



ACKNOWLEDGMENTS

CITY COUNCIL

Julia Nelson, Mayor

Clayton Pack, Mayor Pro-tem, District 1

Diane D. Georgia, Councilmember, District 2

Ervin Davis, Sr., Councilmember, District 3

Johnny E. Gordon, Councilmember, District 4

Julius Dukes Jr., Councilmember, District 5

Sherry A. Welle, Councilmember, District 6

PLANNING COMMISSION

William Blair

Louise Gamble-Murray

Peggy Knox

Monica Reed

Pamela Clavon-Brunson

Effie Hilton

CITY ADMINISTRATION

City Administrator: Scott Tanner

Zoning Administrator: Mary Adger

City Clerk: Daun Davis

Prepared for the City of Manning by the Santee-Lynches Regional Council of Governments



Economic and Community Sustainability Director: Kyle Kelly
Regional Planner: Susan Landfried
Community Planner: Jenna Brown

With assistance of directors and staff from City Departments, the Clarendon County Library, Clarendon School District 2, the Clarendon County Government, and the Clarendon County Archives

Thanks also to Charlotte Johnston, Manning Junior High School, Clarendon County Council on Aging, Maree's Beauty Shop, Merle Norman, Clarendon County Chamber of Commerce, Sugar and Spice Fair, Cissy's at the Studio, Fabulous Nails and Spa, Calla Lily Cafe, Brooks Street Barber, The Shoppe, D&H Bar B Que, Anderson Pharmacy, and the Manning Restaurant.

Thank you to the citizens of Manning for your participation.

This document was prepared with the assistance of numerous parties and is intended to be as accurate as possible. Any errors or omissions are unintentional. The data reflected in this document was selected to be the most accurate representation of the community. If you have corrections or additional information relevant to this document, please submit by email to Susan Landfried at slandfried@slcog.org

TABLE OF CONTENTS

Comprehensive Planning Process	1
Current Conditions Inventory	3
Regional Planning Influences	5
A Brief Timeline of Manning’s History	8
Local Planning Factors	10
City Governance	13
Community Character	17
Demographics	19
Economic Conditions	24
Education	25
Community Assets	28
Community and Economic Initiatives	31
Parks and Recreation	33
Infrastructure and Public Services	36
Strategic Plan	42
Vibrant downtown, corridors, and neighborhoods	45
Services, opportunities, and amenities for all	55
A healthy and safe community	64
Job opportunities and economic vitality	72
Appendix A: Redevelopment Tools	79
Appendix B: Comprehensive Plan Survey	80

COMPREHENSIVE PLANNING PROCESS

Introduction

The Tomorrow Together Comprehensive Plan is an advisory document that outlines aspirations for Manning's future. The Comprehensive Plan is a combination of the Current Conditions Inventory, a document that provides an inventory and assessment of various aspects of Manning, and the Strategic Plan which lays out a series of goals and objectives that will help make Manning a more vibrant and livable place. The Comprehensive Plan will provide policy guidance, facilitate and coordinate local decision-making, inform residents, land-owners, business-owners, and developers about Manning and its priorities, and serve as an overall guide for Manning's future development.

This Plan is meant to be flexible and adaptable to changing conditions. The goals and strategies should be reviewed periodically and revised to reflect any changes in state and federal laws, funding sources, or local governance, as well as the impacts of past decisions, the effectiveness of current policies, and any changes in the community's vision.

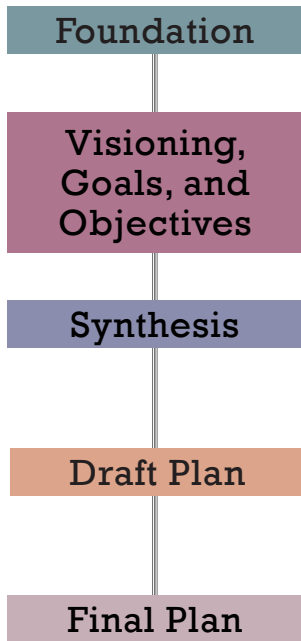
What is a Comprehensive Plan?

A comprehensive plan is a document adopted by a local government's legislative body that guides an area's future development. The comprehensive plan provides the basis for a zoning ordinance which is the legal mechanism used to guide and enforce land use decisions. A comprehensive plan documents current physical, social, and economic characteristics of a community and provides a vision and series of goals and objectives to guide community development in the future.

Why do communities develop Comprehensive Plans?

- obtain an over-arching view of the community
- facilitate and coordinate local decision-making
- inform residents about the community
- involve residents and stakeholders in local decision making
- guide landowners and developers about the community and its goals
- comply with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994

Planning Process



The **Foundation** phase involves a Kick-Off Meeting, interviews with city officials and community stakeholders, and data collection regarding the City’s current conditions. This phase provides the majority of information for the Current Conditions Inventory which serves as foundation for the remaining phases of the plan.

Visioning, Goals, and Objectives uses the Current Conditions Inventory to inform residents about the community and propel the visioning and goal-creation process. Throughout this stage, residents offer their ideas for goals and objectives that guide the development of the Strategic Plan.

The **Synthesis** phase brings together all of the information obtained from the public into several themes. These themes and their accompanying goals and objectives are developed in collaboration with local officials and published in the Strategic Plan.

The **Draft Plan** phase is the review of the complete Comprehensive Plan: the Current Conditions Inventory and Strategic Plan. This phase will also include the development of an implementation strategy for the identified goals and objectives. The plan is reviewed by the City’s Planning Commission eventually leading to a recommendation to City Council.

The **Final Plan** includes any changes recommended during the feedback session on the Draft Plan and adoption by City Council.

Community Engagement

One of the primary goals of the Tomorrow Together community engagement process was to capture diverse input about Manning's future. An array of residents and community actors including youth, seniors, businesses, City officials, partner organizations and agencies, and various other stakeholders participate at different venues in the City. In addition to hearing from residents and stakeholders at listening sessions at the Harvin Clarendon Public Library, staff hosted planning activities at Manning Junior High School with a group of more than 20 students and met with seniors at Manning Senior Center. Additionally, surveys were distributed to local businesses, churches, schools, and civic institutions and were available online on the Planning Manning Facebook page, the City of Manning website, Main Street Manning's Facebook page, City officials' social media accounts, the Santee-Lynches Regional Council of Governments website, among various other outlets.





Current Conditions Inventory

Introduction

The Current Conditions Inventory provides readers with information about the City of Manning's current conditions on a wide variety of topics. The information presented in the document came from a variety of sources including representatives from different city and county departments, community stakeholders, and data sources such as the U.S. Census Bureau.

The Current Conditions Inventory was published and distributed during the Community Engagement portion of the planning process. The document offers readers a comprehensive overview of the City of Manning and gives an objective account of current conditions that informed creation of goals and objectives for the future. This Inventory was the first stage in the Comprehensive Planning process.



REGIONAL PLANNING INFLUENCES

SANTEE-LYNCHES LONG RANGE TRANSPORTATION PLAN

The Santee-Lynches Long Range Transportation Plan identifies ways to invest resources to enhance the transportation system in Clarendon, Lee, Kershaw, and Sumter Counties. The plan focuses on four major components of transportation: (1) Roadways and Automobile Travel, (2) Active Transportation, (3) Transit, and (4) Freight, Emergency Response, and Aviation. Within each component, fiscally constrained projects fall under the following categories: (1) Intersection Improvements and System Preservation, (2) System Improvements (including Freight System Improvements), (3) Safety, (4) Planning, (5) Active Transportation (Bike and Pedestrian), and (6) Public Transit (Capital Improvements). The Long Range Transportation Plan is updated every five years and refreshed regularly.

SANTEE-LYNCHES GREEN INFRASTRUCTURE PLAN

The Green Infrastructure Plan for the Santee-Lynches region will be completed in 2017. The plan will provide local governments with an overview of the existing green infrastructure network in the Santee-Lynches region and an array of strategies that would preserve the intact habitats, improve water quality, enhance outdoor recreational spaces, among various other strategies that align with local stakeholders' interests and concerns. For more detailed information about the Green Infrastructure Plan, refer to the Santee-Lynches Green Infrastructure Plan.

SANTEE-LYNCHES HAZARD MITIGATION PLAN

The Hazard Mitigation Plan, developed by local mitigation committees and the Santee-Lynches planning staff, details mitigation initiatives and actions that the area jurisdictions intend to perform to reduce the impacts of future disasters. As part of this process, the different jurisdictions identified potential hazards. Manning's most likely hazards include (1) flooding, (2) hurricane/tropical/coastal storm, (3) tornadoes, (4) winter storms/freezing/ice/snow, (5) severe storms/wind/hail/lightning, and (6) drought/heat. Moreover, Manning has a number of critical facilities that are essential for evacuation, electric utilities, water and sewer, and fire. For more specific information about hazards and action plans, refer to the Santee-Lynches Hazard Mitigation Plan.

SANTEE-LYNCHES COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGIES

The Comprehensive Economic Development Strategy (CEDS) contributes to effective economic development in communities and regions through a locally-based economic development planning process. Economic development serves as a means to engage community leaders, leverage the involvement of the private sector, and establish a strategic blueprint for regional collaboration. The CEDS provides a foundation by which the public sector, working in conjunction with other economic actors (individuals, firms, industries), creates an environment for regional economic prosperity. As an Economic Development District designated by the U.S. Economic Development Administration (EDA), every five years, Santee-Lynches must review the strengths and weaknesses of our region, identify opportunities to advance economic vitality, and encourage the development of new strategies through public and private partnerships. The scope of this strategy includes economic development needs and objectives for Clarendon, Kershaw, Lee, and Sumter Counties.

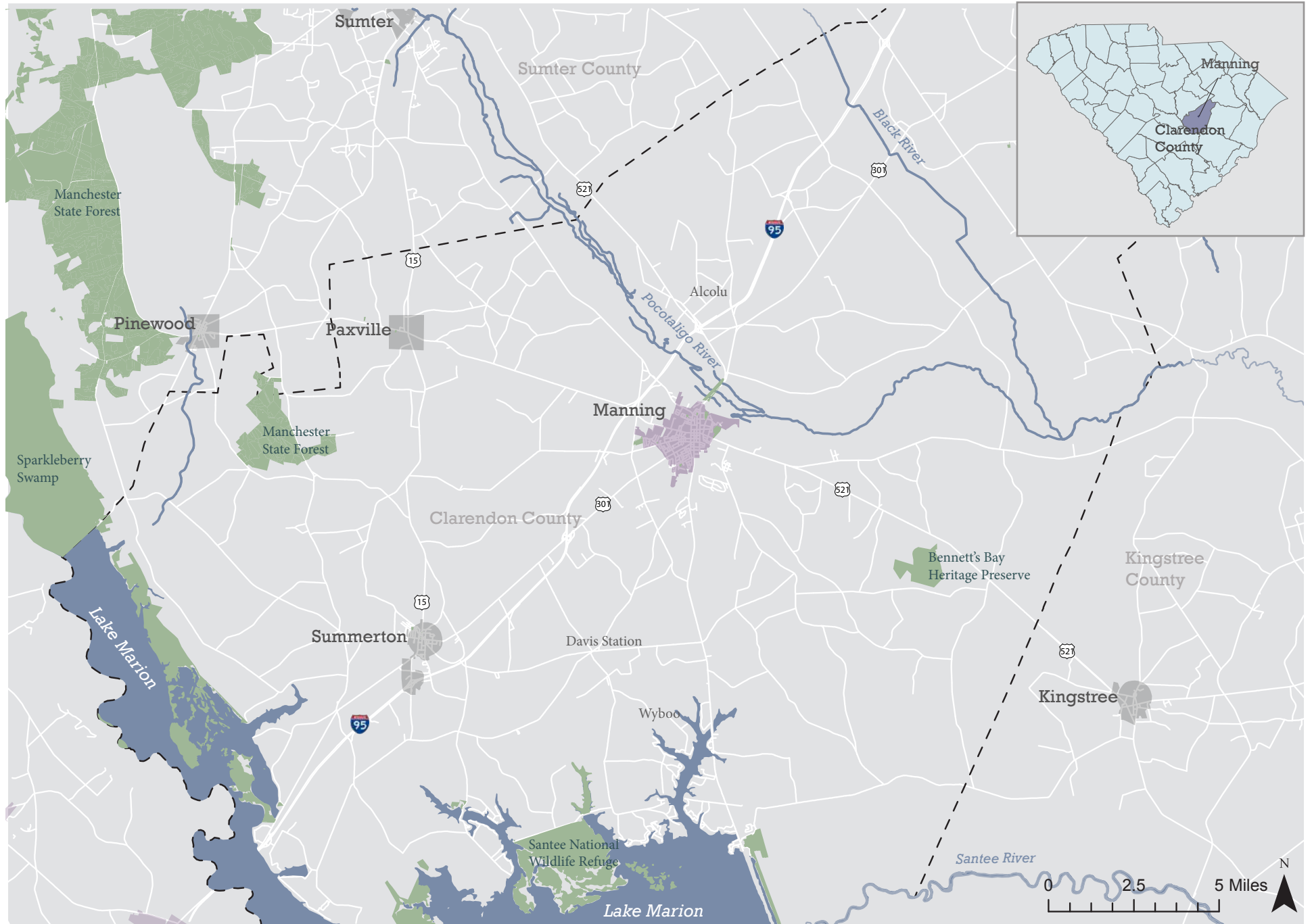
CLARENDON COUNTY COMPREHENSIVE PLAN

The Clarendon County Comprehensive Plan, last updated in 2008, has the goal of encouraging economic development, job creation, agricultural land preservation, compact development, and natural resource protection through proactive planning. The plan highlights a need to improve area water and sewer systems and to shift away from the reliance of septic tanks as they are a potential threat to Lake Marion. Additionally, the plan highlights several aspects related to housing noting that there is (1) an excess of land zoned residential in the county for the current and projected population, (2) a need to develop more unique land use policies for resort areas along Lake Marion, and (3) a need to ensure that there are sites for manufactured housing. Manning's Comprehensive Plan is being developed with Clarendon County's plan in mind to ensure the goals and objectives are complimentary and beneficial to both the City and County.

SANTEE-LYNCHES WATER QUALITY MANAGEMENT PLAN

The Santee-Lynches Regional Council of Governments is responsible for maintaining a Regional Water Quality Management Plan to encourage and facilitate development and implementation of region-wide wastewater management plans. Authorized under Section 208 of the U.S. Clean Water Act, these requirements are carried out by 1) documenting current and future wastewater infrastructure needs; 2) identifying regional policies that guide the wastewater infrastructure permitting process; and 3) tracking plan modifications to allow for transparency and public involvement. An Environmental Planning Advisory Committee meets regularly to review the plan and recommend adjustments and improvements to preserve and enhance the region's water quality.

City of Manning, Clarendon County



A BRIEF TIMELINE OF MANNING'S HISTORY

1855

The plat for Manning was filed at the Sumter County Courthouse

1856

Moses Levi built the first store in Manning on the corner of Boyce and Brooks Street

1861

A South Carolina legislative act established the City of Manning.

1865

Union soldiers, led by General Edward Potter, set fire to much of Manning's downtown

1890s

Railroad access, lumber, and agriculture contributed to Manning becoming a prosperous town.

1895

A fire destroys multiple stores along Boyce Street. An ordinance requiring new buildings near the courthouse be constructed of fireproof materials is established

1911

A building boom began with the construction of many buildings including the current Clarendon County Courthouse and the Old Manning Library.

1915

A tornado struck the downtown district resulting in the loss of three lives and \$150,000 in damage.

1928

The slogan "Matchless for Beauty and Hospitality" was selected in a slogan contest for Manning.

1940s

Manning rebounded after the Great Depression with the expansion of existing businesses and creation of new businesses.

1989

Hurricane Hugo struck Manning damaging many buildings and leaving the city without water and electricity for several days.

2007

Manning began a downtown revitalization process which included burying power lines, establishing historic street lights, and widening sidewalks.

2009

Downtown Manning was designated as a National Historic District.

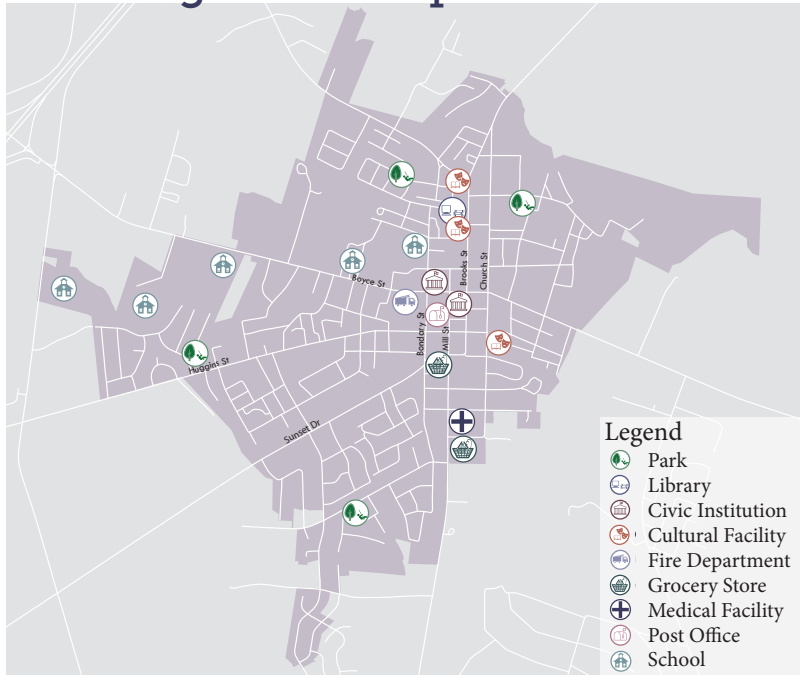
2015

During the historic flooding of October 2015, Manning experienced significant residential and commercial damage.

WELCOME TO
MANNING, S.C.
Matchless For
BEAUTY AND HOSPITALITY



Manning Asset Map



AARP Livability Index 44

60 Housing
Affordability and access

26 Health
Prevention, access, and quality

41 Neighborhood
Access to life, work, play

20 Opportunity
Inclusion and possibilities

60 Environment
Clean air and water

57 Engagement
Civic and social involvement

44 Transportation
Safe and convenient options

★ The highest livability score for small cities in the U.S. is 70 is La Crosse, Wisconsin.



Walk Score

Walk Score

Walk Score **63**

Somewhat Walkable

Some errands can be accomplished on foot

Regional Comparisons

City	Livability Score	Walk Score
Sumter	50	26
Camden	52	65
Bishopville	43	60
Summerton	40	46
Hartsville	48	69
Lake City	56	71
Kingstree	47	62

*The AARP Livability Index is a way to measure community livability based on seven different categories. The score is out of 100 points and is an average of the seven categories. The data used in the calculation comes from over 50 different sources of data including 40 metrics that measure the current livability of a community and 20 policies that account of steps communities are taking to become more livable.

