

Planning for Prosperity: A 2040 Vision for Hampton County

Stakeholder Meeting Summary

April 14, 2025

2:00 p.m. – 3:30 p.m.

Stanley Arts Center

105 Lee Avenue, Hampton, SC 29924



Attendees

Dennis Thompson Jr.	Hampton County Council
Marvin J. Love	Hampton County Council
Altresia Gordon-Orr	Hampton County Clerk
Lila Edwards	Hampton County Planning
Wise Batten	Hampton County Planning Commission
Ben Fennell	Hampton County Planning Commission
Mary Beth Crapse	Hampton County Planning Commission
Dr. Glenda Sheffield	Hampton County School District
Patricia Williams	Mayor, Town of Brunson
Nettie Williams	Mayor, Town of Furman
Robert Brown	Mayor, Town of Hampton
Jennifer Rushing	Mayor, Town of Scotia
Faye Gooding	Mayor, Town of Varnville
Sabrina Graham	LCOG
Stephanie Rossi	LCOG
Brian Burgess	Lowcountry Regional Water & Sewer and Authority
Kari Foy	Lowcountry Regional Water & Sewer and Authority
Heather Bruemmer	Friends of the Arts
Kate Schaefer	Open Land Trust
Grant McClure	S.C. Costal Conservation League
Noah Alexander	S.C. Dept. of Employment and Workforce
Dustin McCully	Southern Carolina Alliance
Greg Brunson	Brunson Building Supply
Lee Ellis	Ellis Agency
Jake Sullivan	Veteran Owned Real Estate
Lavar Youmans	Hampton County, County Administrator
Chris Inglese	Hampton County, Deputy County Administrator
Denise Grabowski	Symbioscity (Planning Consultant)

The meeting opened with welcoming comments from Chris Inglese, Deputy County Administrator, Hampton County. Denise Grabowski, Symbioscity, then facilitated the meeting.

Each attendee introduced themselves at the beginning of the meeting. A brief presentation was provided, which included an overview of the comprehensive planning process and a high-level summary of the community survey. A copy of the presentation is attached.

Following the presentation, the attendees were divided into work groups for a SOAR exercise: Strengths, Opportunities, Aspirations, and Results. Each group spent time on their own and then reported out to the full group. All comments are listed below; duplicate comments indicate the comment was made by more than one group.

STRENGTHS

- Towns + industrial parks = growth areas (avoid sprawl)
- Local talent in athletics and art (leaves county)
- Rural character / natural resources
- No traffic!
- Accessible region (close to Charleston, Savannah, Hilton Head Island)
- Community pride – residents and newcomers actively choose to live here
- Family-owned businesses
- K-8 schools (schools w/national recognition, strong state rankings)
- Lake Warren, WMAs, and outdoor recreation
- Central location (an hour to everything) and interstate access
- Talented staff and residents
- Available land
- Lowcountry Regional Water System
- Forrest Gump movie shot here – can capitalize on this
- Nice airport – need more services – transportation, restaurant
- Many county festivals
- Arts & culture activities for students – transportation is a challenge for students in outlying areas, as is the cost for families to afford the programs
- Family-oriented
- Location (between 2 major ports, interstate, rail)
- Natural resources / rural landscape
- Lots of traffic coming through town from Atlanta or elsewhere
- Hunting and fishing
- Healthcare
- Conventional school and vocational school

OPPORTUNITIES

- Youth activities / keep younger families
- Housing for young / new families

- Workforce development – fight for state support in our area
- Jobs in Hampton County filled by *Hampton County residents*
 - Can we incentivize residential/commercial growth like we do industrial?
- High school growth and improvement
- School and community collaboration (county and school district)
- Agribusiness as leading industry
- Hosing new small towns
- Media (lack thereof)
- Balance in rural area and small family atmosphere
- Control growth, direct it and plan it
- Building on Lowcountry Regional Water System – add other towns in the County that are non-members as well as neighboring counties
- Do a better job of telling our story, convey the message to others at the state and federal level of who we are an opportunities in our county
- Funding available that we should get organized and go after
- Regionalism – partner with neighboring counties on development projects
- Learn from other areas like HHI/Beaufort that have grown rapidly
- Growth is coming this way, and we have to be ready for it
- Economic development (loss of Westinghouse)
- Nothing to attract young people – need employment and job opportunities
- Push small businesses
- More workforce
- Encourage trades

