutional

As the population continues to grow numerically and expand geographically throughout the county the institutional sites will expand in tandem. Government service sites will be acquired to provide the basic services that citizens want and need. Special centers will be built to accommodate those in need of particular or general health services, social services, and other needs. Churches, schools, and other recreational centers will be constructed for those in the growing areas. The two county recreational groups will target those areas which must have new or expanded recreational facilities for the ageing, youth, children or general population.

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APPENDIX A

HISTORIC SITES AND STRUCTURES ON THE NATIONAL HISTORIC REGISTER, LEXINGTON COUNTY

Register Number	Name of Structure	Dated
83003858	Ballentine Shealy House	-
83003911	Lybrand Henry Farm	1835
83003875	Dreher-Jacob Wingard House	1830
83003904	Hendrix John House	-
80003677	Mt. Hebron Temperance House	1862
87001988	Gunters-Summers House	1895
83003921	Still Hopes	1910
83003879	Griffith David Jefferson House	1896
83003918	Music Hall Evangelical Lutheran Church	1892
83003923	Wessinger Vastine House	-
77001230	Berly William House	1904
83003870	Berly W.Q.M House	1904
70000873	Fox House	1832
77001231	Boozer Lemuel House	1828
83003914	Rauch Charleston House	1886
83003903	James Harmon Building	-
83003909	Home National Bank	1912
83003922	Timmerman Law Office	1835
83003872	C.E. Corley House	1895
83003877	Georges Grist and Flour Mill	1924
83003860	Bank of Western Carolina	1912
83003915	David Rawl House	1854
83003917	James Stewart House	1850
83003908	Hite John Jacobs Farm	1870
8300866	Bar D.D.D House	1859
82003887	Rev. Walter Herbert House	1878
82003892	Rev. Frank Yarborough House	1906
82003885	Hampton Hendrix Office	-
82003890	Mitchell Cromwell House	1885
82003893	Old Batesburg-Leesville High School	1920
82003891	Mitchell Shealy House	1855
82003878	Hartley House	1830
83002201	Old Batesburg Grade School	1912
83002202	Southern Railway Depot	1900
82003879	Cartledge House	-
82003876	Edward Bouknight House	-
82003888	Holman J. B. House	1910
82003877	Edwards Broadus House	1905
82003883	Rawl Crouch House	1893
82003881	Mitchell McKendrea House	-
82002202	A.C. Jones House	-

APPENDIX B

UNIQUE OR SIGNIFICANT NATURAL AREAS AND VIEWS, LEXINGTON COUNTY

Site Name	Location	Acreage	Significance
Peachtree Rock	S.E. of Edmunds near SC 215	300	Rare geologic outcrop & plant species
Lower Saluda River	1 mi. below Lake Murray	10 miles	Designated State Scenic to confluence with Broad River
Shealy's Pond	West of Edmund near SC 215 & SC 6	62	Designated Heritage Preserve
Poole's Woods	Near Orangeburg County Line	60	Primitive forest area
Lucas Millpond	Near Scouter Creek	45	Significant forest stand and bog
Harmon Woods	Adjacent Lake Murray	210	Significant forest stand
White Cedar	Near the intersection of Secondary Roads 116 & 118	100+	Primitive forest & swamp