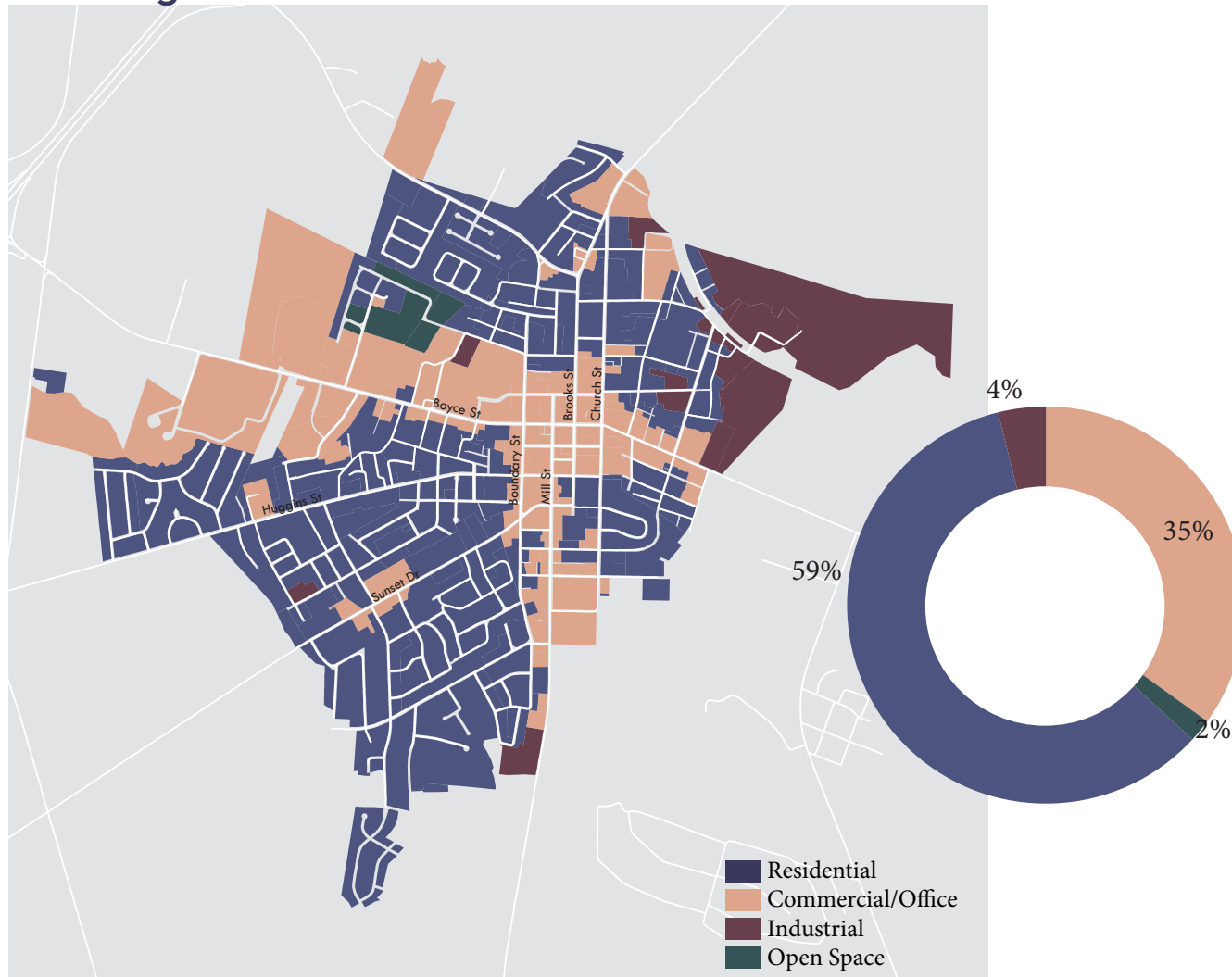
**Walk Score measures how walkable a neighborhood is by analyzing walking routes to nearby amenities and looking at population density, block length, and intersection density. Points are based on the distance to amenities in categories such as retail and dining. If it takes longer than 30 minutes to walk to a place in a category, no points are given.

LOCAL PLANNING FACTORS

EXISTING LAND USE

One of the first steps in the planning process is to understand the existing land uses of an area. This not only conveys information about past and current planning and development, but serves as the framework to guide future planning decisions.

Existing Land Use

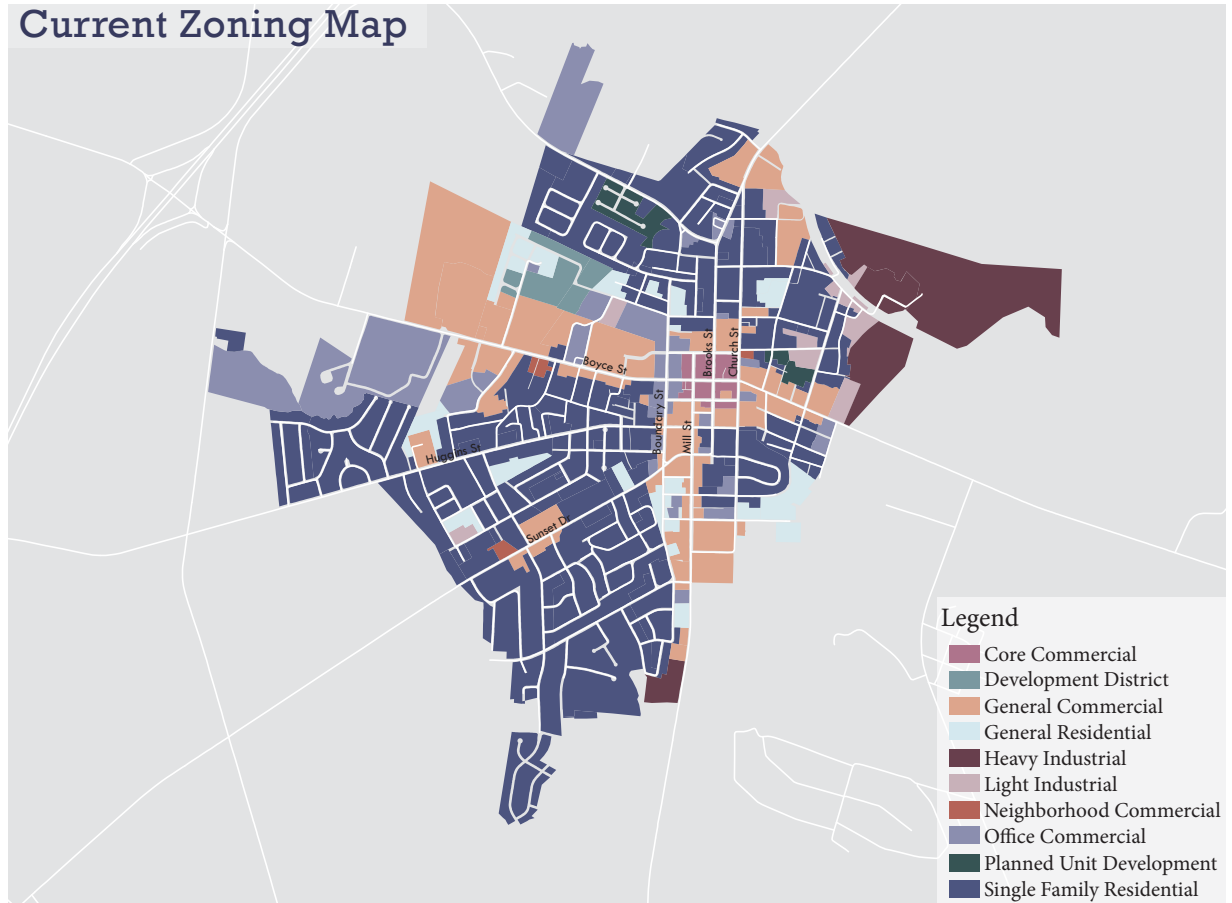


1996 City of Manning Comprehensive Plan

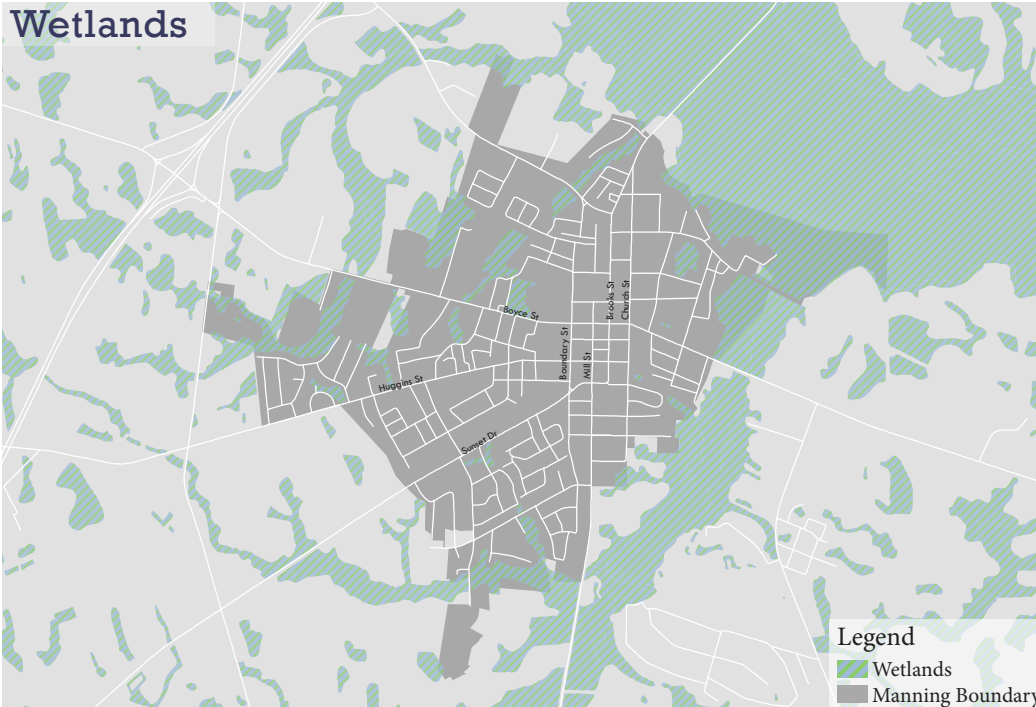
Manning’s current Comprehensive Plan was adopted in April 1996 to guide the city’s decision making process and to comply with South Carolina’s State Enabling Comprehensive Planning Act. As part of this plan, a Comprehensive Land Development Plan was developed in addition to a zoning ordinance that would enable the implementation of the Comprehensive Land Development Plan. The plan noted that many facets of the existing environment seem to have come about in a random manner and therefore established objectives and standards related to land use, housing, residential development, commercial development, industrial development, recreation and open space, and natural resources that would help guide land development. The plan also addressed sewer and water infrastructure, transportation infrastructure, neighborhood beautification, and economic development.

City of Manning Zoning Ordinance

Following the 1996 Comprehensive Plan, Manning adopted a Zoning Ordinance. The Zoning Ordinance was revised in 2002 and updated in 2006. Other changes have been made in the years since as a result of zoning amendments and annexations.



Wetlands

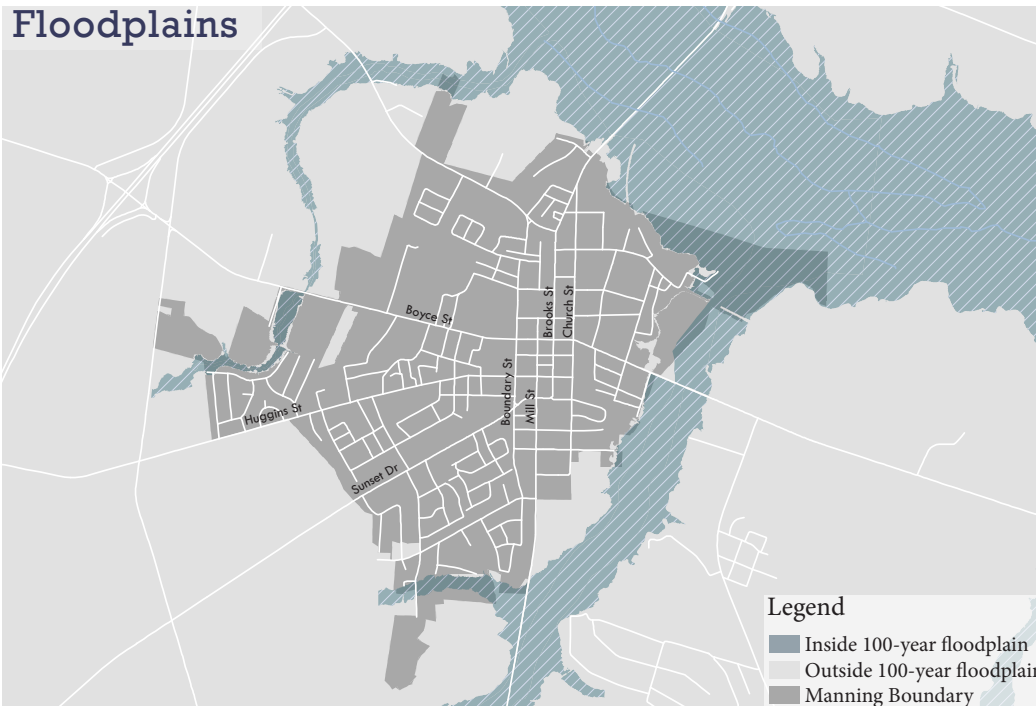


Environmental Considerations

The City is bordered to the northwest by the Pocatigo Swamp and to the southwest by the Ox Swamp. The location of the wetlands and the 100-year floodplain is critical when considering land use regulations and potential development projects.

17
% of Manning
covered by
wetlands

Floodplains



9.7
% of Manning
in the
100-year
floodplain

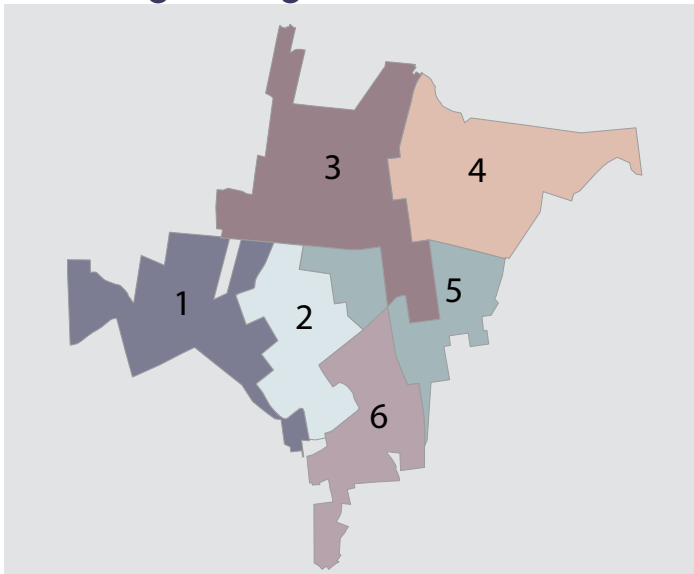
CITY GOVERNANCE

CITY GOVERNMENT

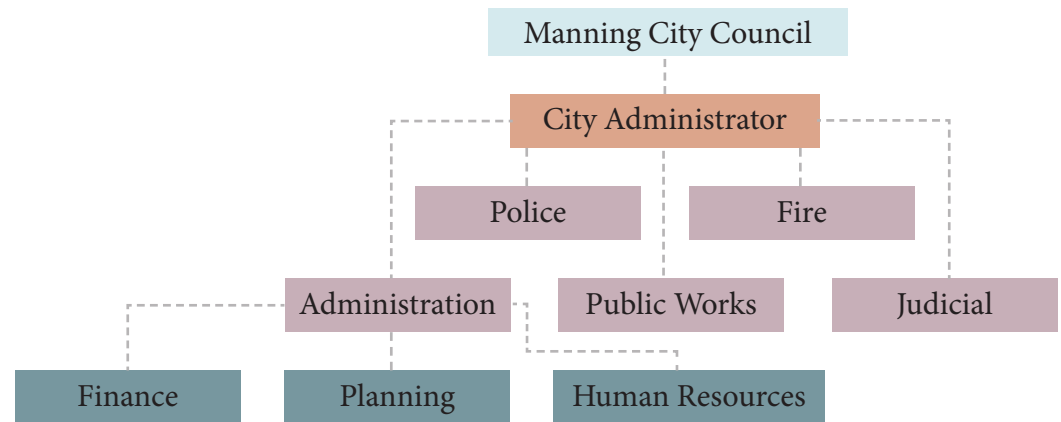
- Manning has a Mayor-Council form of government comprised of six council members representing the city's six districts and a mayor who is elected at large.
- The council members and mayor serve four-year terms and are not subject to any term limits.
- The City Administrator oversees the day to day operations of all departments (Administration, Public Works, Police, Fire, and Judicial) and administers the policy and budget set by City Council.
- There are 60 full time employees and approximately 15 part-time employees.