ASPIRATIONS

- Local business success
- Repurposed vacant buildings
- Proximity to ports, I-95, tourist destinations
- Lake Warren – under-utilized, expand offerings
 - Golf course in the state park?
 - Strong visualization of success
 - Downtown revitalization
 - Strong imagery to help others see the future
 - Matching job opportunities with the job training graduates have
- We have not because we ask not. Stand united, all local governments and help tell each other's stories.
- More assets and resources available for marketing natural resources, etc. in the county
- Quality accommodations for visitors who visit to attend arts and culture events
- Motivated community members
- Building more housing/apartments
- Downtown/visual improvements
- Beautification

- Retail opportunities
- A family restaurant
- Open communication
- Trust in elected leaders

RESULTS

- More community involvement / collaboration
- Growing towns / cities
- Increased tax base
- Poverty index decreasing
- Improved storytelling
- Breaking down of silos
- Consistency
- Balanced growth (financial risk / gain)
- Failure to plan will not stop growth; just may not like what you get
- Successful school system graduating students quality for careers and college
- Data points to track success
- Jobs for high schoolers
- Increase in population
- Change negative mindset
- Recruitment of industry
- Decrease in taxes
- Growth to support young families to plant roots and stay in Hampton County

Following the meeting, participants were invited to provide additional feedback through an online SOAR exercise. Additional feedback from the online exercise is provided below.

STRENGTHS

- Build on family values. Build on the nice hospital the county has to offer. The family atmosphere makes it unique.
- Stronger relationships with the county citizens. Our natural resources that we can utilize. our diversified community brings together a lot of different ways of life.

OPPORTUNITIES

- The county has an opportunity with the new high school. Incorporate more hands-on and trade training. Our children need to know how to change a flat tire, not have to convert kilowatts into joules. We also need to encourage small business. It brings family and our money stays local. I would reach out to the town of Hampton and gain information on the company that they used to bring in tractor supply. While we do not need a large business such as target or Walmart; that is luxury and not a necessity. We could target to bring in another grocery store or some more eating establishments.

- Lower Taxes and more trust from the County Government. Keeping our current administration. By putting planning into action!

ASPIRATIONS

- I believe achievement will look like more families, planting roots. Hampton County residents seem to deeply care about a rural way of life. We need to decide what type of environment that we would like to push and advertise. For example, when I visit Asheville, the arts are heavily pushed. This seems to bring in a younger crowd. However, the city of Hilton Head offers golfing and leisure activities which draws an older crowd. I believe with a good educational system in place and the abundant medical facilities located in Hampton, that we need to push to draw in families. There is also a lot of religious diversity in Hampton County which is something that families look for as well.
- Affordable living and stronger unity in Hampton County. Making our Hometown home again. Prosperous.

RESULTS

- I believe that success would be maintaining the population that we currently have. As the study projected, the population will decrease by 2040. The hope would be that by 2040, mom and dad would be aging and that their children would be willing to move to, if they have not already, Hampton County.
- Lower taxes, more positive feedback from county citizens. And population growth and industry growth in our county.

Summary prepared by Denise R. Grabowski, AICP, LEED AP, Symbioscity

April 14, 2025

Hampton County Comprehensive Plan

symbioscity
PEOPLE + PLACE + PLANET



PLANNING
FOR PROSPERITY

A 2040 Vision For Hampton County



Agenda

- What is a Comprehensive Plan?
- Introductions
- Survey Results
- Small Group Discussions
- Next Steps



What is a Comprehensive Plan?

