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 that 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.
I. Introduction and Overview

Adopted December 15, 2014

FIGURE I-1. COMPREHENSIVE PLAN 2024 UPDATE PROCESS

Adoption of the Updated Process by City Council and Planning Commission

Kick-off Meeting

Administration of City-wide Community Survey

Planning Commission Work Sessions

Preparation of Final Draft

Planning Commission Public Hearing

Planning Commission’s Review of Public Comments

City Council Public Hearing

City Council Work Sessions on the Final Draft

City Council’s Review of Public Input

Adoption of the 2024 Comprehensive Plan