Manning Voting Districts



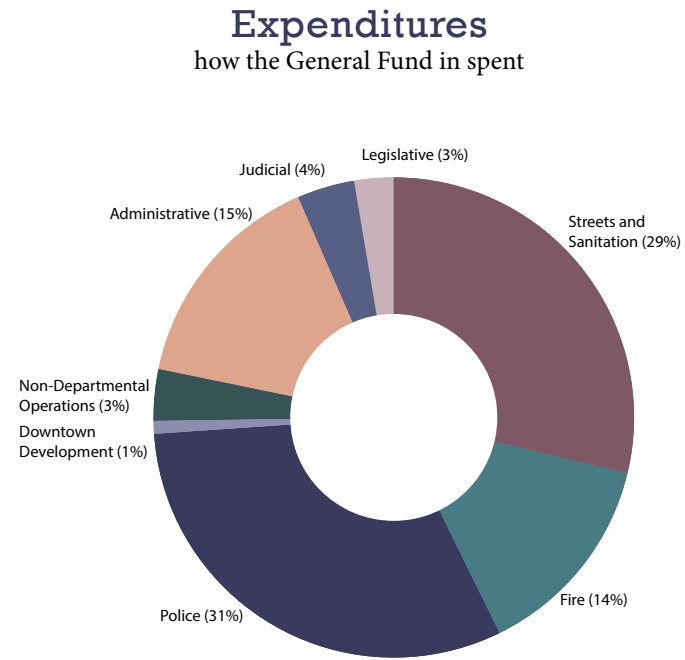
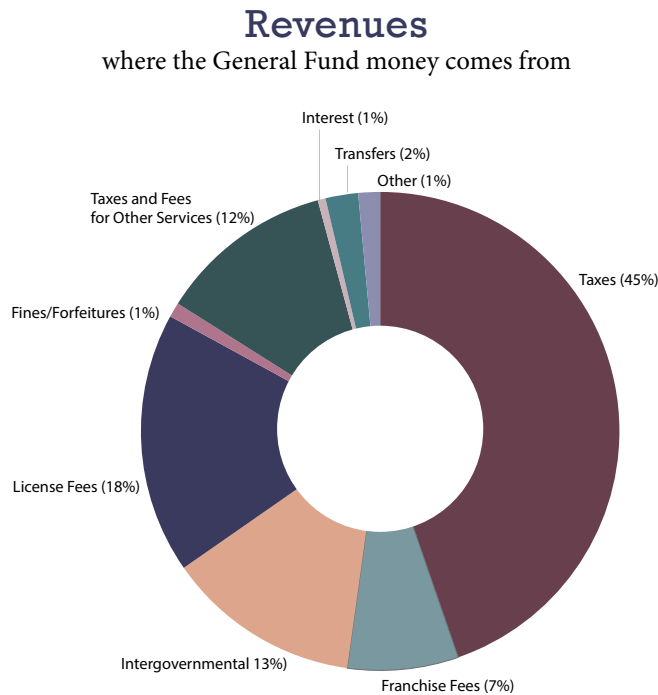
City Organizational Structure



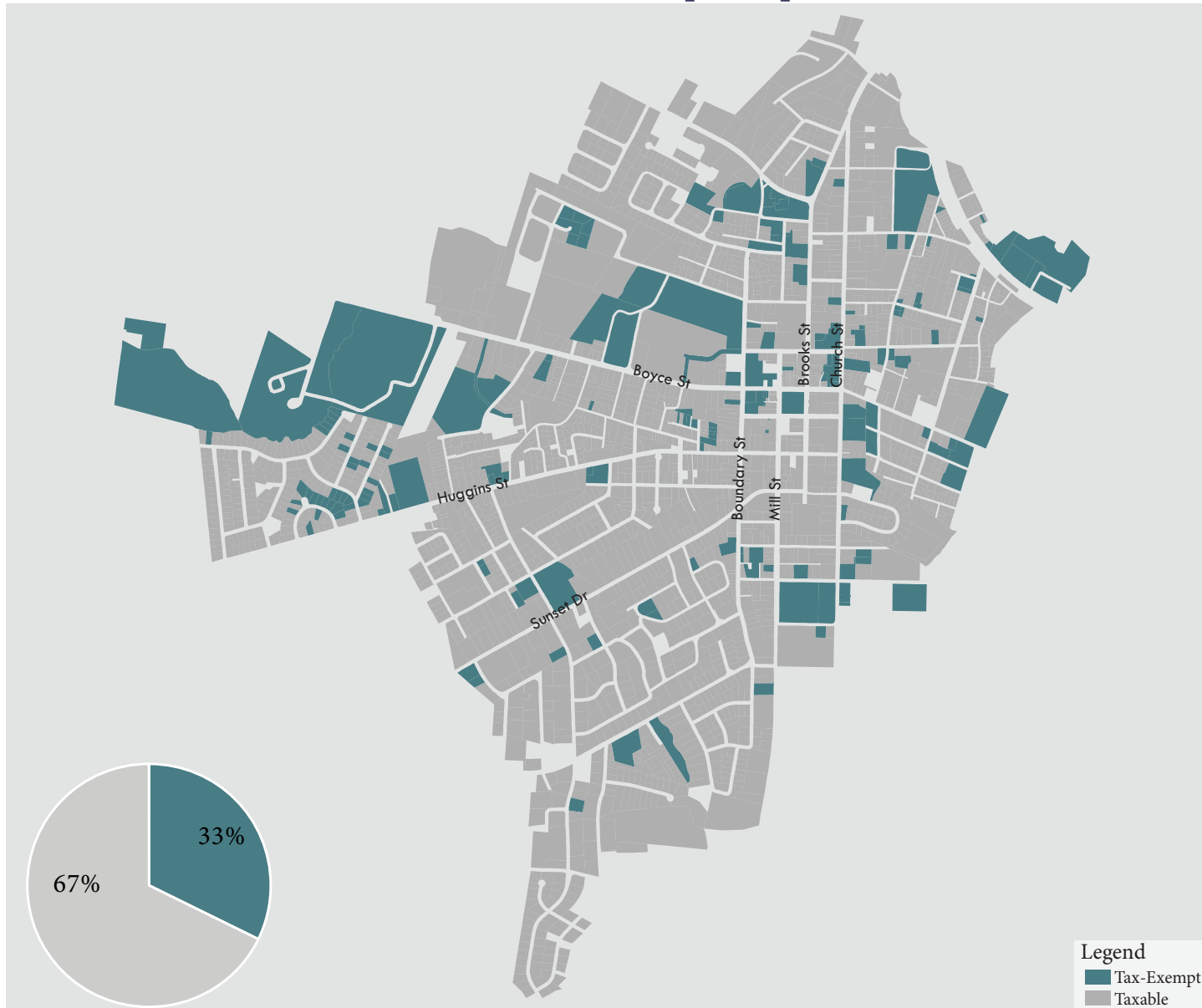
BUDGET

- The City’s total budget for Fiscal Year 2017 is \$7.7 million.
 - General Fund: \$4.5 million
 - Utility Fund: \$3.2 million
- The city’s property tax millage rate is 187.9 mills.
- The City currently has approximately \$28 million in outstanding debt. The overwhelming majority of this debt is related to the recent construction of a new wastewater treatment plan, financed by a United States Department of Agriculture Loan.
- Manning’s revenues come from local property tax, a local option sales tax, a solid waste fee, a business license tax, and franchise fees.

GENERAL FUND

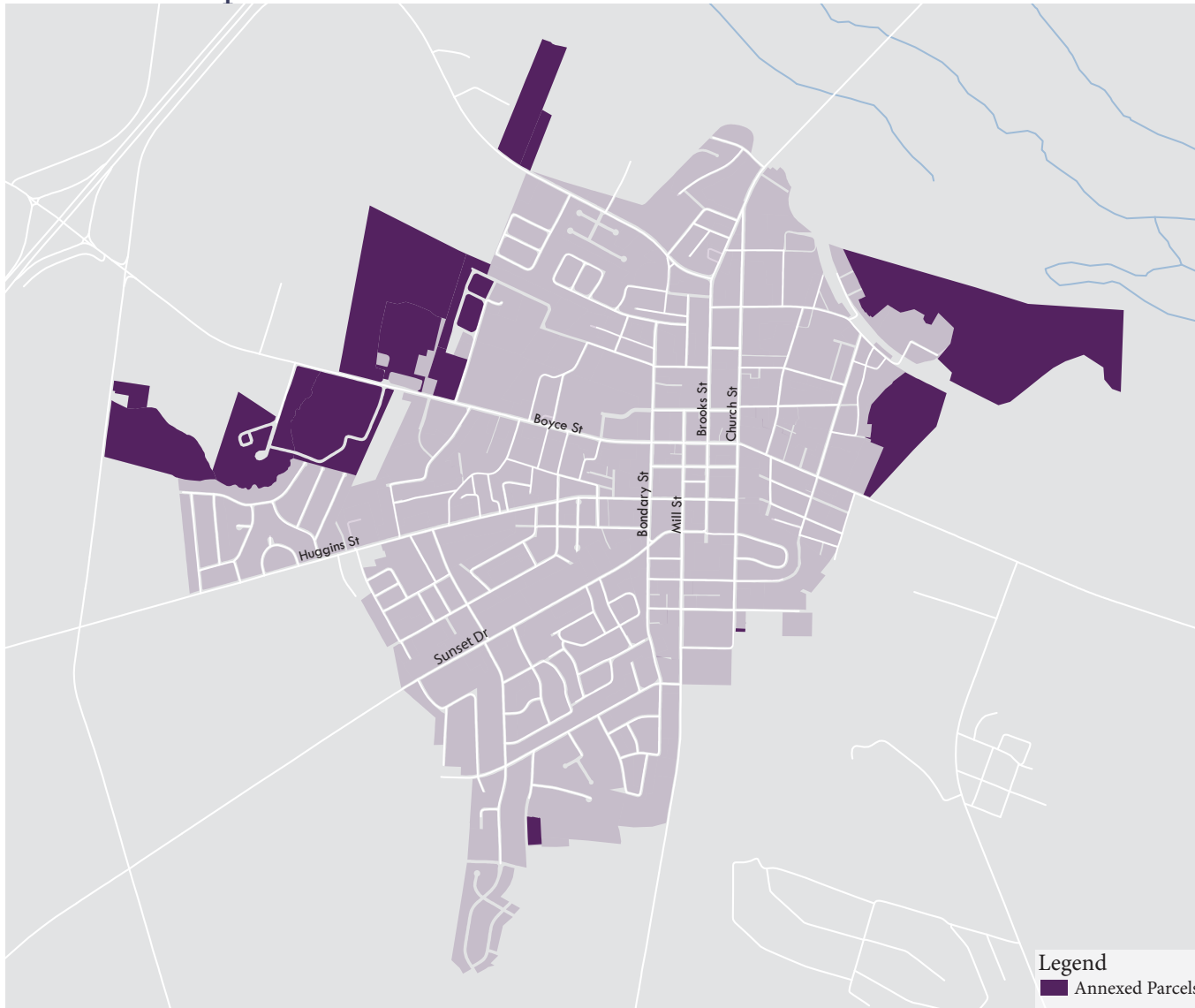


Taxable and Tax-Exempt Properties



Tax-Exempt properties include all government properties (municipal, county, state, and federal), non-government properties such as the hospital, and properties for disabled veterans. This data is based on the most recent tax assessments and may not include parcels that have been recently annexed by the City.

Annexed Properties Since 2003



- Between 2003 and December 2016, Manning annexed 369.76 acres. 72.1% (266.76 acres) of the annexed land is not taxable.
- Annexed properties include:
 - Manning Wastewater Treatment Plant
 - Lawrence Manning Academy
 - Manning High School
 - Manning Junior High School
 - Manning Early Childhood Center
 - Walmart
- Since 2014, development that is adjacent to the city must be annexed if Manning is providing water and sewer service.

COMMUNITY CHARACTER



TREE CITY USA

- Manning has been a “Tree City USA” city for 16 years.
- The “Tree City USA” program encourages sound urban forestry management through organizing around four standards: having a tree board or department, having a tree ordinance, spending at least \$2 per capita on urban trees, and celebrating Arbor Day.

HISTORIC ASSETS

- Manning has two historic structures and one historic district listed in the National Historic Register.
 - Hannah Levi Memorial Library: This structure was completed in 1910 and is an interpretation of the Classical Revival style. It was the first public library in the county. The library was added to the National Register in 1979 and is now home to the Clarendon County Archives.
 - Alderman’s 20 Stores in One: This two-story red brick building was built in 1919 and is an example of early twentieth-century commercial architecture. It was Clarendon County’s first mall. It was added to the Register in 1994 and still serves as a commercial building.
 - Manning Commercial Historic District: Listed in the National Register in 2010, the Manning Commercial District is a mostly intact collection of buildings built between 1890 and 1958. Anchored by a 1909 Neo-Classical courthouse, 46 of the buildings maintain the architectural integrity that contribute to the historic district’s character.



DEMOGRAPHICS

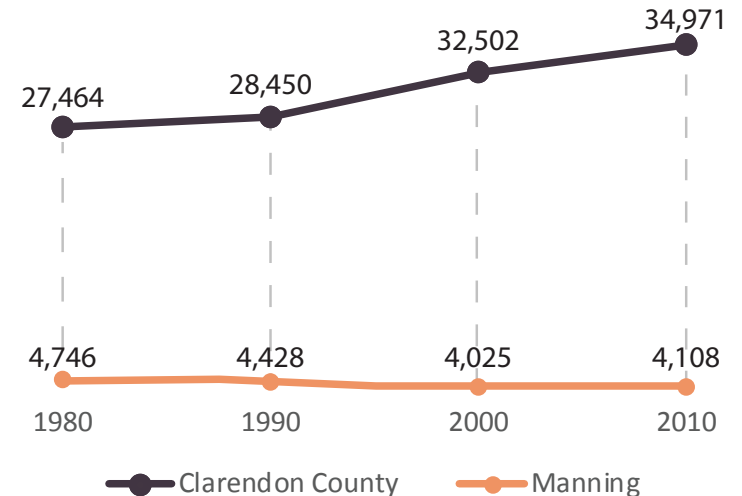
POPULATION

- Manning is the largest urbanized area in Clarendon County serving as home to 4,108 people. The City has a population density of 1,487 people per square mile.
- Manning's population was as its highest population in 1980 with 4,746 people residing in the City.
- Since 1980, Manning's population has declined by 13.4% with a loss of 638 people. The city's population has fluctuated growing modestly between 2000 and 2010 gaining nearly 100 residents.
- While Manning has declined in population since 1980, Clarendon County has had a 27.3% growth rate, growing by 7,507 people between 1980 and 2010.
- For the same 1980-2010 period, the state of South Carolina had a 48.2% growth rate adding over 1.5 million people to the state's population.

DIVERSITY

- Manning is mainly comprised of two racial groups. 62.4% of residents identify as Black/African-American and 32.5% identify as White. In Clarendon County, 46.2% of residents identify as white while 49.7% of residents identify as Black/African-American
- 1.9% of the population in Manning identify as Hispanic/Latino. In Clarendon County, 2.6% of the population identifies at Hispanic/Latino.
- Most of Manning's population is native born with only 3.5% of the population being foreign born.

Population Change, 1980-2010



The majority of the demographic figures are from the 2010 Census. Figures that are not from the 2010 Census are from the 2006-2010 U.S. American Community Survey 5-Year Estimates. This survey combines 60 months of collected data, has a large sample size, and is considered reliable. However, there is still a margin of error for the data because it is an estimate that does not count every individual or household. The figures stated in this document are intended to be accurate and any errors are unintentional.

AGE

39.2

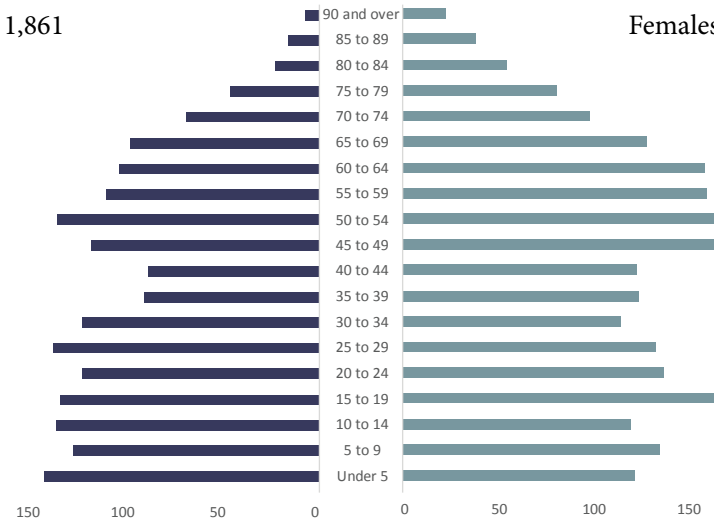
Median Age

- People over the age of 65 comprise 16.7% of the city's population. This is similar to the surrounding county where 16.8% of the population is over 65, but higher than the state where 13.7% of the population is over 65.
- Manning, with a median age of 39.2, is younger than the rest of Clarendon County which has a median age of 41.4 but is older than the State of South Carolina which has a median age of 37.9.

Manning Population, 2010

Males - 1,861

Females - 2,247



54.7

% of the population is female

HOUSEHOLDS

- There are 1,538 households in Manning. A household is defined as an occupied housing unit that includes all persons who occupy that unit. Occupants do not have to be related to form a household.
- The average household size for Manning is 2.6, which is comparable to Clarendon County (2.5), and South Carolina (2.6).
- 27.8% of Manning's households are single-person households compared to 24.1% for county-wide and 28.0% statewide.
- 33.7% of Manning households have children under 18 years which is higher than Clarendon County (27.1%) and South Carolina (26.9%).

The majority of the demographic figures are from the 2010 Census. Figures that are not from the 2010 Census are from the 2006-2010 U.S. American Community Survey 5-Year Estimates. This survey combines 60 months of collected data, has a large sample size, and is considered reliable. However, there is still a margin of error for the data because it is an estimate that does not count every individual or household. The figures stated in this document are intended to be accurate and any errors are unintentional.

INCOME

\$26,176

Median
Income

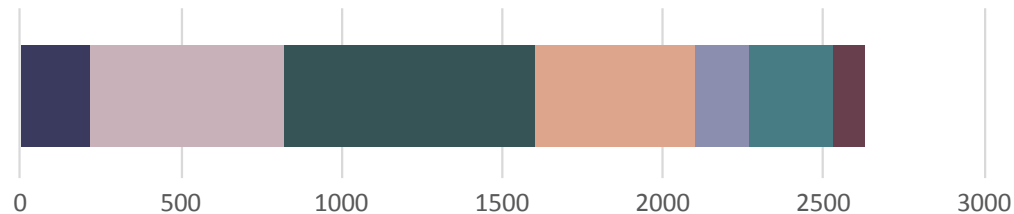
- The median income for the residents in Manning is \$26,176, which is approximately \$7,000 lower than Clarendon County's median income of \$33,066 and significantly lower than South Carolina's median income of \$43,939 (ACS 2010 5-Year Estimates).
- Manning's Gini index score is 0.48, compared to 0.44 and 0.46 for the county and state respectively. The Gini index is a measurement of income distribution between 0 and 1. A score of 0 represents perfect income equality while a score of 1 represents perfect income inequality (ACS 2010 5-Year Estimates).

EDUCATION

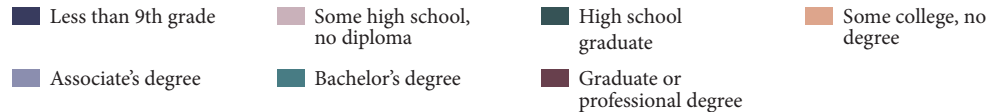
- 31.3% of Manning's population over the age of 25 has less than a high school diploma which is higher than Clarendon County where 24.6% of the population has less than a high school diploma (ACS 2010 5-Year Estimates).
- 19.9% of Manning's population over the age of 25 has an Associate's Degree or higher while 19.0% of Clarendon County's population has an Associate's degree or higher (ACS 2010 5-Year Estimates).



Educational Attainment, 2010



Legend



The majority of the demographic figures are from the 2010 Census. Figures that are not from the 2010 Census are from the 2006-2010 U.S. American Community Survey 5-Year Estimates. This survey combines 60 months of collected data, has a large sample size, and is considered reliable. However, there is still a margin of error for the data because it is an estimate that does not count every individual or household. The figures stated in this document are intended to be accurate and any errors are unintentional.