Master Plan for Hampton County

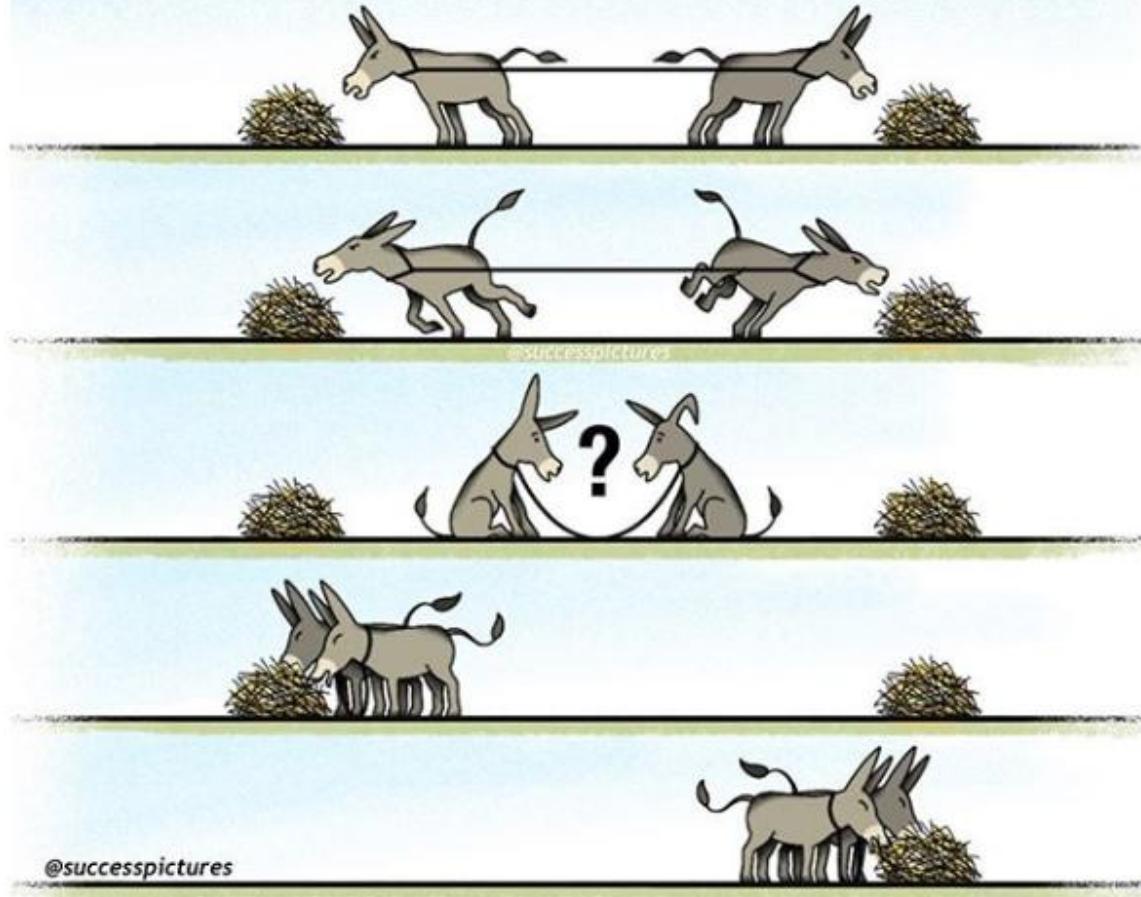
Reflection of the community's vision

Roadmap for the future

Guide for decision-makers

Imagine what we can accomplish when we work together

@successpictures





People and
Prosperity

Population

Economic Development

Natural
Environment

Natural Resources

Cultural Resources

Built
Environment

Land Use

Housing

Infrastructure

Community Facilities

