

## CHAPTER I. INTRODUCTION AND OVERVIEW

### A. PURPOSE

South Carolina enabling legislation requires any local government that engages in land use planning to adopt a comprehensive plan that addresses a minimum of nine basic elements: Population, Natural Resources, Cultural Resources, Economics, Housing, Transportation, Community Facilities, Priority Investment, and Land Use. The legislation requires the Planning Commission to prepare and recommend adoption of a new comprehensive plan to the governing body, including all required elements, every ten years. The City's Comprehensive Plan is updated every ten years as required in the *South Carolina Local Government Comprehensive Planning Act of 1994, Code of Laws of South Carolina Title 6, Chapter 29*.

The Comprehensive Plan represents the framework upon which sound public and private development decisions relating to growth can be made. It is important that the City examine current and projected development patterns and design and implement policies and procedures that will accommodate and promote an orderly growth process. While the Plan considers the social, economic, and environmental conditions that currently prevail, it also promotes a balance of environmental concerns, adequate facilities, and quality services that future populations will require. The Comprehensive Plan is an active, vital expression of the community's desires, goals, and priorities. Following the Plan enables the City to make decisions, allocate funds, and assess programs and services in an informed manner. In addition, the Plan creates opportunities to coordinate complementary uses so that they are more beneficial to the community than if they were developed separately.

### B. GUIDELINES FOR THE UPDATE

The following guidelines were adopted by the City Council and Planning Commission for the Comprehensive Plan update process:

1. The update will include all the elements in the 2004 Comprehensive Plan and the 2009 Update. The 2024 Comprehensive Plan, upon approval by City Council, will replace the 2014 Comprehensive Plan.
2. The update will reflect changes in conditions, development, land use, and priorities since the 2004 Comprehensive Plan and the 2009 Update.
3. The update of the comprehensive plan will rely on demographic and statistical data as provided by the 2010 US Census, the most current available Census American

Community Survey data, and other more recent information that is available. If more recent data is the basis for a substantial change in the land use element, that data will be summarized or tabulated in the Comprehensive Plan update.

4. The update will include a tenth element, Town and Gown, due to the unique and vital relationship between the City of Clemson and Clemson University.
5. The update will address the review required under *SC Code § 6-29-510(E)*.

### C. OTHER RELEVANT LAND USE PLANS

A number of other plans and studies have been reviewed and incorporated into the City of Clemson Comprehensive Plan Rewrite. These include, but are not limited to, the following:

- 2012 *Bikeways Master Plan Draft*, City of Clemson
- 2012 *Recreation Master Plan*, Seamon Whiteside and Associates
- 2013 *A Study of Town/Gown Relationships Enhancers / Inhibitors for Success*, Clemson University Creative Inquiry Project
- 2014 *Clemson Area Transit Comprehensive Operational Analysis*, KFH Group
- 2014 *2040 Statewide Multimodal Transportation Plan*, SCDOT

### D. UPDATE PROCESS

In December of 2013, the City of Clemson City Council officially began the process of updating the City's 2004 Comprehensive Plan and the 2009 Update. Figure I-1 illustrates the general Comprehensive Plan update process

FIGURE I-1. COMPREHENSIVE PLAN 2024 UPDATE PROCESS