1,902
housing units
in Manning

88.5%
of all housing
units are
occupied

Median gross rent
\$561

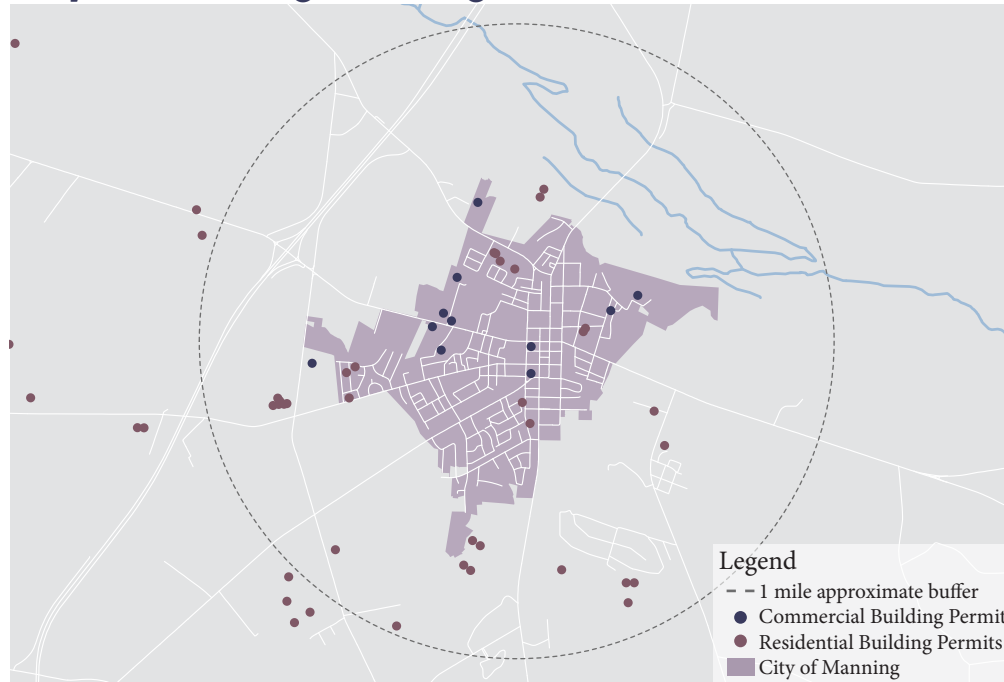
HOUSING

- There are 1,902 housing units in Manning, a increase of 175 units from 2010.
- 88.5% (1,684) of the units are occupied, which is similar to 89.8% of occupied units in 2000.
- 53.7% of those occupied units are owner-occupied which is significantly lower than the 61.7% of units being owner-occupied in 2000.
- 81.9% of the housing units are single-family housing structures, including both attached and detached structures (ACS 2010 5-Year Estimates)
- The median house value in 2010 was \$96,900 which is higher than the median house value in Clarendon County at \$89,100. However, both are significantly lower than the median house value for South Carolina at \$134,100 (ACS 2010 5-Year Estimates).
- Manning is slightly more affordable for renters compared to Clarendon County and the state. The median gross rent in Manning is \$561, which is nearly 29.6% of the median household income for Manning. For the county, the median rent is \$533 (28.2% of median household income) and \$701 for state (29.6% of median household income) (ACS 2010 5-Year Estimates).
- For housing units with a mortgage, 20.2% of household income goes to housing costs. This is higher than the County and the State respectively, where the median monthly owner costs are 23.9% and 23.0% of household income (ACS 2010 5-Year Estimates).
- Since 2011, the Clarendon County has issued 11 residential building permits and 10 commercial building permits in the City of Manning.

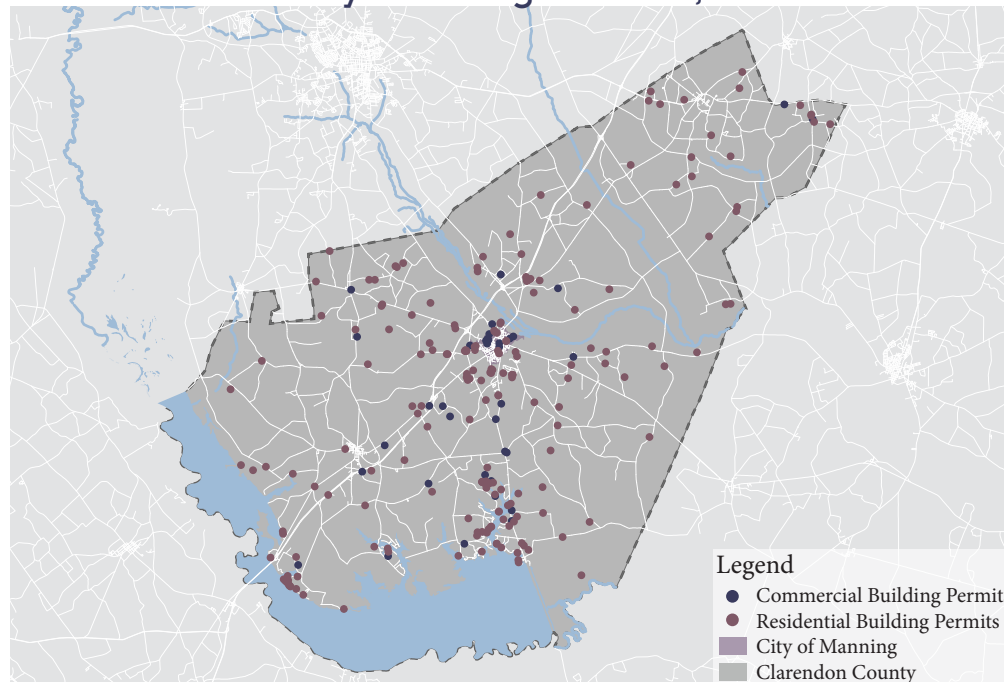


The majority of the demographic figures are from the 2010 Census. Figures that are not from the 2010 Census are from the 2006-2010 U.S. American Community Survey 5-Year Estimates. This survey combines 60 months of collected data, has a large sample size, and is considered reliable. However, there is still a margin of error for the data because it is an estimate that does not count every individual or household. The figures stated in this document are intended to be accurate and any errors are unintentional.

City of Manning Building Permits, 2011-2016



Clarendon County Building Permits, 2011-2016



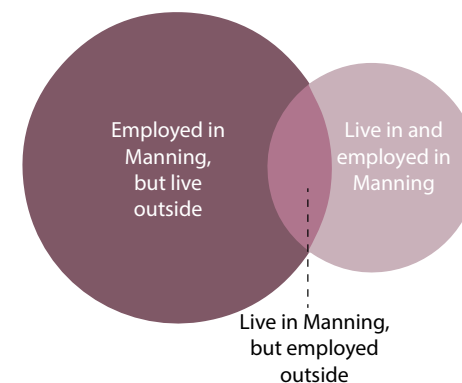
ECONOMIC CONDITIONS



35%

of primary jobs in healthcare and social services

- There are 2,525 primary jobs in Manning. A primary job is defined as the highest paying job for individual workers for that year.
- Healthcare and Social Services organizations are the largest employers in Manning employing over 870 people in 2014, accounting for nearly 35% of all primary jobs in Manning.
- Public Administration and Education Services are the second and third largest sectors employing 292 people and 204 people, respectively.
- Nearly half of the primary jobs earn between \$1,251 and \$3,333 per month.
- Nearly 30% of primary jobs earn \$1,250 per month or less and only 22% of job bring in more than \$3,333 per month.
- There is a significant difference between male and female workers with female workers making up 66% of the workforce. A similar differences exists in the county where females comprise 59% of the workforce.
- McLeod Health Clarendon is the largest employer in Manning employing approximately 500 people. Clarendon County Disabilities is the second largest employer with 160 employees.
- 39.9% of the jobs in held by Manning residents are within 10 miles of the city. 20.2% of workers travel more than 50 miles for work, mostly to the northwest towards Sumter and Columbia.
- The majority of people who work in Manning live outside the city's boundaries.
- 2,282 people are employed in Manning, but live outside the city.
- 243 people are both employed in and live in Manning.
- 891 people live in Manning but are employed outside the city.



Source: U.S. Census Bureau, Center for Economic Studies, 2014. <http://onthemap.ces.census.gov>

EDUCATION



79.1

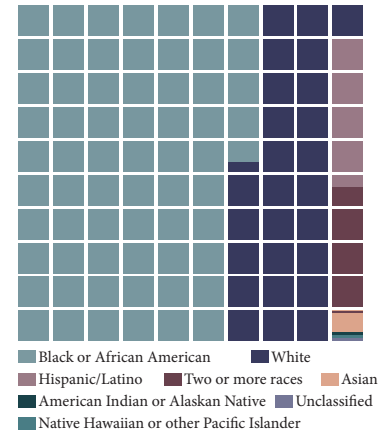
Manning High School 2016 graduation rate
There has been an overall increase in the graduation rate since 2012.



PRE-K - 12 EDUCATION

Clarendon School District 2

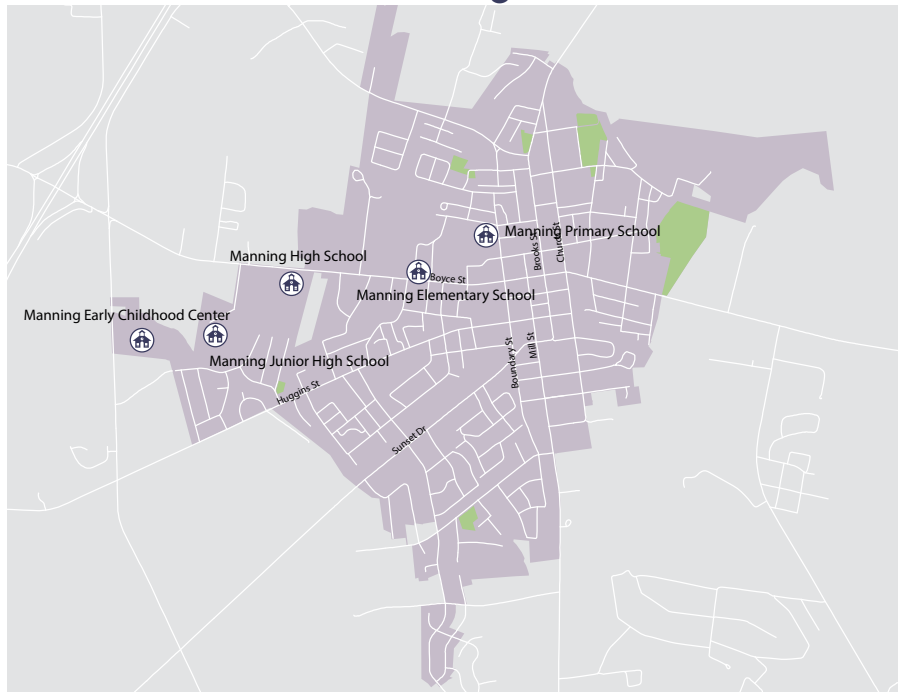
- Children in Manning are primarily served by Clarendon School District 2.
- Approximately 3,000 students make up the racially diverse student body of Clarendon School District 2 schools
- The district employs 353 total staff members, 163 of which are teachers. 57% of the district's teachers have their master's degrees.
- Since the 2015-16 school year, the district has spent nearly \$1.7 million on technology in addition to the \$25 million Race to the Top grant the district received in 2013. This investment provided each student with a personal device.
- The district recently invested in a new Field House at Manning High School and spent \$400,000 on front office renovations at the high school to improve safety and accessibility for students and visitors.
- The district offers an array of unique opportunities:
 - An Associate of Arts Degree program in partnership with Central Carolina Technical College
 - Montessori program at Manning Early Childhood Center
 - Science, Technology, Engineering, and Mathematics (STEM) programs at all schools
 - Project Lead the World Engineering curriculum
 - Advanced Placement courses in Art and Geography



Laurence Manning Academy

- Laurence Manning Academy is an independent PreK-12 Christian school that serves over 1,000 students.
- Tuition for students in grades 1-12 is \$3,252 plus additional fees for materials, technology, etc.
- The school employs over 80 teachers and has a 13:1 student-teacher ratio.
- The school offers multiple diploma tracks: Basic Diploma, College Prep Diploma, and Honors Diploma

Public Schools in Manning, 2016



PRE-KINDERGARTEN - 1ST GRADE

Manning Early Childhood Center
2759 Raccoon Road
Manning, SC 29102

2ND GRADE - 3RD GRADE

Manning Primary School
125 North Boundary Street
Manning, SC 29102

4TH GRADE - 6TH GRADE

Manning Elementary School
311 West Boyce Street
Manning, SC 29102

7TH GRADE - 8TH GRADE

Manning Junior High School
1101 W. L. Hamilton Road
Manning, SC 29102

9TH GRADE - 12TH GRADE

Manning High School
2155 Paxville Highway
Manning, SC 29102

HIGHER AND CONTINUING EDUCATION

F.E. DuBose Career Center



- The F.E. DuBose Career Center, located just north of Manning, provides educational opportunities for high school and college students as well as students attending Clarendon County's Adult Education program.
- The campus is managed by Central Carolina Technical College.
- The campus offers a variety of programs including Cosmetology, Culinary Arts, Health Science, and Early Childhood Education.
- Approximately 420 students are currently enrolled
- F.E. DuBose has an annual budget of \$1.1 million.



COMMUNITY ASSETS

45,000

on-site materials

3 million

materials accessible
to the library has
through SC Lends

50%

of library patrons are
children and teens

CLARENDON COUNTY PUBLIC LIBRARY

- Manning hosts the sole branch of the Clarendon Public Library – the Harvin Clarendon County Library.
- The Library is home to 45,000 items which include books, audiobooks, and movies, but the library has access to over three million items as a member of the South Carolina Library Evergreen Network Delivery System (SC LENDS).
- The Library also uses Hoopla, a digital service that allows library patrons to check out up to 10 digital materials (movies, TV shows, music, audiobooks, e-books, and comics).
- The Library sponsors programs including a weekly story time, monthly book club, summer reading programs, and other events. The library also participates in sponsoring guest speakers, exhibits, and other informational events.
- On an average day, approximately 200 to 250 people visit the library. One-third of those visitors come to use the available computers while 2/3 of visitors check out materials, ask questions, use the free WiFi, or take advantage of other library services.
- Nearly 50% of library patrons are children and teens.
- The library receives \$640,000 annually as part of Clarendon County's budget.
- The library circulates at least 45,000 materials annually in the community or as a member in the SC LENDS partnership.
- There are eight full-time staff members and four full-time staff members.
- The Clarendon Bookmobile is operated out of the Harvin Clarendon Library and travels to different locations in Manning and around Clarendon County throughout the week.
- The library is open six days a week including two evenings until 8:00pm. They facility is open for a total of 51 hours weekly.

CLARENDON COUNTY ARCHIVES

The Clarendon County Archives are located in the former Manning Library and hold papers, newspapers, photos, books, maps, and other artifacts that tell the history of Clarendon County.

CLARENDON COUNTY HISTORICAL MUSEUM

The Clarendon County Historical Society Museum is located in Manning and celebrates the long history of Clarendon County. There are exhibits about Francis Marion, Clarendon's sports history, and other local history.

WELDON CENTER

The Weldon Center is part of the old Manning High School and hosts numerous events throughout the year for the residents of Clarendon County. Also, the Clarendon County's Sports Hall of Fame and an art gallery are at the center

MANNING COMMERCIAL HISTORIC DISTRICT

Manning's historic district dates to 1855 when the city was initially laid out. The area consists of 63 commercial buildings which together form an example of a small-town commercial district of an agricultural center. The architecture including unique entrances and decorative ornamental molding is found throughout the district. Some of the most valuable buildings include the Levi Building, Alderman's 20 in One Store, the Clarendon County Courthouse, and the People's Bank and Trust Building.



Pond Bluff to St Stephen's Church



Marion Militia Needs



Swamp Fox at Ox Swamp

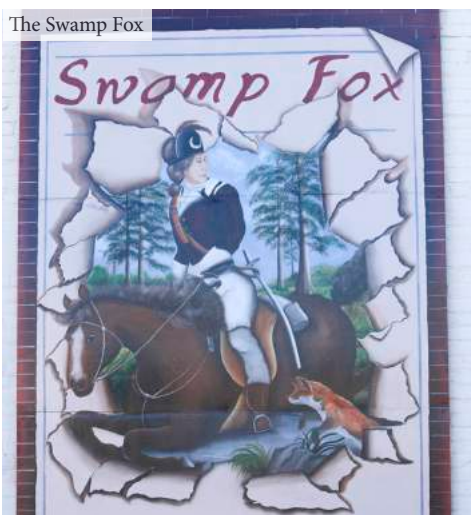


SWAMP FOX MURALS - MANNING, SC

Bronze Marion Statue



The Swamp Fox



Battle of Wyboo Swamp



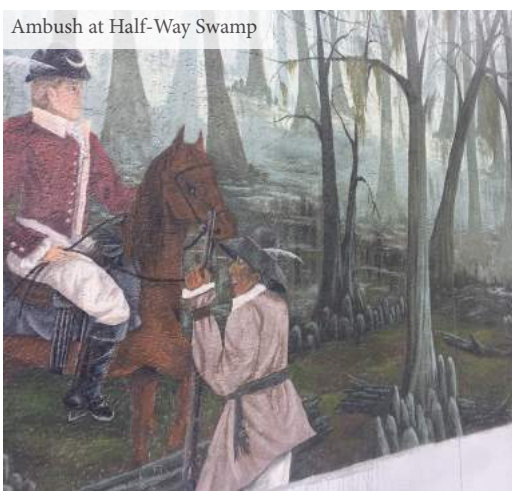
Citizen Soldier



Francis Marion Reflections



Ambush at Half-Way Swamp



Welded Marion Statue



COMMUNITY AND ECONOMIC INITIATIVES

RETAIL ACADEMY 101



In 2016, the City of Manning announced an initiative to attract new retail establishments to the City and to Clarendon County which would help enhance the quality of life, expand the tax base, and improve job growth in the area. As part of this initiative, the City partnered with a consultant that helped provide the tools and knowledge necessary to contact and recruit sustainable retailers. Services provided by the consultant included educational sessions on commercial real estate industries and marketing strategies, custom demographic research, a retail gap analysis, a marketing guide, and a list of the top prospects for the area. This effort also included an annual conference where Manning was able to market itself to potential investors.

RETAIL ACADEMY 102



At the end of 2016, the City of Manning was awarded a grant allowing them to continue pursuing a retail recruitment initiative. Retail Academy 102 will provide additional training that will better prepare City staff and representatives to recruit businesses and conduct tailored meetings with potential businesses. The training will be accompanied by updated marketing and retail information for the area and at a regional and national level. Staff will also participate in several conferences and retailer networking events where they can use the strategies and information gained during the training.