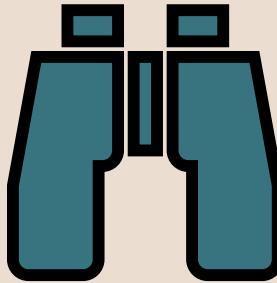
Transportation

Resiliency

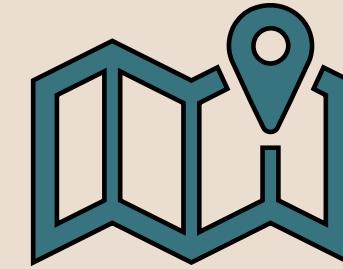
Priority Investment



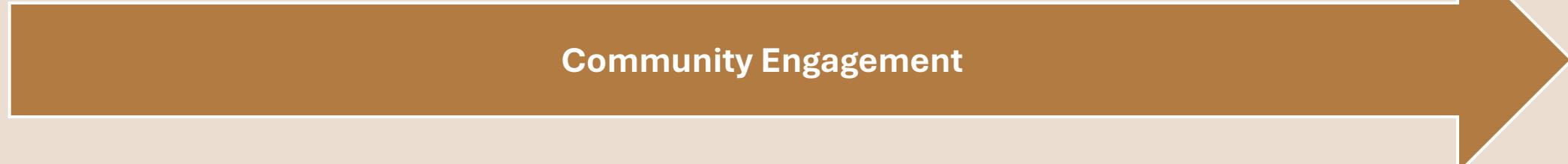
Where Are We Now?
(The Data)



Where Do We Want to Be?
(The Vision)



How Do We Get There?
(The Plan)



The Process

PLANNING FOR PROSPERITY
A 2040 Vision For Hampton County



Introductions

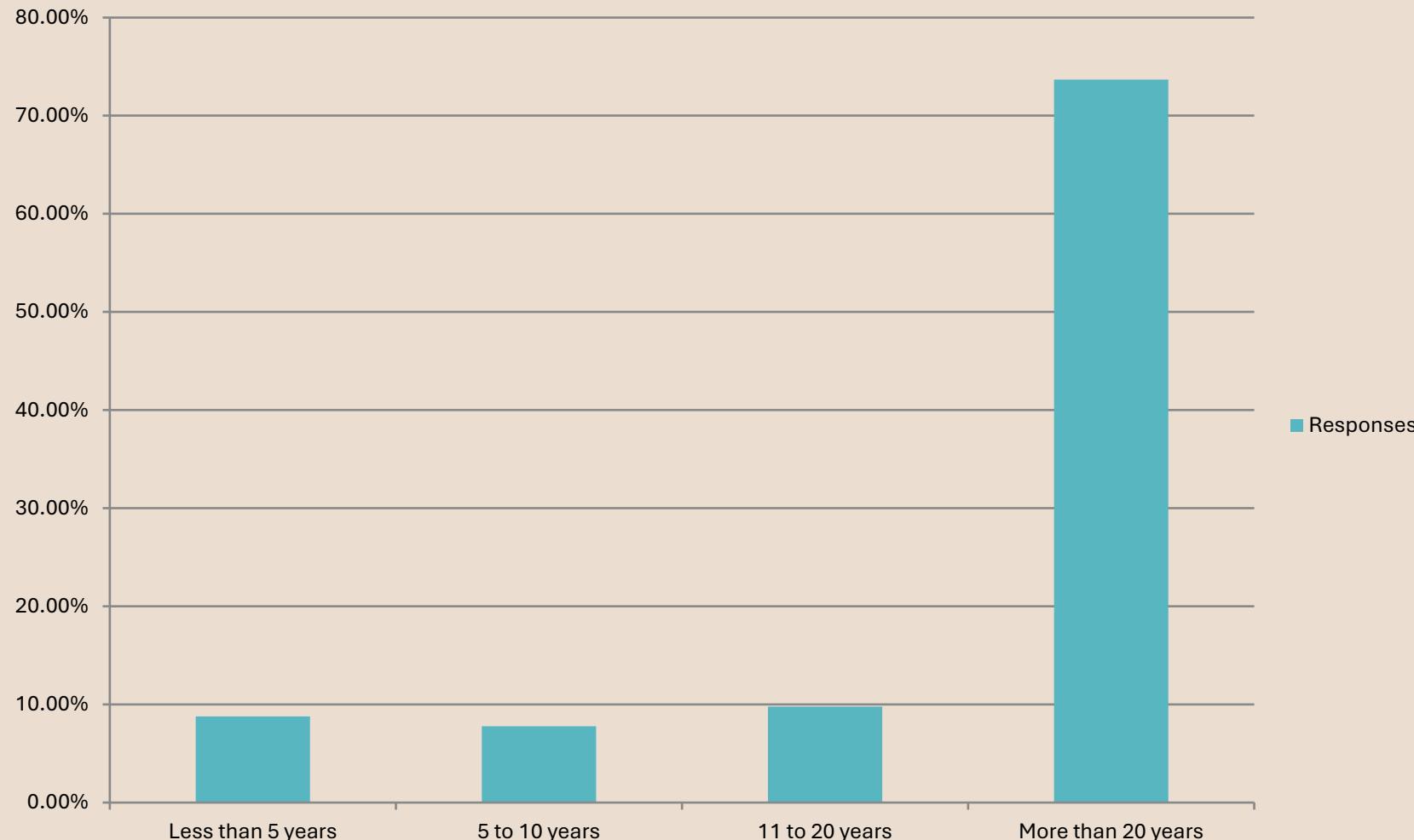
- Name
- Organization
- News to Share?



