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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 City of Clemson has added an additional element titled Town and Gown due to the unique and symbiotic relationship between the City and Clemson University. 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*. In addition, the Law goes on to state that the Planning Commission shall review the Comp Plan not less than once every five years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan.

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 followed for the Comprehensive Plan update process:

1. The update included a review of all the elements in the 2024 Comprehensive Plan and, upon approval by City Council, replaced the content of the 2024 Comprehensive Plan.

2. The update reflects changes in conditions, development, land use, and priorities since the adoption of the 2024 Comprehensive Plan in December of 2014.
3. The 2019 update of the comprehensive plan relied heavily on demographic and statistical data provided by the 2010 US Census, the most current available Census American Community Survey data, and other more recent information. 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. In many cases more current data is not available and the existing data was allowed to remain.

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 Update. 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
- 2017 Green Crescent Trail Study
- 2017 CAT Re-imagining Study
- 2017 Clemson University Long-Range Framework Plan
- 2018 Clemson Downtown Corridor Study
- 2018 Land Development Regulations Update

D. UPDATE PROCESS

In October of 2018, the City of Clemson City Council officially began the process of updating the City's 2024 Comprehensive Plan. This was preceded by 6-months of a chapter-by-chapter review of the Comp Plan by committee charged with assessing how well the City had done in implementing the Comp Plan. Each strategy was assessed and a report was provided to Council. There were 596 strategies in the plan. 22% got A's, 18% B's, 18% C's, 35% D's, and 7% X's. Four years into a 10 year plan, 40% of the strategies were either done or well on the way to being done.

Between October 9, 2018 and adoption of the plan on December 2, 2019, there were 28 public input sessions to gather input and information, 12 Planning Commission meetings with public input opportunity related to the Comp Plan, 8 Planning Commission workshops on the Comp Plan open to the public, 2 formal public input sessions for a review of the completed draft of the Comp Plan, and 2 City Council meetings with public input leading up to the First and Second Readings on the Comp Plan by City Council.

In January of 2019 a city-wide on-line survey was done to help establish priority areas of interest. This survey was advertised via blast emails, posting on Nextdoor and Facebook, posting on the City website, and the use of hang tags on roll-carts, letters to churches and other civic groups, and the offer to assist those without computers to complete the survey. There were 636 responses. While not statistically valid due to the sampling method, the survey provided insights in the concerns of Clemson citizens.