MAIN STREET MANNING



Manning belongs to Main Street South Carolina, a program that promotes downtown and commercial district revitalization. Manning's Main Street program takes a different approach and focuses on the entire city, rather than just downtown. The program which is part of the city government, promotes city-wide revitalization, supports local businesses, and builds community.

In order to promote revitalization, Main Street Manning has helped organize a number of events and promotions:

- Band and BBQ on Brooks Street
- Women of Main Street
- Trick or Street
- Merry Elves of Manning
- Popsicle Socials
- Ice Cream Socials
- Movie in the Park
- Scarecrows on Main
- Check Manning First retail campaign

Main Street Manning also sponsors a façade grant program in which the selected applicant receives up to \$4000 per year to improve a building's façade. Since its inception in 2008, there have been 20 applications and nine completed projects. The City has awarded \$18,000 in grant money for these projects.



PARKS AND RECREATION

PARKS

Local Cities	Acres per 1000 residents
Camden	34.17
Bishopville	23.9
Hartsville	18.66
Manning	17.87
Sumter	11.5
Lake City	4.69

- There are approximately nine acres of parkland in Manning (not including the Pocatigo Nature Walk area) across six parks.
- The City also owns Pocatigo Park, located just north of the city limits. The park is 63 acres. The park features a 1,296 foot boardwalk that traverses through the swamp. However, parts of the boardwalk have collapsed or fallen into disrepair making it inaccessible.
- There are 17.87 acres of parkland per 1000 residents. Without including Pocatigo Park, there are 2.3 acres of parkland per 1000 residents.



Gibbons Street Park

240 Gibbons Street
Manning SC 29102

Facilities: playground, picnic shelter,
open fields



Bellwood Park

770 Lawson Street
Manning SC 29102

Facilities: playground



Church Street Park

Intersection of North Church Street
and East Rigby Street

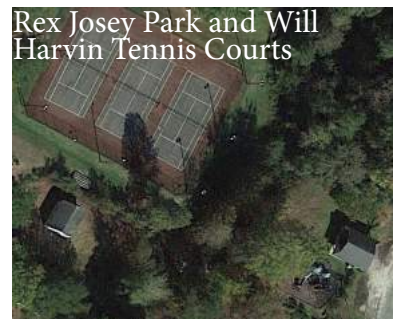
Facilities: gazebo



Memorial Street Park

130 Memorial Street
Manning SC 29102

Facilities: playground, basketball
courts



Rex Josey Park and Will
Harvin Tennis Courts

309 North Lee Street
Manning SC 29102

Facilities: playground, tennis courts



Lula Clark Gardens

309 North Lee Street
Manning SC 29102

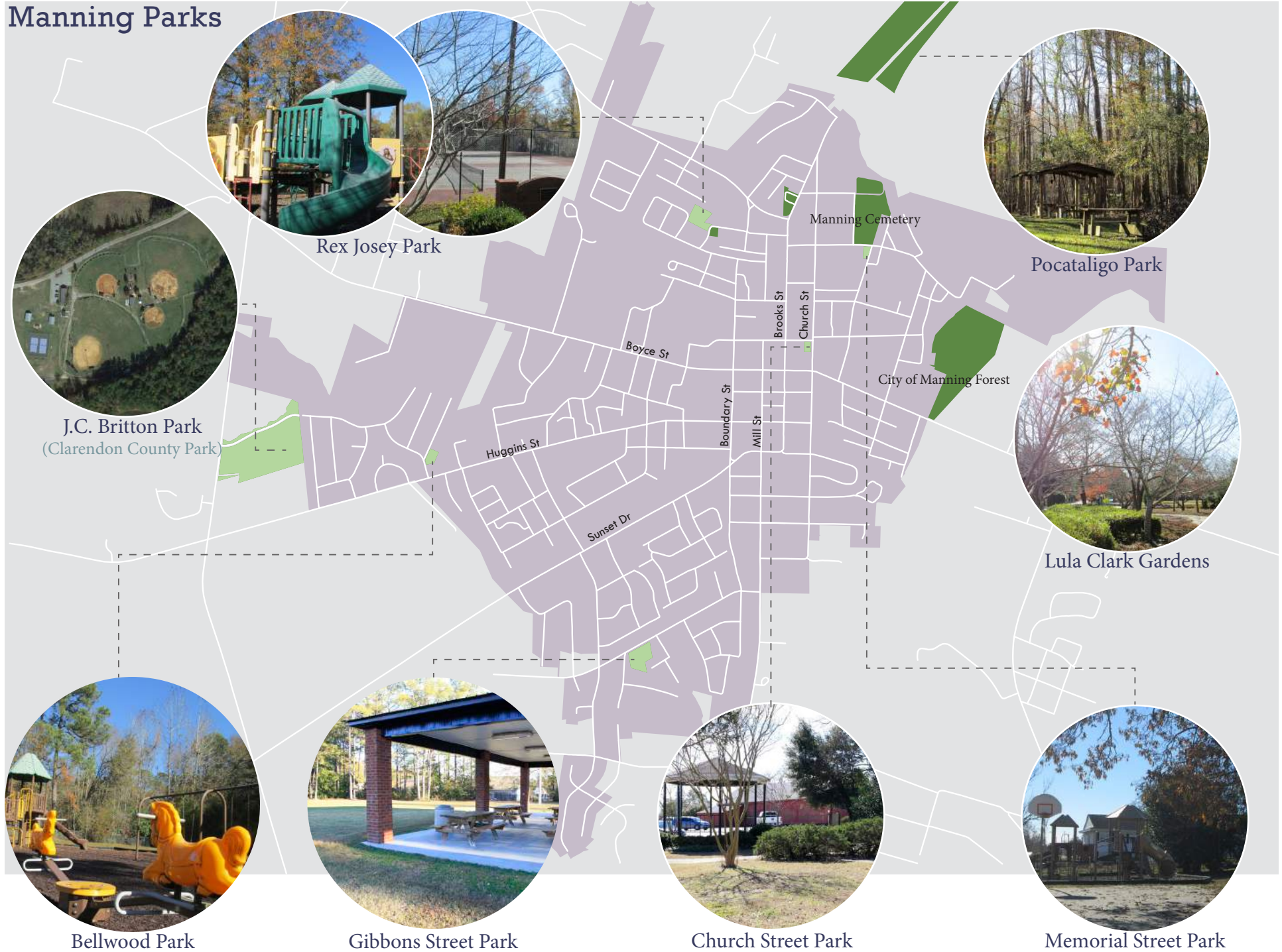
Facilities: benches, walking path



Pocatigo Park
(partially closed)

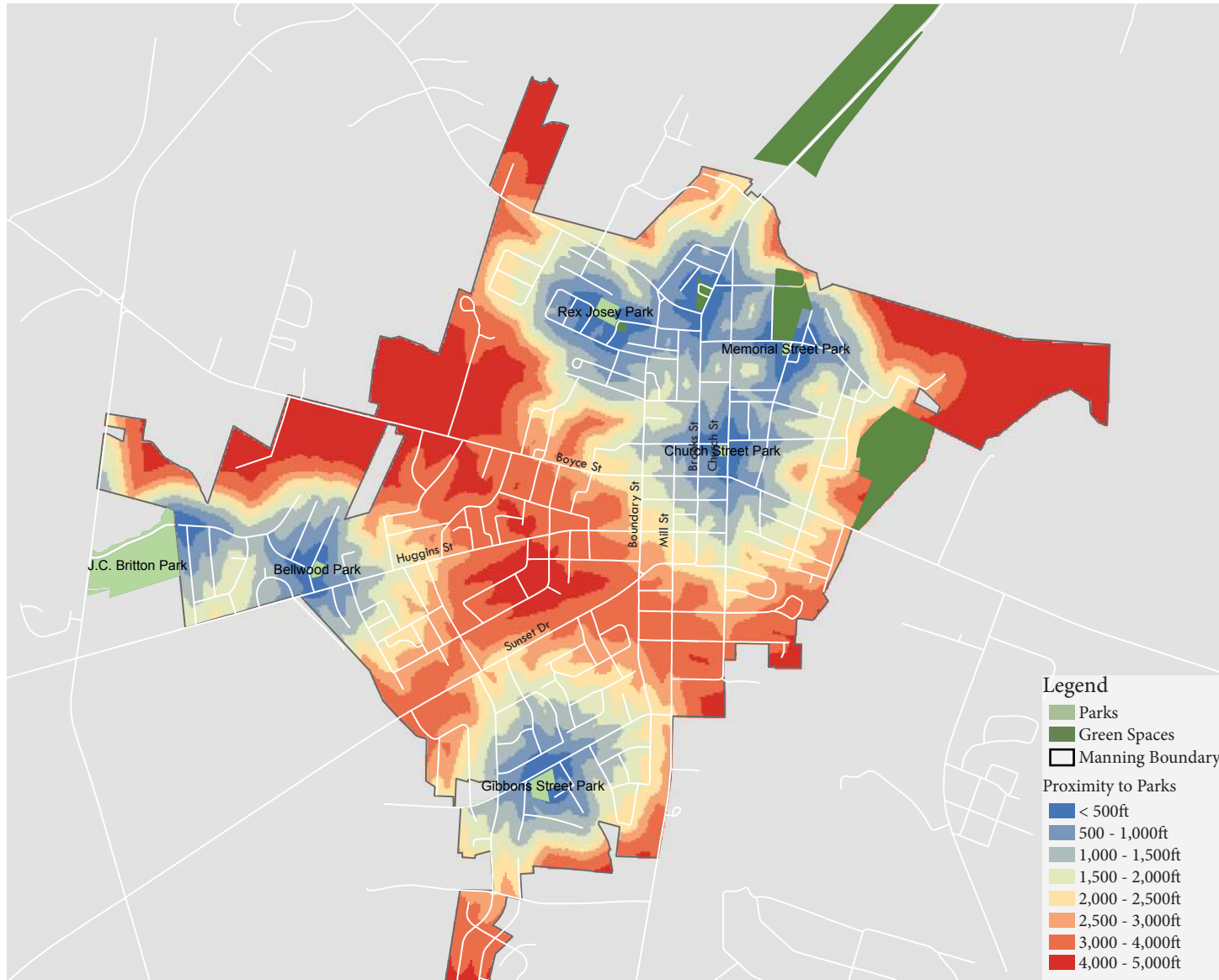
US-301 just north of Manning
Facilities: picnic tables

Manning Parks



Proximity to Parks in Manning

Cost Distance Map



This map used a simplified park accessibility analysis to show the access to parks based on park points of entry based and potentially walkable paths (roads). This map can help identify areas where it is difficult to walk to a park.

INFRASTRUCTURE AND PUBLIC SERVICES

TRANSPORTATION

Street Classification

3% Principal Arterials

3% Minor Arterials

13% Collectors

81% Local Roads

- There are approximately 47 miles of roadway in Manning, all of which are managed by the South Carolina Department of Transportation (SCDOT) or Clarendon County.
- Street Classification
 - **Principal Arterials:** These roads provide long-distance, continuous routes between urban areas. They typically have higher speeds and high traffic volumes.
 - **Minor Arterials:** These are continuous routes within urban areas that are usually home to commercial and institutional land uses.
 - **Collectors:** Collectors are shorter roads that gather traffic from smaller streets and deliver it to and from arterials.
 - **Local:** These are usually short in length, have low speeds, and have traffic control tools like stop signs or signals. Residential land use is mostly along local roads.
- The City has two bridges, one that crosses a tributary to the Ox Swamp and one that crosses a tributary to the Pocatigo Swamp. Both bridges are in good condition.
- While Interstate 95 does not run through Manning, it is a major access point for the city as there are three interchanges within four miles to the city.
- The Santee-Wateree Regional Transit Authority has one route that connects Manning, Summerton, Paxville, Pinewood, and Sumter. The route runs once in the morning and a return route in the afternoon.

Santee-Lynches Long Range Transportation Plan Projects Affecting Manning

Safety (i.e. enhanced signing, marking, widening shoulder)

- SR 261 from US-301 to SC- 260

System (i.e. bridge replacement, resurfacing)

- SC 261 from SR-63 to US-301
- US 521 from SR-81 to SR -141

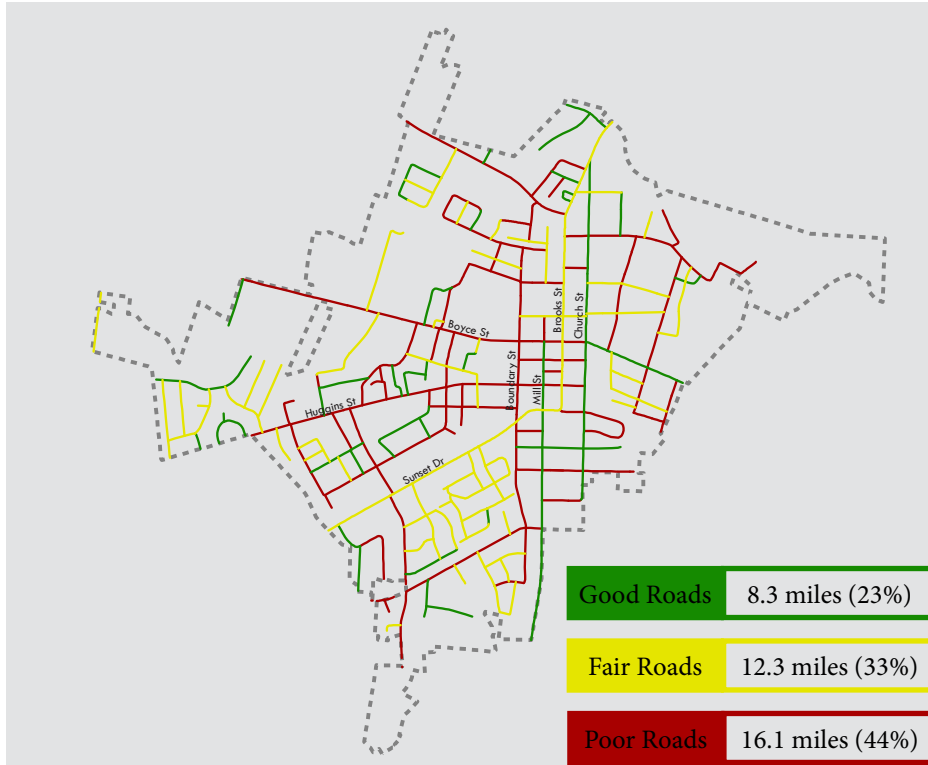
Widening

- US-521 from SR-30 to Williamsburg County Line

Intersections

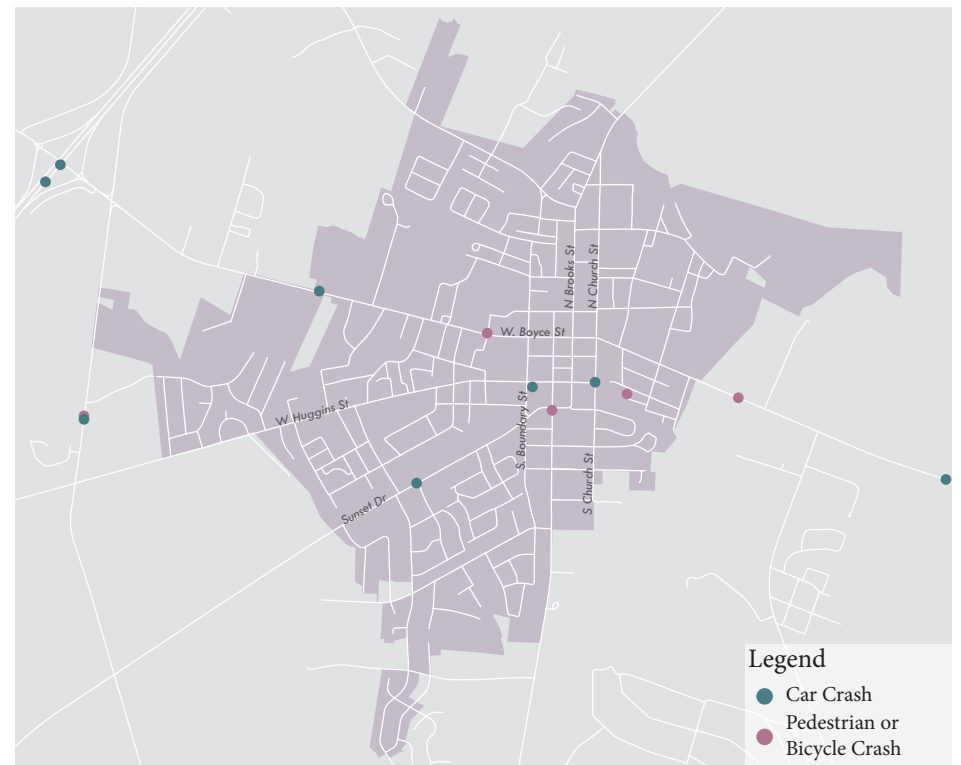
- US-521 at SC-261
- I-95 at SC-261
- US-521 at Bloomville Rd
- SC-260 at Haseldon Rd

Pavement Quality (of roads evaluated)



Source: SC Department of Transportation

2015 Traffic Crash Map



Source: SC Department of Transportation

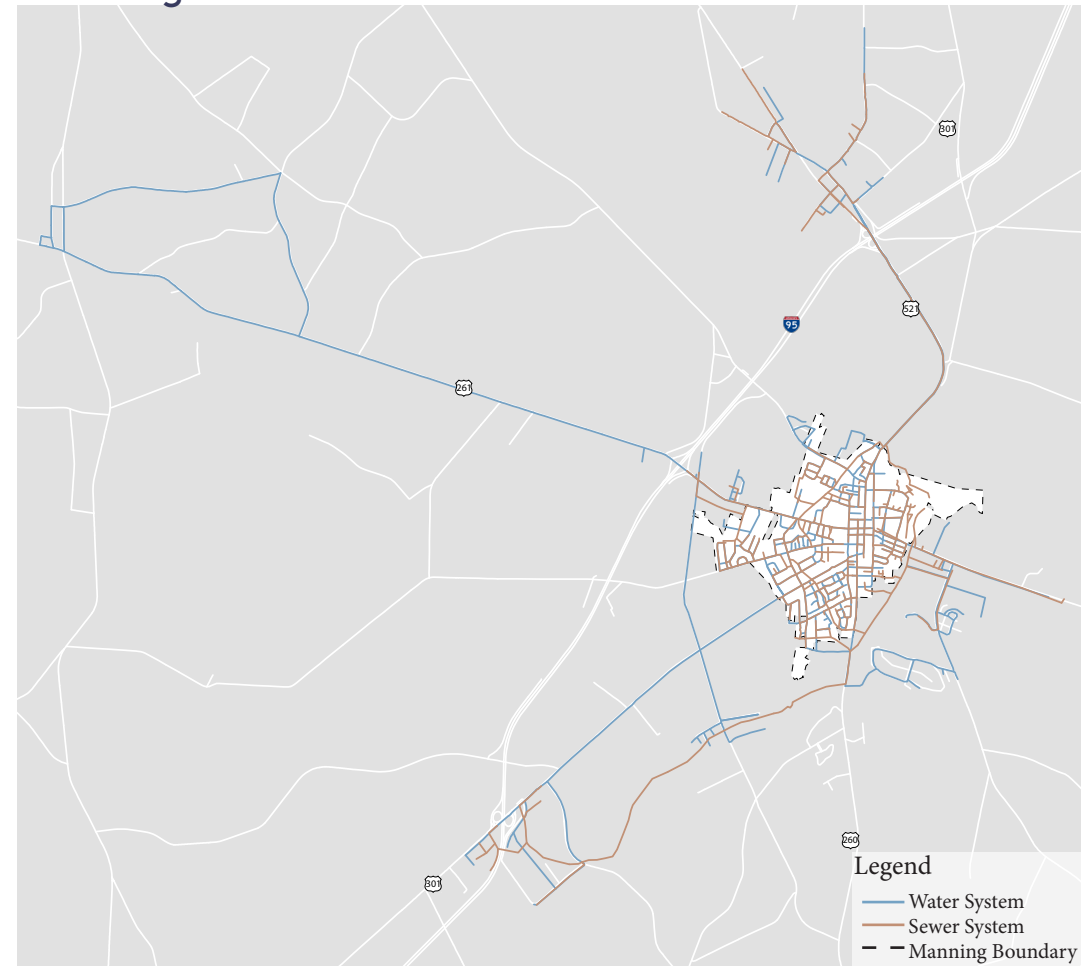




WATER, SEWER, AND UTILITIES

- The City of Manning manages nearly 600 miles of sewer lines and almost 2200 miles of water lines that extend into Clarendon County.
- In addition to residents in Manning, the City provides water to Paxville and Alcolu. The city can also serve Summerton in emergency situations.
- Manning currently pumps 1.1 million gallons of water per day to serve the City's residents and parts of Clarendon County.
- The City has invested \$23 million dollars in a new Wastewater Treatment Plant in Manning with the goal of becoming a regional wastewater provider.
- Manning currently treats between 700,000 and two millions gallons of wastewater per day depending on the season. They have a capacity under the current permit to treat 2.5 million gallons per day. When the expansion of the Wastewater Treatment Plan is complete, the City will have a capacity of five million gallons per day.
- Water and Sewer services employ 11 people. Sanitation services employ 5 people.
- Manning previously had a recycling program, but due to lack of participation, there is no longer a recycling program.