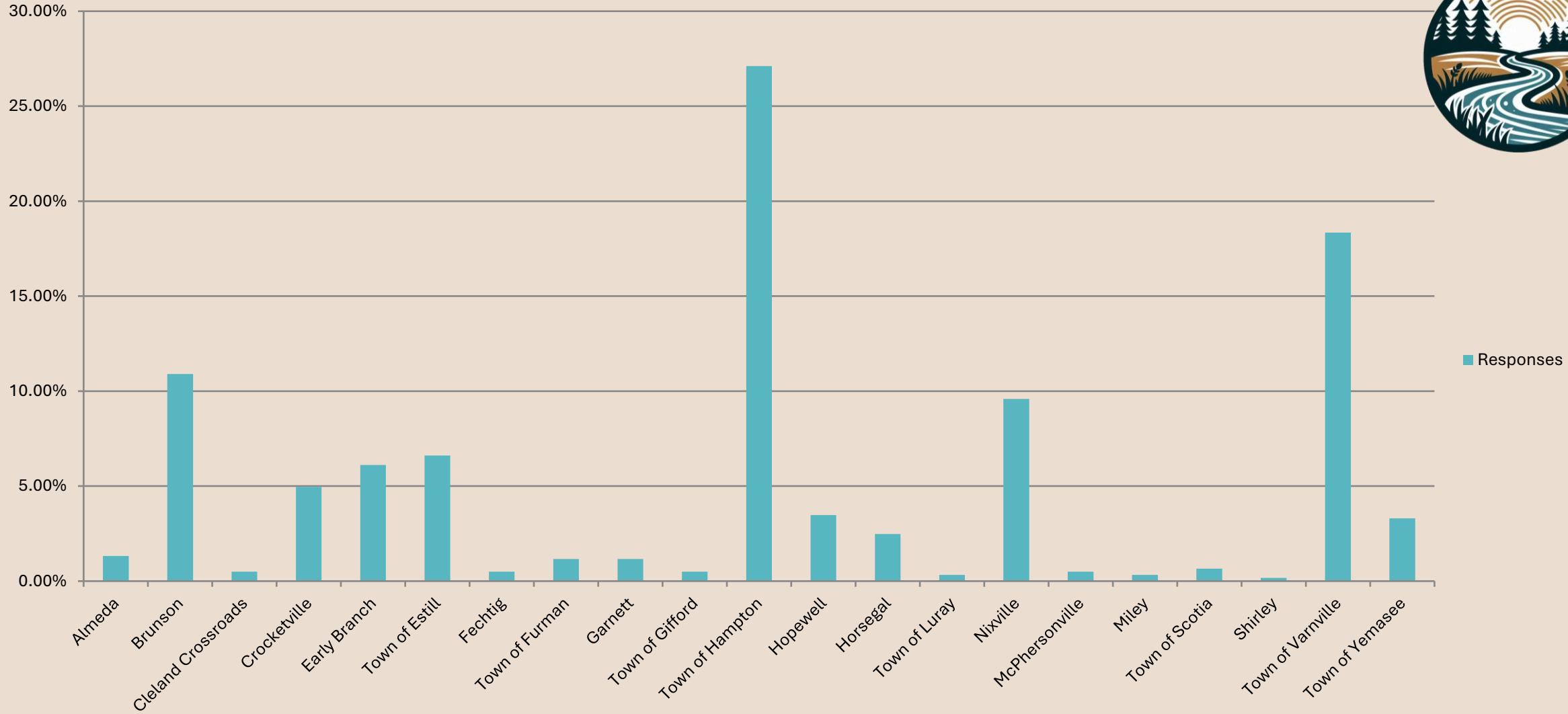
Community Survey Results

PLANNING FOR PROSPERITY