Manning Water and Sewer Lines



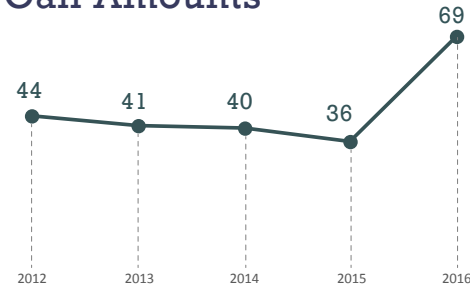
FIRE

- There are six full time fire fighters in Manning including the Chief of Fire. There are eight part-time fire fighters and 45 volunteer fire fighters, the majority of whom live within a five-mile radius of Manning.
- The Department currently has an Insurance Service Office (ISO) rating of 4. (ISO is on a scale of 1-10 with 1 being the best possible score.) The ISO rating represents the overall effectiveness of a department and can help determine fire insurance premiums for property owners in Manning.
- In order to improve the rating, the City would need to improve staffing and build a better training ground.
- Medical calls in the city were relatively stable between 2012 and 2015, but rose dramatically in 2016.
- Structure fires have been consistent or decreased since 2005.
- The average time it takes for a fire engine to arrive at a structure fire is three minutes.
- The Fire Department has five emergency equipment vehicles:
 - A 2000 1000-gallon pump fire engine
 - A 1996 1000-gallon pump fire engine
 - A 2006 100-foot ladder truck
 - A 1986 reserve engine
 - A 1998 first responder vehicle

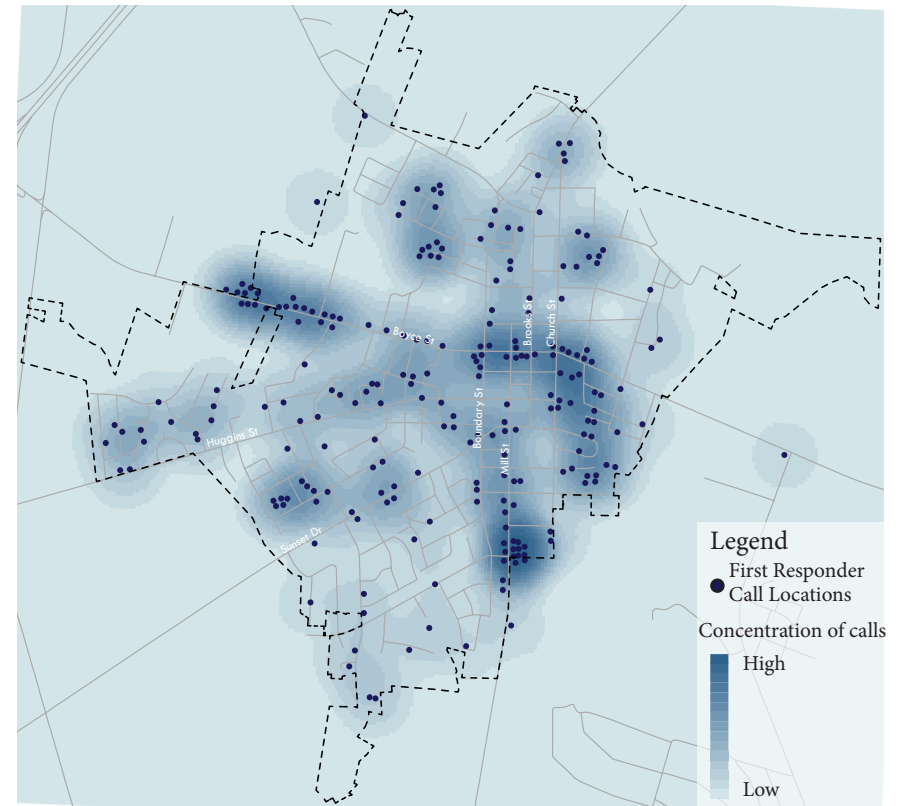


Manning Fire Department First Responder Calls, 2012-2016

Call Amounts



Call Locations



POLICE

- The Manning Police Department current employs 16 full-time police officers including the Chief of Police, two investigators, and 13 patrol officers.
- There are three reserve officers who serve between 60 and 90 hours every three months.
- Manning's crime rates have declined by 15% since 2013.
- The Police Department currently has 21 vehicles including patrol cars, investigators' cars, the Chief's vehicle, and equipment trucks. The fleet allows for every officer to have a take-home car. These vehicles usually need to be replaced every five to six years.
- The Department's goal is to purchase two new patrol cars annually in order to consistently replace older vehicles.





Strategic Plan

Introduction

The Strategic Plan is the synthesis of the goals and objectives that were identified during the “Foundation” and “Visioning, Goals, and Objectives” phases of the planning process. Using information from the Current Conditions Inventory and the community feedback, this section offers four goals and a series of objectives and strategies that can will help make Manning a more vibrant and livable community.

Plan Organization

The Strategic Plan is organized around four goals:

1. Vibrant downtown, corridors, and neighborhoods
2. Services, opportunities, and amenities for all
3. A healthy and safe community
4. Job opportunities and economic vitality

Under each of those goals is a series of interconnected objectives and strategies that address the priorities established throughout the planning process. The objectives identify the specific areas of focus or targets that support the implementation of the over-arching goal. Each of the objectives contains multiple action-oriented strategies that support the successful implementation of Tomorrow Together. At the end of each goal section is a series of indicators that the City can use to track progress on the strategies. Additionally, there is an Implementation Matrix at the end of each goal section which specifies the time-frame for each strategy. There are four time-frames: Short-term (1-3 years), Medium-term (4-7 years), Long-term (7-10 years), and Ongoing.

Using the Indicators

Accompanying each of the goals is a set of indicators that can be used to track progress on each of the strategies. These indicators are not comprehensive and do not necessarily align to a specific strategy, but are still useful in tracking overall progress.

The indicator tables include the following columns:

- Indicator: the topic that the indicator will measure
- Geography: the geographic area that the indicator is assessing
- Method: how the indicators will be measure
- Baseline: Baseline data for the most recent year available (when available)
- Target: the general trend that will help Manning accomplish the goals set forth in Tomorrow Together

Supporting data accompanies each Indicator group and can be used as a way to track how Manning is changing over time, it but does not have a baseline from which to change or general desired direction or trend.

	Goals	Topics Addressed	SC Comprehensive Plan Elements
1	Vibrant downtown, corridors, and neighborhoods	<ul style="list-style-type: none"> • Growth management • Land use • Neighborhoods • Downtown • Economic development • Infrastructure • Cultural resources • Parks and recreation 	<ul style="list-style-type: none"> • Economic Development • Housing • Land Use • Priority Investment
2	Services, opportunities, and amenities for all	<ul style="list-style-type: none"> • Housing • Community resources • Cultural resources • Community services • Government • Transportation 	<ul style="list-style-type: none"> • Cultural Resources • Community Facilities • Transportation • Priority Investment
3	A healthy and safe community	<ul style="list-style-type: none"> • Community health and wellness • Community facilities • Resilience and hazard mitigation • Transportation • Environmental quality • Sustainability • Government 	<ul style="list-style-type: none"> • Natural Resources • Community Facilities • Priority Investment
4	Job opportunities and economic vitality	<ul style="list-style-type: none"> • Economic development • Jobs and employment • Education and workforce training • Transportation 	<ul style="list-style-type: none"> • Economic Development • Transportation • Priority Investment

*The Population element is addressed in the Current Conditions Inventory.

1

Vibrant downtown, corridors, and neighborhoods

A downtown with diverse businesses and activities, corridors that conveniently provide necessary amenities and jobs for residents, public spaces that can serve people of all ages and abilities, and stable neighborhoods where residents feel secure, all contribute to having a vibrant city. While Manning has already taken many steps to enhance these areas, the City can further promote improvements that will contribute to the long-term sustainability of the City and improve the quality of life for residents.

Objectives

- Encourage a sustainable and efficient pattern of growth
- Promote a land use model that enhances community livability
- Enhance the quality of existing residential areas
- Encourage investment in commercial centers and corridors throughout the City
- Support the continued improvement and development of Downtown Manning
- Plan for necessary public infrastructure, facilities, and services to meet community needs
- Develop Manning's unique identity and sense of community

1.1

Encourage a sustainable and efficient pattern of growth

1.1.A: GROWTH MANAGEMENT

Prioritize sustainable development of parcels located along or near existing water and sewer utilities.

1.1.B: MUNICIPAL SERVICE AREA

Collaborate with Clarendon County to develop a 20-year Municipal Service Area for Manning's public services to guide future land use, development, and annexation decisions.

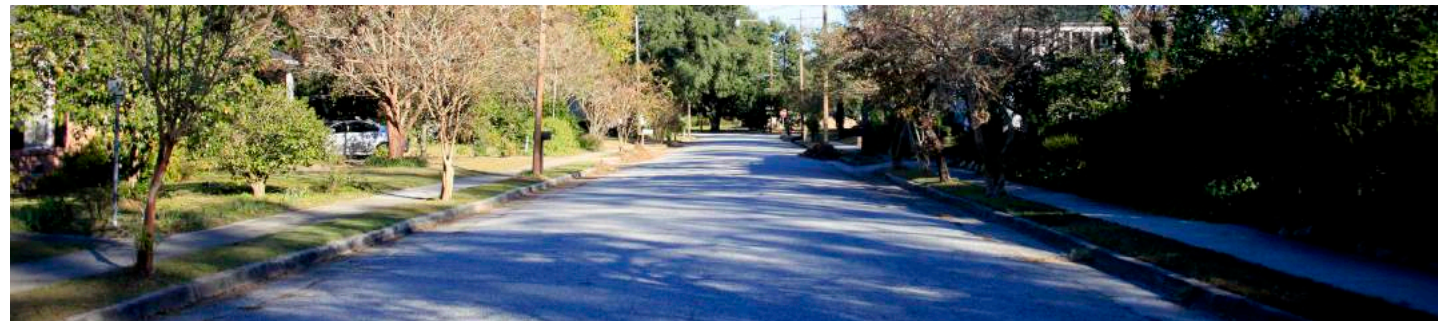
1.1.C: INTERGOVERNMENTAL COOPERATION

Collaborate with Paxville, Summerton, Turbeville, Clarendon County, and Santee-Lynches Regional Council of Governments on issues of shared interest and ensure consistency among intergovernmental plans.

1.1.D: GROWTH OPPORTUNITIES

Pursue growth opportunities by

- developing an informational strategy about annexation for land-owners neighboring the City
- collaborating with Clarendon County to develop a joint Future Land Use map to guide neighboring development and annexation opportunities



1.2

Promote a land use model that enhances community livability

1.2.A: MIX OF LAND USES

Enable residents to live, work, and play in Manning by supporting a mix of land uses (e.g. residential, commercial, industrial, etc.) through re-evaluating the Manning zoning ordinance.

1.2.B: DISTRIBUTION OF LAND USES

Support a geographically-equitable distribution of diverse land uses throughout the City to enhance adequate access to employment, commercial, recreational, and other uses through re-evaluating the Manning zoning ordinance.

1.2.C: MIX OF HOUSING TYPES

Plan for the housing needs of the community by

- encouraging development of a range of housing types, sizes, and prices;
- working with the private sector and other relevant partners to promote and incentive needed housing types as determined through a housing assessment.



Intersecting topic: Housing



Housing is addressed in multiple ways throughout the plan. The objectives and strategies in *Goal 1* discuss the need for a variety of housing types and the physical condition of residential neighborhoods. *Goal 2* addresses housing access and affordability more directly. *Goal 3* approaches housing more indirectly with objectives that focus on developing healthy neighborhoods that are environmentally-sustainable and enable active lifestyles.

1.3

Enhance the quality of existing residential areas

1.3.A: NEIGHBORHOOD CHARACTER

Work with residents and local organizations to preserve and promote neighborhood assets by

- supporting historic preservation where appropriate;
- designing and placing public facilities (e.g. parks, bike parking facilities, etc) that enhance existing neighborhoods and promote neighborhood livability.

1.3.B: NEIGHBORHOOD STABILITY

Monitor and address neighborhoods showing signs of distress and promote stabilization by

- enforcing code violations and providing information to help owners make necessary repairs to their property;
- pursuing funding to address blighted structures within residential neighborhoods;
- developing greening program to stabilize and beautify vacant lots within residential neighborhoods;
- pursuing partnerships with regional, state, and federal entities to address brownfield remediation;
- directing resources for infrastructure improvements (e.g. sidewalks, streetlights), resource conservation efforts (e.g. energy and water efficiency programs), public safety initiatives, and other neighborhood improvement efforts;
- conducting regular windshield surveys of housing conditions;
- creating a reporting mechanism residents can use to report neighborhood concerns (e.g. litter, roads, etc).
- establishing a City-managed tracking system for neighborhood concerns

1.4

Encourage investment in commercial centers and corridors throughout the City

1.4.A: CORRIDOR INVESTMENT

Explore public and private grant options to promote revitalization and adaptive reuse of vacant or underutilized commercial developments along the three primary commercial corridors (Boyce Street, North Brooks Street, and South Mill Street) by taking advantage of redevelopment tools. (See Appendix A for a summary of potential redevelopment tools)

1.4.B: CORRIDOR PLANS

Develop corridor-specific master plans for Boyce Street, North Brooks Street and South Mill Street addressing housing, transportation, commercial development, and other relevant components.

 **Intersecting Topic: Economic Development**

There are two goals that address economic development. *Goal 1* includes objectives that look at how the built environment intersects with economic development opportunities while the entire *Goal 4* section discusses comprehensive economic development objectives and strategies.



1.5

Support the continued improvement and development of Downtown Manning

1.5.A: DIVERSE USES

Encourage a vibrant and diverse mix of uses in downtown that generate activity throughout the day by

- employing a recruitment strategy that prioritizes retail, office, service, arts, and entertainment;
- leveraging membership in Main Street South Carolina program to attract, retain, and promote downtown activity;
- activating downtown public spaces (e.g. benches or the green space of the courthouse).

1.5.B: DOWNTOWN REVITALIZATION FUNDING

Explore public and private grant options to promote downtown revitalization and adaptive reuse of vacant or underutilized buildings by taking advantage of redevelopment tools. *(See Appendix A for a summary of potential redevelopment tools)*

1.5.C: BEAUTIFICATION

Create accessible and inviting places for people by

- developing historic district design guidelines to ensure compatibility of new construction in the area;
- continuing to preserve and enhance the historic character of Downtown through rehabilitation of historic structures and facades;
- beautifying downtown public spaces (lighting, streetscaping, seasonal decor);
- using high visibility intersections to promote unique architecture or design to build sense of place for the Downtown district.

1.5.D: CONNECTIVITY

Improve infrastructure to enhance multi-modal connections to Downtown by

- investing in sidewalks and bike lanes within Downtown, from nearby residential neighborhoods, and between corridors (Boyce Street, North Brooks Street, and South Mill Street) and Downtown;
- providing amenities such as benches or bicycle racks in strategic locations throughout the City.



1.6

Plan for necessary public infrastructure, facilities, and services to meet community needs

1.6.A: MAINTENANCE AND OPERATIONS PLAN

Create and annually update a five-year Capital Improvement Plan that prioritizes and budgets for necessary infrastructure, facilities, and equipment to meet the needs of the community including utilities, roads, and public safety.

1.6.B: WASTEWATER TREATMENT PLANT ZONE

Establish compatible land use zones for parcels adjacent to wastewater treatment plant and appropriate transitional land use zones for parcels between more intense land uses and residential areas.

1.6.C: WASTEWATER INVESTMENT VIABILITY

Ensure the continued viability of the investment made in the wastewater treatment plant by addressing the Pocatigo River's ability to accept discharge.

1.6.D: PUBLIC SAFETY TRAINING FACILITY

Construct a training facility for public safety agencies.

1.6.E: SUSTAINABLE DEVELOPMENT

Encourage sustainable development and building practices by

- adopting Green Building Standards for new construction and major renovation of public buildings;
- employing site-scale green infrastructure techniques on city-owned property.

1.7

Develop Manning's unique identity and sense of community

1.7.A: CITY GATEWAYS

Enhance the appearance of the City's key gateways by landscaping, improving signage, installing public art, or other unique features to provide a sense of arrival into Manning.

1.7.B: BEAUTIFICATION PROGRAMS

Encourage programs and volunteer efforts that promote beautification in the City's downtown, corridors, and neighborhoods.

1.7.C: COMMUNITY EVENTS

Recognize and support festivals and events hosted throughout the City to help promote a sense of community and celebrate Manning's unique attributes.



Progress Indicators

INDICATORS FOR VIBRANT DOWNTOWN, CORRIDORS, AND NEIGHBORHOODS

The following table is a list of indicators that can be used to track Manning's progress in achieving Goal 1 - Vibrant downtown, corridors, and neighborhoods. This is not a comprehensive list and can be supplemented by additional data as deemed appropriate.

Indicator	Geography	Method	Baseline	Target
Parks and Recreational Use	Citywide	Number of users and different types of users at different times	TBD	Increase in number of users and types of users
Blighted structures	Citywide	Number of blighted structures	TBD	Reduction in blighted residential and commercial structures
Bike lanes	Citywide	Mileage of bike lanes	0	Increase in mileage of bike lanes
Annexed parcels	Citywide	Acreage	0	Increase in taxable acreage
Housing	Citywide	Number of housing units		Increase in housing units
Sidewalks		Mileage of sidewalks	TBD	Increase in mileage of sidewalks
Bicycle parking facilities		Number of bicycle parking facilities	0	Increase in number of bicycle parking facilities
New businesses	Citywide	Number of permanent business licenses	0	Increase in permanent business licenses
Events	Citywide	Number of community events	TBD	Maintain or increase

SUPPORTING DATA

Supporting data does not have specific targets, but could still be tracked as one way to track how Manning is changing over time.

- City investments in improvements
- Development in centers and corridors
- Downtown sales
- Public art
- Recreational facilities

Implementation

IMPLEMENTATION MATRIX FOR VIBRANT DOWNTOWN, CORRIDORS, AND NEIGHBORHOODS

The following matrix details the time-frames for each of the strategies listed in this section.

Strategy	Short Term (1-3 years)	Medium Term (4-7 years)	Long Term (8-10 years)	Ongoing
1.1.A - Growth Management				X
1.1.B - Municipal Service Area	X			
1.1.C - Intergovernmental Cooperation				X
1.1.D - Growth Opportunities	X			
1.2.A - Mix of Land Uses	X			
1.2.B - Distribution of Land Uses	X			
1.2.C - Mix of Housing Types				X
1.3.A - Neighborhood Character				X
1.3.B - Neighborhood Stability				X
1.4.A - Corridor Investment				X
1.4.B - Corridor Plans	X	X		
1.5.A - Diverse Uses				X
1.5.B - Downtown Revitalization Funding				X
1.5.C - Beautification	X			X
1.5.D - Connectivity		X		
1.6.A - Maintenance and Operations Plan	X			
1.6.B - Wastewater Treatment Plant Zone	X			
1.6.C - Wastewater Investment Viability				X
1.6.D - Public Safety Training Facility			X	
1.6.E - Sustainable Development	X	X		
1.7.A - City Gateways		X		
1.7.B - Beautification Programs				X
1.7.C - Community Events				X

2

Services, opportunities, and amenities for all

To meet the needs of all Manning residents, we must be intentional about the decisions we make regarding housing, public space, cultural opportunities, civic participation, and transportation. It is important that all needs and interests are considered when planning for the future and that the City, its partners, and residents can take steps in ensuring that every resident of every age can find the services and amenities necessary to have a high quality of life.

Objectives

- Ensure a diverse, affordable, and accessible housing supply that meets the needs of residents of all ages and income levels
- Provide equitable access to community amenities including public parks and recreational opportunities
- Promote access to arts, cultural, and learning opportunities for all Manning residents
- Ensure all residents have the opportunity to engage in civic life
- Enhance the efficiency and effectiveness of the City administration
- Encourage coordination among transportation providers to provide affordable and accessible transportation to transit-dependent populations

2.1

Ensure a diverse, affordable, and accessible housing supply that meets the needs of residents of all ages and income levels

2.1.A: HOUSING ASSESSMENT

Evaluate the City's existing housing stock by conducting a housing assessment that examines availability, adequacy, affordability, appropriateness, and amenities to identify housing needs in Manning.

2.1.B: UNIVERSAL DESIGN IN HOUSING

Encourage the expansion of housing in the City that is accessible to seniors and persons with disabilities using universal design principles.

2.1.C: REGULATORY HOUSING TOOLS

Use regulatory tools to address identified housing gaps (e.g. lack of affordable housing, senior housing, rental housing, etc) in Manning.

2.1.D: QUALITY HOUSING

Promote programs that help people find affordable housing, help homeowners maintain their homes, and retrofit homes to make them more disability- and age- friendly.

AGING IN MANNING

As the massive Baby Boomer generation ages and lives longer than previous generations, Manning needs to consider ways to address the lifestyle needs of the increasing older adult population. As of the 2010 Census, 16.7% of Manning's population was over age 65 and 20.4% was between ages 50 and 64. As this older adult population increases, Manning needs to consider housing options that allow for older adults to stay in their homes and age in place. The recommendations in this section highlight some of the ways to begin addressing accessible and affordable housing options for older adults.

2.2

Provide equitable access to community amenities including public parks and recreational opportunities

2.2.A: EQUITABLE ACCESS

Ensure that there is equitable access to parks and recreational facilities throughout the City and that facilities adequately meet the needs of the community by

- developing new green spaces in areas of the City where access is limited;
- enhancing existing park spaces and recreational facilities by installing amenities to serve all age groups;
- partnering with the County to make existing county-run facilities in and adjacent to the City more multi-functional and accessible;
- constructing an all-season, multi-use facility that include amenities for all age groups particularly children and teens (i.e. Red Barn).

2.2.B: PUBLIC SPACES

Encourage active and user-friendly parks and facilities by

- establishing a regular maintenance cycle for public parks and facilities throughout the community;
- initiating an annual parks and recreation survey to identify residents' priorities for facilities and programming
- establishing a parks capital fund to address regular maintenance and programming changes

2.2.C: UNIVERSAL DESIGN

Ensure the highest level of compliance with American with Disabilities Act by

- reviewing and update ADA Section 504 Compliance Schedule
- adapting city facilities using universal design principles such as ramps, frequent benches, hard surface paths, and lighting, making spaces usable for residents of all ages and abilities.



2.3

Promote access to arts, cultural, and learning opportunities for all residents

2.3.A: PUBLIC ART

Build on the legacy of the Swamp Fox Murals by encouraging additional art in public spaces (buildings, parks, infrastructure, streetscapes).

2.3.B: COMMUNITY EVENTS

Collaborate with local businesses, churches, and other organizations to present a diverse range of festivals and events that appeal to and are accessible to all ages, abilities, and income levels.

2.3.C: CULTURAL AND LEARNING OPPORTUNITIES

Collaborate with schools, churches, county organizations, and other relevant entities to develop local initiatives and activities that afford cultural and learning opportunities to all residents.



2.4

Ensure all residents have the opportunity to engage in civic life

2.4.A: CIVIC LIFE

Ensure citizen participation in Manning's civic life by

- reviewing the purpose and functions of City boards and commissions to ensure they are beneficial and effective;
- holding regular interest meetings and encouraging residents to serve on boards and commissions that advise City Council or promote City initiatives;
- achieving representation on City boards and commissions that is reflective of the City's demographics.

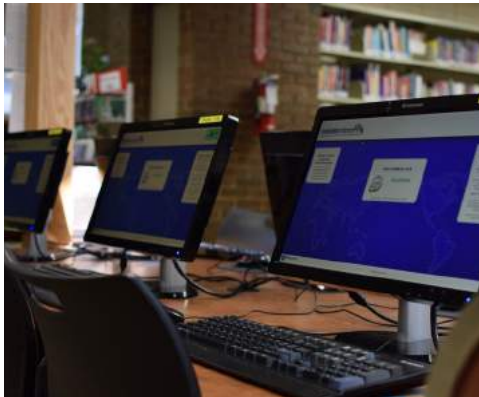
2.4.B: CITY GOVERNMENT

Make the City government more accessible by

- clearly advertising public meetings at multiple venues and through multiple media outlets;
- maintain an official contact database to disseminate notice and information
- ensuring that City policies, regulations, and other pertinent information are made available and easy to understand;
- maintaining City website with pertinent and timely information.

2.4.C: CITY-COUNTY COLLABORATION

Collaborate with Clarendon County institutions (e.g. Harvin Clarendon Library, the Weldon Center, Clarendon County Archives, etc) to enhance civic, cultural, and educational opportunities in the area



2.5

Enhance the efficiency and effectiveness of the City administration

2.5.A: SERVICE DELIVERY

Emphasize the importance of responsive and sensitive service to residents, creative and flexible problem-solving, and efficient and result-oriented practices by

- integrating customer service principles, techniques, and training into employees' professional development;
- integrating technology into City functions

2.5.B: ORGANIZATIONAL EFFICIENCY

Improve the efficiency of the City administration by identifying and reducing redundancy and allocating resources where needed

2.5.C: TRANSPARENT BUDGETING PROCESS

Maintain transparent budgeting process that promotes efficient delivery of City services and improvements in a way that reflects community priorities as outlined in this document.

2.5.D: IMPROVED COMMUNICATION

Improve communication with the public about the City and its services by

- creating a unified calendar on the website and regularly updating it with meeting times, locations, agendas, events, etc.;
- establishing an official social media outlet for the City of Manning to communicate information about city functions, services, events, and pertinent real-time information



2.6

Encourage coordination among transportation providers to provide affordable and accessible transportation to transit-dependent populations.

2.6.A: TRANSPORTATION NEEDS

Conduct a formal transportation needs assessment to identify gaps in conjunction with five-year update to the Santee-Lynches Long Range Transportation Plan in 2018-2019.

2.6.B: FLEXIBLE TRANSPORTATION

Explore flexible transportation service options (demand-response, stop requests, etc) to meet the needs of transit-dependent populations.

Progress Indicators

INDICATORS FOR SERVICES, OPPORTUNITIES, AND AMENITIES FOR ALL

The following table is a list of indicators that can be used to track Manning's progress in achieving Goal 2 - Services, Opportunities, and Amenities for All. This is not a comprehensive list and can be supplemented by additional data as deemed appropriate.

Indicator	Geography	Method	Baseline	Target
Service orders	Citywide	Turnaround times on service orders	TBD	Decrease in turnaround time for service orders
Complaints to City	Citywide	Number of complaints to the City filed	TBD	Decrease in number of complaints filed
Social media reach	---	Number of likes, views, shares, etc.	TBD	Increase in number of active social media interactions
Building permits issued for retrofit	Citywide	Number of building permits for accessibility retrofit	TBD	Increase in number of building permits
Parks survey	Citywide	Number of surveys obtained	0	Increase in survey participation rate
ADA consistent facilities	Citywide	Number of facilities constructed to be consistent with ADA	0	Increase in facilities consistent with ADA
Civic participation	Citywide	Number of vacancies on boards and commission	TBD	Decrease in vacancies
Civic participation demographics	Citywide	Demographic representation on boards and commissions	TBD	Aligned with Citywide demographics
Transit trips	Citywide	Number of transit and paratransit trips	TBD	Increase in trips
Income spent in housing	Citywide	Percent of median income spent on housing	2010 units with mortgage: 20.2% Rental units: 29.6%	Maintain or decrease percent of median income spent on housing

SUPPORTING DATA

Supporting data does not have specific targets, but could still be tracked as one way to track how Manning is changing over time.

- Survey results
- Transportation Needs Assessment Data

Implementation

IMPLEMENTATION MATRIX FOR SERVICES, OPPORTUNITIES, AND AMENITIES FOR ALL

The following matrix details the time-frames for each of the strategies listed in this section.

Strategy	Short Term (1-3 years)	Medium Term (4-7 years)	Long Term (8-10 years)	Ongoing
2.1.A - Housing Assessment	X			
2.1.B - Universal Design in Housing				X
2.1.C - Regulatory Housing Tools				X
2.1.D - Quality Housing				X
2.2.A - Equitable Access		X		X
2.2.B - Public Spaces	X			
2.2.C - Universal Design			X	X
2.3.A - Public Art				X
2.3.B - Community Events				X
2.3.C - Cultural and Learning Opportunities				X
2.4.A - Civic Life	X			
2.4.B - City Government	X			
2.4.C - City-County Collaboration				X
2.5.A - Service Delivery	X			
2.5.B - Organizational Efficiency				X
2.5.C - Transparent Budgeting Process				X
2.5.D - Improved Communication	X			
2.6.A - Transportation Needs	X			
2.6.B - Flexible Transportation		X		

3

A healthy and safe community

A healthy and safe city means not only ensuring that the Manning is adaptable and resilient in the face of disasters or that residents are secure from crime, but that we are cultivating a place where residents have access to resources to be physically healthy and where the city's natural assets are protected. These goals will make the city more livable and attractive for residents and ensure the long-term sustainability of the City and its economic development prospects.

Objectives

- Support programs and design that encourage access to healthy food and active lifestyles
- Ensure access to health and human services
- Plan for ways to mitigate the effects of natural and manmade hazards or disasters
- Develop a transportation system that offers safe, healthy, and reliable means of travel for people of all ages, income levels, and abilities.
- Protect and conserve Manning's natural assets and environment



3.1

Support programs and design that encourage access to healthy food and active lifestyles

3.1.A: FOOD PRODUCTION

Support community gardens and personal food production, and small-scale agriculture within Manning by

- adapting zoning regulations to allow for urban agriculture or gardening;
- providing City owned green space for small scale agriculture or gardening;
- partnering with local services (e.g Clemson Extension) to provide educational opportunities to encourage local food production;
- continuing to facilitate a seasonal farmers' market and seeking to expand options at the local farmers' market.

3.1.B: COMMUNITY HEALTH

Foster active living by

- collaborating with schools, local organizations, and the medical community to encourage active lifestyles, expand and enhance recreation options, and increase awareness about fitness options and the benefits of healthy lifestyles;
- integrating activities that support the physical and emotional health of residents into existing events and festivals;
- partnering with local health organizations to monitor community health and wellness indicators.

3.1.C: WALKABLE DEVELOPMENT

Encourage development in corridors and neighborhoods that enables residents to perform their daily activities without a car.

3.1.D: ACTIVE TRANSPORTATION INFRASTRUCTURE

Enhance active transportation infrastructure including sidewalks, benches, trails, bicycle lanes, and bicycle parking.



3.2

Ensure access to health and human services

ACCESS TO HEALTH FACILITIES

Placing medical facilities and social service providers in locations that people already frequent can improve access to needed services for all Manning residents. Locating these facilities near a grocery store or a school, for example, can help residents take fewer trips and spend less time driving to and from different locations. Moreover, if a resident has limited transportation access, she or he could go to the grocery store and the doctor on the same trip if the facilities are in close proximity to one other. This eases the burden of limited transportation for these residents.

3.2.A: CO-LOCATION OF HEALTH FACILITIES

Encourage the co-location of medical facilities and social service providers with other services (e.g. commercial, institutional) that provide daily needs to enhance access for all residents, particularly for people who may not have regular access to transportation.



3.3

Mitigate the effects of natural and man-made hazards or disasters

3.3.A: FLOOD MITIGATION

Prevent further development in the floodplain.

3.3.B: HAZARD MITIGATION

Minimize the exposure of community members and workers to hazardous materials or sites by preventing storage of hazardous materials, chemicals, or waste in hazard-prone areas and facilitating the proper use and storage of hazardous materials.

3.3.C: REGIONAL HAZARD MITIGATION PLAN

Participate in development and review of the regional hazard mitigation plan in 2020 to ensure that Manning is involved in plans and programs that could impact the City's ability to prepare for and respond to natural or man-made disasters or events.

3.3.D: PUBLIC AWARENESS

Improve public awareness about regional hazards, risks, and emergency preparedness by

- creating a central online and physical space where relevant information is available
- establishing a digital tool that can be used to disseminate information about hazards, natural disasters, and city service issues (e.g. water disruptions).

3.3.E: RESPONSE

Ensure first responders, service providers, and City government are prepared to effectively respond to and recover from natural and man-made disasters or other unexpected events.



3.4

Facilitate a transportation system that offers safe, healthy, and reliable means of travel for people of all ages, income levels, and abilities.

3.4.A: SAFE CROSSINGS

Reduce barriers and create a safer environment for active transportation, particularly within school zones. (e.g. highly-visible crosswalks).

3.4.B: COMPLETE STREETS

Adopt a Complete Streets Policy to provide for multiple modes of transportation.

3.4.C: BICYCLE INFRASTRUCTURE

Integrate a system of on-street and off-street bicycle facilities to provide safe and convenient biking options for residents by

- developing a bicycle route network in Manning that serves all areas of the city;
- providing bicycle parking facilities at strategic locations in the city.

3.4.D: PEDESTRIAN INFRASTRUCTURE

Continue to improve pedestrian infrastructure throughout the city by

- identifying and addressing sidewalk gaps and needs for pedestrian crossings;
- evaluating the effectiveness of existing pedestrian crossings at major intersections or need for additional crossings;
- installing mid-block pedestrian crossings in areas where blocks are long and pedestrian activity is high.



3.5

Protect and conserve Manning's natural assets and environment

3.5.A: NATURAL AREA PROTECTION

Pursue the conservation or restoration of Manning's unique natural areas or areas of environmental significance by

- using the Santee-Lynches Green Infrastructure Plan as a guide for policies that are relevant to and beneficial for Manning;
- minimizing development impact on wetlands by requiring appropriate mitigation measures and low-impact development techniques;
- encouraging the use of native plants in landscaping and actively combating invasive species in public spaces.

3.5.B: INTERGOVERNMENTAL COOPERATION

Participate in regional environmental planning efforts including water quality management, green infrastructure planning, and other relevant initiatives.

3.5.C: LOW-IMPACT DEVELOPMENT

Encourage low-impact development techniques in building rehabilitation or new construction.

3.5.D: PUBLIC SPACE SUSTAINABILITY

Install sustainable design elements that manage stormwater and improve water quality such as rain gardens or bioswales in public spaces when facilities are upgraded

3.5.E: STREETSCAPE SUSTAINABILITY

Incorporate sustainable design elements into streetscapes that manage stormwater, mitigate the urban heat island effect, and improve air quality.

Progress Indicators

INDICATORS FOR A HEALTHY AND SAFE COMMUNITY

The following table is a list of indicators that can be used to track Manning's progress in achieving Goal 3 - A Healthy and Safe Community. This is not a comprehensive list and can be supplemented by additional data as deemed appropriate.