A 2040 Vision For Hampton County

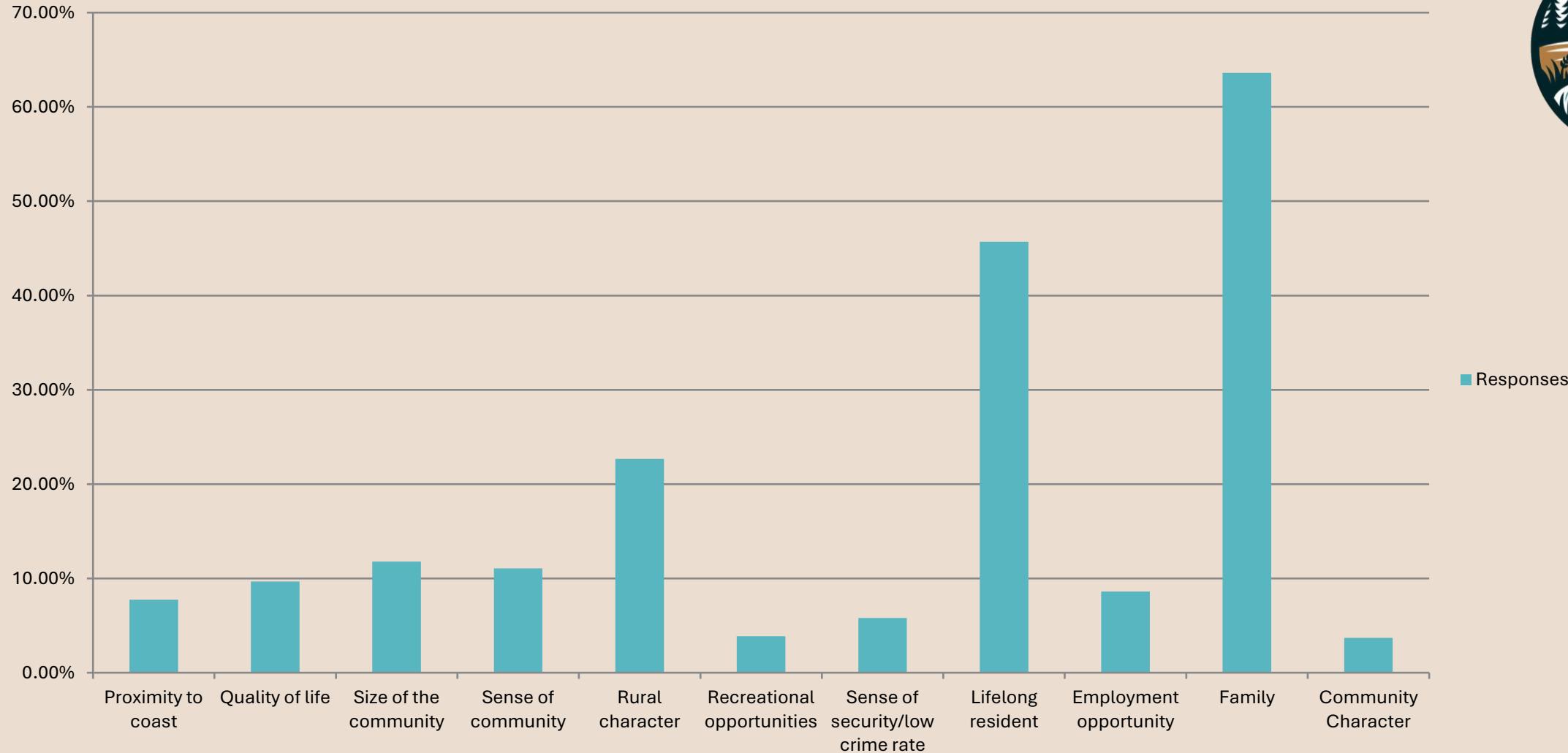
How long have you lived in Hampton County?