Indicator	Geography	Method	Baseline	Target
Farmers' Market Vendors	---	Number of vendors at Farmer's Market	TBD	Increase in number of vendors
Gardens	Citywide	Number of gardens on city-owned properties	0	Increase in gardens on city-owned property
EMS	Citywide	Response times	TBD	Reduced response times
Hazard Mitigation Plan	Citywide	Number of items in current and future plan are addressed	TBD	Increase in items addressed in plan
Street Crossings	Citywide	Number of street crossings improved or implemented	0	Increase in improved street crossings
Bike Lanes and Sidewalks	Citywide	Mileage of bike lanes and sidewalks	0	Increase in mileage of bike lanes and sidewalks
Pedestrian and Bike Safety	Citywide	Number of bike and pedestrian crashes involving vehicles		Decrease in bike and pedestrian crashes involving vehicles
Site-scale Green Infrastructure	Citywide	Number of site-scale green infrastructure elements installed	0	Increase in installed green infrastructure elements
Green Infrastructure policies	---	Number of recommendations addressed	0	Increase in recommendations addressed
Urban Trees	Citywide	Number of trees planted	0	Increase in trees planted

SUPPORTING DATA

Supporting data does not have specific targets, but could still be tracked as one way to track how Manning is changing over time.

- WalkScore
- AARP Livability Index
- Community Health Assessment
- Watershed Assessments

Implementation

IMPLEMENTATION MATRIX FOR A HEALTHY AND SAFE COMMUNITY

The following matrix details the time-frames for each of the strategies listed in this section.

Strategy	Short Term (1-3 years)	Medium Term (4-7 years)	Long Term (8-10 years)	Ongoing
3.1.A - Food Production	X			X
3.1.B - Community Health				X
3.1.C - Walkable Development				X
3.1.D - Active Transportation Infrastructure			X	
3.2.A - Co-Location of Health Facilities				X
3.3.A - Flood Mitigation				X
3.3.B - Hazard Mitigation				X
3.3.C - Regional Hazard Mitigation Plan		X		
3.3.D - Public Awareness	X			
3.3.E - Response				X
3.4.A - Safe Crossings	X			
3.4.B - Complete Streets		X		
3.4.C - Bicycle Infrastructure		X		
3.4.D - Pedestrian Infrastructure	X			X
3.5.A - Natural Area Protection				X
3.5.B - Intergovernmental Cooperation				X
3.5.C - Low-Impact Development				X
3.5.D - Public Space Sustainability		X		
3.5.E - Streetscape Sustainability		X		

4

Job opportunities and economic vitality

Manning must actively position itself in the modern economy by expanding and diversifying its job opportunities and taking advantage of the City's many existing assets including its proximity to major highways and industrial parks. With a strong need for jobs, Manning needs to strengthen its business development strategies, plan for short- and long-term workforce development within target economic sectors, and improve infrastructure that can facilitate economic growth.

Objectives

- Promote a business-friendly environment that will enhance economic growth
- Leverage available tools to spur private-sector economic investment
- Support an educated and skilled workforce that meets the needs of local businesses and increases economic opportunities for residents
- Support a transportation network that facilitates economic development, job prospects, and the orderly movement of goods
- Promote as a desirable place to live, work, plan, and start a business

4.1

Promote a business-friendly environment that will enhance economic growth

4.1.A: BUSINESS-FRIENDLY ENVIRONMENT

In conjunction with local and regional partners, foster a business-friendly environment by:

- encouraging retention, growth, and profitability of existing businesses that benefit the City and its residents;
- developing a small business resource guide that includes a step-by-step guide for starting or expanding a business and links to additional resources for small business owners;
- conducting a survey of current business owners to identify strengths and barriers for business development.

4.1.B: RETAIL RECRUITMENT

Encourage retail recruitment initiatives that bring new businesses and job opportunities into Manning.

4.1.C: LOCAL BUSINESS SUPPORT

Support local business activity by

- promoting the “Check Manning First” approach encouraging consumers to check first local businesses for desired goods and services
- maintaining a unified calendar to inform businesses and potential customers about events
- partnering with economic development organizations to provide training and ongoing professional development for aspiring and existing business owners
- encouraging coordinated and expanded evening business hours for downtown businesses

4.1.D: WORK SPACES

Facilitate the rehabilitation and/or adaptive reuse of existing properties or structures to meet the needs of prospective businesses while also contributing positively to the City’s appearance by

- conducting an abandoned building survey in Manning and creating a public inventory of available commercial spaces in the City;
- employing (when appropriate) economic development tools. *(See Appendix A for a summary of potential redevelopment tools)*



4.2

Leverage available tools to spur private-sector economic investment

4.2.A: CAPITAL INVESTMENT

Facilitate capital investment in expansion of existing businesses and attraction of new businesses that would benefit the City and its residents by

- streamlining business permitting process
- partnering with economic development organizations to develop a business assistance program to provide local businesses with technical assistance (e.g. marketing, accounting, finance, social media)
- providing site-selection assistance to new or relocating businesses including maintaining a regularly updated inventory of available commercial spaces

4.2.B: DEVELOPMENT STANDARDS AND ZONING

Review and revise the development standards (e.g. parking requirements, setbacks, land uses, etc.) and zoning to encourage and allow redevelopment in downtown and commercial corridors, particularly in areas requiring infill development.

4.2.C: GRANT OPPORTUNITIES

Pursue grant opportunities that encourage smart growth in small towns and rural communities.

4.2.D: DIVERSE ECONOMIC BASE

Identify and recruit specific businesses that would contribute to and/or diversify the city's economic base and provide quality jobs to residents.

4.3

Support an educated and skilled workforce that meets the needs of local businesses and increases the economic opportunities for residents.

4.3.A: EDUCATIONAL PROGRAMS

Work with Central Carolina Technical College, the Clarendon County Chamber of Commerce, Clarendon School District 2, the private sector, and other local organizations to align educational programs with local and regional target sectors by

- facilitating a working group to address educational alignment and long-term workforce needs
- conducting a city-specific short-term and long-term workforce needs assessment

4.3.B: WORKFORCE TRAINING

Support workforce training programs, apprenticeships, and other educational opportunities to increase employment potential of Manning residents and to ensure the workforce meets the needs of area businesses.

4.3.C: INTERNSHIPS AND APPRENTICESHIPS

Develop internships and/or apprenticeships for city administration positions to build capacity and ensure organizational sustainability and the preservation of institutional knowledge.



4.4

Support a transportation network that facilitates economic development, job prospects, and the orderly movement of goods

4.4.A: TRANSPORTATION ACCESS

Explore opportunities to increase transportation access to employment and educational areas within the region and to explore the need for flexible transportation options in Manning and the surrounding area.

4.4.B: REGIONAL TRANSPORTATION PLANNING

Actively participate in the Santee-Lynches Long Range Transportation Planning Process to prioritize interjurisdictional improvements and ensure Manning's transportation needs are being addressed.

Progress Indicators

INDICATORS FOR JOB OPPORTUNITIES AND ECONOMIC GROWTH

The following table is a list of indicators that can be used to track Manning's progress in achieving Goal 4 - Job opportunities and economic growth. This is not a comprehensive list and can be supplemented by additional data as deemed appropriate.

Indicator	Geography	Method	Baseline	Target
Primary Jobs	Citywide	Net change in primary jobs	2014: 2,525 primary jobs	Increase in primary jobs
New businesses	Citywide	Net change in number of businesses	TBD	Increase in new businesses
Inflow / Outflow	Citywide	Number of residents living in and employed in Manning	2014: 243	Increase in number of people living in and employed in
Business expansions	Citywide	Number of expanded businesses	TBD	Increase in businesses expanding
Business permitting process	Citywide	Average time to obtain business permit (application through acquisition of permit)	TBD	Decrease in time required to obtain business permit
Social media	Citywide	Number of businesses with social media presence	TBD	Increase in number of local businesses with social media presence
Internships/ apprenticeships	---	Number of internships / apprenticeships offered by the City	0	Increase in internships/ apprenticeships offered by the City
Household income	Citywide	Median household income	2010: \$26,176	Increase in median household income
Unemployment	Citywide	Unemployment rate	Dec. 2016: 5.4%	Decrease in unemployment rate

SUPPORTING DATA

Supporting data does not have specific targets, but could still be tracked as one way to track how Manning is changing over time.

- Cost of living
- Educational Attainment

Implementation

IMPLEMENTATION MATRIX FOR JOB OPPORTUNITIES AND ECONOMIC GROWTH

The following matrix details the time-frames for each of the strategies listed in this section.

Strategy	Short Term (1-3 years)	Medium Term (4-7 years)	Long Term (8-10 years)	Ongoing
4.1.A - Business-Friendly Development	X			X
4.1.B - Retail Recruitment				X
4.1.C - Local Business Support	X			X
4.1.D - Work Spaces	X			X
4.2.A - Capital Investment		X		X
4.2.B - Development Standards and Zoning	X			
4.2.C - Grant Opportunities				X
4.2.D - Diverse Economic Base				X
4.3.A - Education Programs				X
4.3.B - Workforce Training				X
4.3.C - Internships and Apprenticeships		X		
4.4.A - Transportation Access				X
4.4.B - Regional Transportation Planning				X

Appendix A - Redevelopment Tools

The following descriptions are a summary of some of the most relevant economic development tools available in South Carolina. These summaries do not cover all of the information needed to use one of these tools.

HISTORIC REHABILITATION CREDITS

If developers rehabilitate a building listed on the National Register of Historic Places or contributes to a National Register Historic District, they could qualify for a federal income tax credit that is equal to 20 percent of eligible rehabilitation expenses. The property must be used for income-producing purposes and the rehabilitation investment must exceed the adjusted basis of the building (net costs of building after adjusting for various tax-related items and length of ownership). If developers successfully complete the application process for the federal tax credit, they automatically qualify for a 10 percent state income tax credit. Rehabilitation plans must be reviewed by the State Historic Preservation Office of the South Carolina Department of Archives and History to ensure they comply with the U.S. Secretary of the Interior's Standards for Rehabilitation.

ABANDONED BUILDINGS CREDITS

The Abandoned Buildings Revitalization Act provides for the redevelopment of abandoned buildings by offering a state income tax or property tax credits for eligible projects. An eligible abandoned building is a structure that has been closed continuously to an income-producing purpose for at least five years prior to the date on which the taxpayer filed a Notice of Intent to Rehabilitate. There are additional qualifications related to eligible rehabilitation expenses and the eligibility threshold. The taxpayer who rehabilitates the building has the choice of two tax credits. The taxpayer that owned the building site immediately before the site's abandonment does not qualify for the tax credit.

BAILEY BILL

This measure allows local governments to offer a property tax abatement for a period of no more than 20 years to encourage the rehabilitation of historic properties. The local government can provide for a special property tax assessment that is based on the pre-rehabilitation fair-market value, allowing property owners to increased property tax payments based on the increased value of the property due to rehabilitation improvements.

RETAIL FACILITIES REVITALIZATION CREDITS

This tax credit can be used to renovated, rehabilitate, and redevelop abandoned commercial property. Eligible retail properties include abandoned retail sales facilities with at least one occupant (e.g. shopping center, mall) of at least 40,000 square feet. Local governments can however reduce the size requirement to a minimum of 25,000 square feet. There are two tax credit options available for a taxpayer who rehabilitates the facility: (1) an income tax credit equal to 10 percent of rehabilitation expenses or (2) a property tax credit equal to 25 percent of rehabilitation expenses for each local taxing entity consenting to the credit.

Appendix B - Comprehensive Plan Survey

TOMORROW TOGETHER - PLANNING MANNING FOR THE FUTURE
SUBMIT THE SURVEY FOR A CHANCE TO WIN A GIFT FROM A LOCAL BUSINESS!

The City of Manning is in the process of updating its Comprehensive Plan. The Plan is a document that will help guide Manning's future development while promoting a more livable community for residents. This survey is one of the ways to obtain public input which will help create an actionable plan that is reflective of residents' ideas and opinions. Your survey responses will be kept confidential. Your response will enter you into a drawing for a chance to win one of many gifts including gift certificates to local restaurants and businesses and other items from local organizations.



Demographics

- Please tell us your age:
 - Under 18
 - 19-24
 - 25-34
 - 35-44
 - 45-54
 - 55-64
 - 65-75
 - 75 and older
 - Prefer not to answer
- Which race/ethnicity do you identify with?
 - Caucasian / White
 - American Indian or Alaskan Native
 - Asian / Pacific Islander
 - Black or African American
 - Hispanic / Latino
 - Multi-ethnic / Other (please specify - _____)
 - I prefer not to answer
- Are you male or female? _____
- Where is your primary connection to the City of Manning?
 - City resident
 - Employed in city, not a resident
 - City resident and business owner
 - Business owner, not a resident
 - Frequent visitor (more than 4 visits per year)
 - Infrequent visitor (less than 4 visits per year)
- What most influenced your decision to live in Manning? (Choose up to two.)
 - It's my hometown
 - Community feeling
 - Proximity to work
 - Affordability
 - Community amenities (parks, library, schools, etc)
 - Safe and secure community
 - City services (water, sewer, police, fire, etc.)
 - Cultural resources and activities (art gallery, concerts, festivals, etc.)
 - Access to Lake Marion
 - Accessible transportation system (I-95, Hwy 260, Hwy 301)
 - Friendly place to retire
 - Other _____
 - I do not live in Manning.

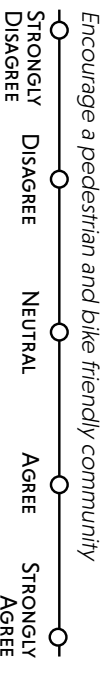
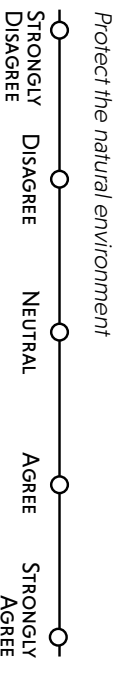
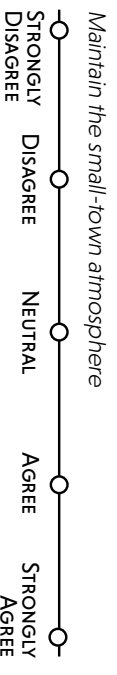
- Rank the following items (1-11) in terms of importance for Manning's future.

- ____ Job creation
- ____ Transportation network – roads, buses
- ____ Walkability
- ____ Parks and access to green spaces
- ____ Diverse businesses
- ____ Affordability of housing
- ____ Availability of cultural activities
- ____ Historic preservation
- ____ Infrastructure (water, sewer, utilities)
- ____ Smart technology (WiFi, energy efficient infrastructure)
- ____ Other _____

- Rank the following items (1-8) in terms of what, if anything, you would change about Manning.

- ____ Retail and dining options
- ____ Parks and recreation facilities
- ____ Environmental protection efforts (stormwater, recycling)
- ____ Housing types and affordability
- ____ Employment opportunities
- ____ Activities and amenities for different age groups
- ____ Diversity
- ____ Other _____

- Use the following table to mark your level of agreement with the goal options for the City of Manning.



Promote cultural venues and activities



Create a town center as the central commercial district



Promote significant growth and development



Create an urban atmosphere



Develop more green space and recreation opportunities



Encourage single-family residential development and limit multi-family development



Promote beautification efforts throughout the city



Develop more leisure activities and spaces for teenagers



Promote the city as a senior-friendly community



Connect Manning to Lake Marion and enhance its tourist appeal



Promote Manning as a safe, family-oriented community



Encourage small business development



Housing

1. Rank the following housing needs as Very Important (VI), Important (I), or Not Important (NI).

Affordable housing	VI	I	NI
Market rate housing	VI	I	NI
Luxury housing	VI	I	NI
For 1st Time Home Buyers	VI	I	NI
For Seniors	VI	I	NI
Rental housing	VI	I	NI
Mixed housing (houses, apartments, condos, etc in same neighborhood)	VI	I	NI

2. What role should the Manning City Government play in regards to housing? (Choose up to two)

- Help build cooperative relationships between developers and government
- Improve regulations and zoning ordinances
- Educate the public on housing issues
- Lower taxes for owners or potential buyers
- Build new affordable housing
- Let market forces decide

3. Are any of the following housing topics problems in the City of Manning? (Choose up to two)

- Lack of senior housing
- Vacant houses
- Housing stock in disrepair
- High housing costs
- Other _____

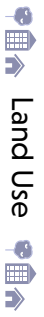
Transportation

1. On a scale of 1 – 5 (1 = very dissatisfied and 5 = very satisfied), please indicate your level of satisfaction with these transportation conditions in Manning.

Condition of streets	1	2	3	4	5
Availability of sidewalks	1	2	3	4	5
Condition of existing sidewalks	1	2	3	4	5
Availability of bike lanes	1	2	3	4	5
Public transit access	1	2	3	4	5
Road safety	1	2	3	4	5
Pedestrian safety	1	2	3	4	5

2. What transportation options would most benefit Manning?

- Expanded and improved sidewalks
- Bike routes
- Public transit service
- Other _____



Land Use

1. What type of land use does Manning need more of?
 - a. Industrial
 - b. Single-Family Residential
 - c. Multi-Family Residential
 - d. Open Space
 - e. Commercial
 - f. Mixed Use
 - g. Agricultural
 - h. Other _____

If you have any additional thoughts or feedback about topics addressed in this survey or about other topics, please feel free to leave your comments in the space below.



Public Infrastructure and Services



1. On a scale of 1 – 5 (1 = very dissatisfied and 5 = very satisfied), please indicate your level of satisfaction with the following utilities and services.

Street lighting	1	2	3	4	5	NA
Sewer service	1	2	3	4	5	NA
Stormwater drainage	1	2	3	4	5	NA
Water quality	1	2	3	4	5	NA
Trash pickup	1	2	3	4	5	NA
Public Works responsiveness	1	2	3	4	5	NA

2. On a scale of 1 – 5 (1 = very dissatisfied and 5 = very satisfied), please indicate your level of satisfaction with these services.

Police responsiveness	1	2	3	4	5	NA
Frequency of police patrols	1	2	3	4	5	NA
Overall level of service by police	1	2	3	4	5	NA
Fire protection service	1	2	3	4	5	NA
Fire protection response time	1	2	3	4	5	NA

Please provide your name and email address so that we can contact you if you are selected to win a gift from local businesses and organizations and so that we can provide you with updates about the Tomorrow Together plan.

Name: _____ Email address: _____

**CHECK OUT THE FACEBOOK PAGE FOR MORE
INFORMATION ABOUT THE CURRENT CONDITIONS
OF MANNING AND UPDATES ABOUT THE PLAN!**

WWW.FACEBOOK.COM/PLANNINGMANNING