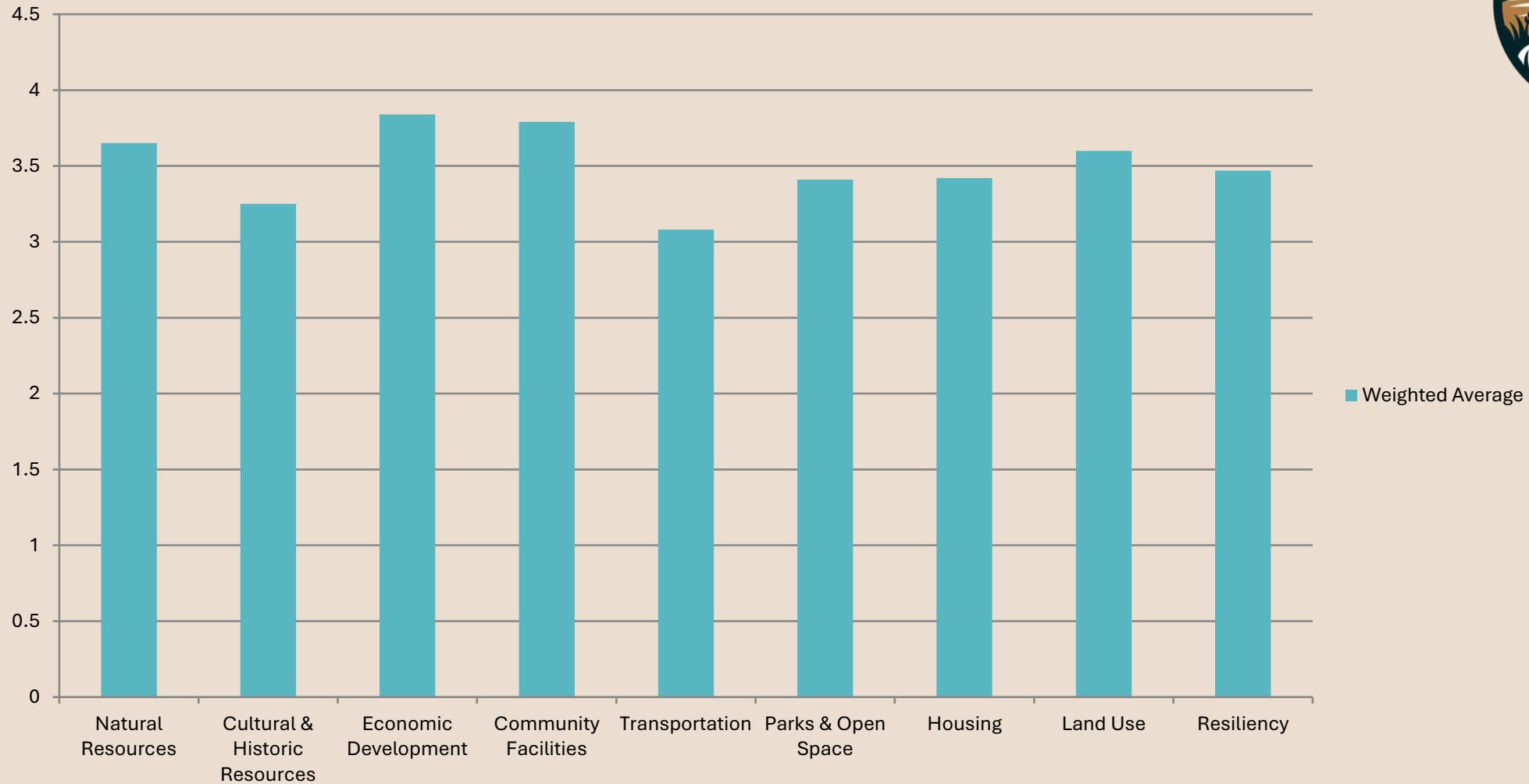
Please identify the town or area of the county you live in or is closest to where you live.



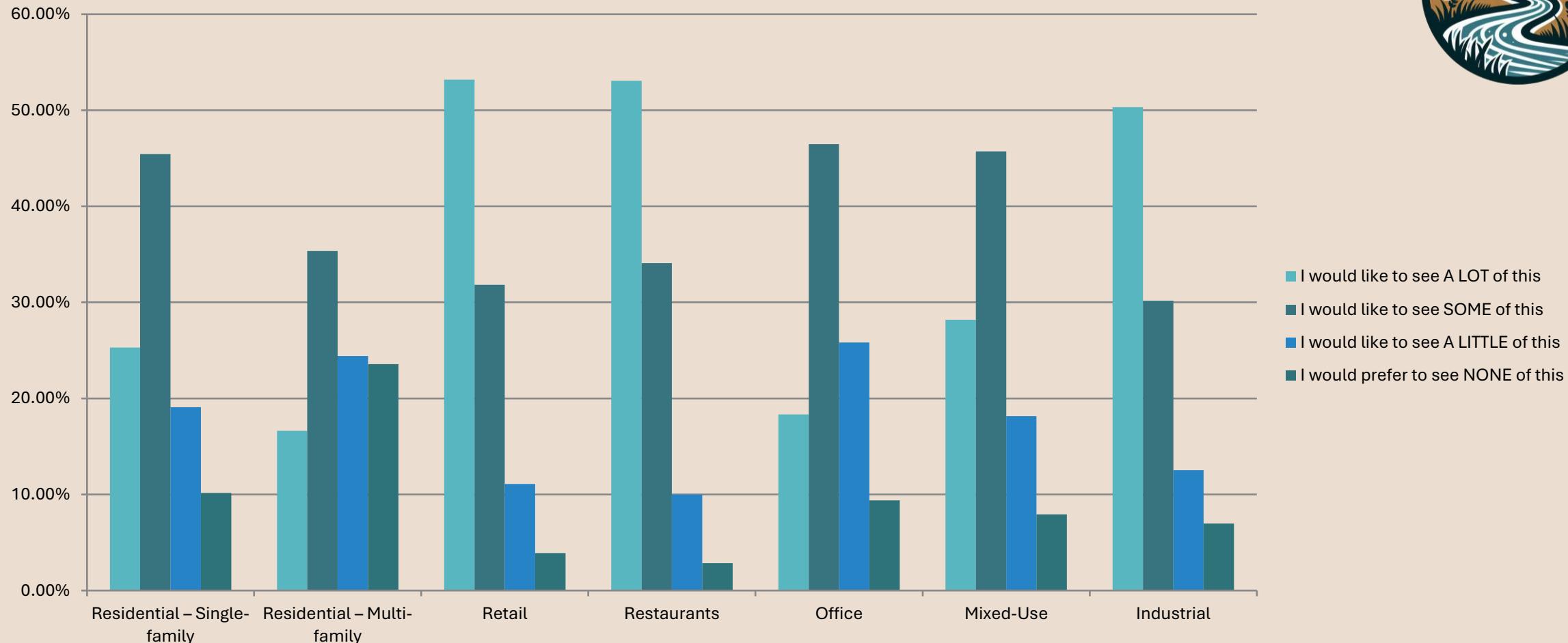
Why do you live in Hampton County? Please select all that apply.



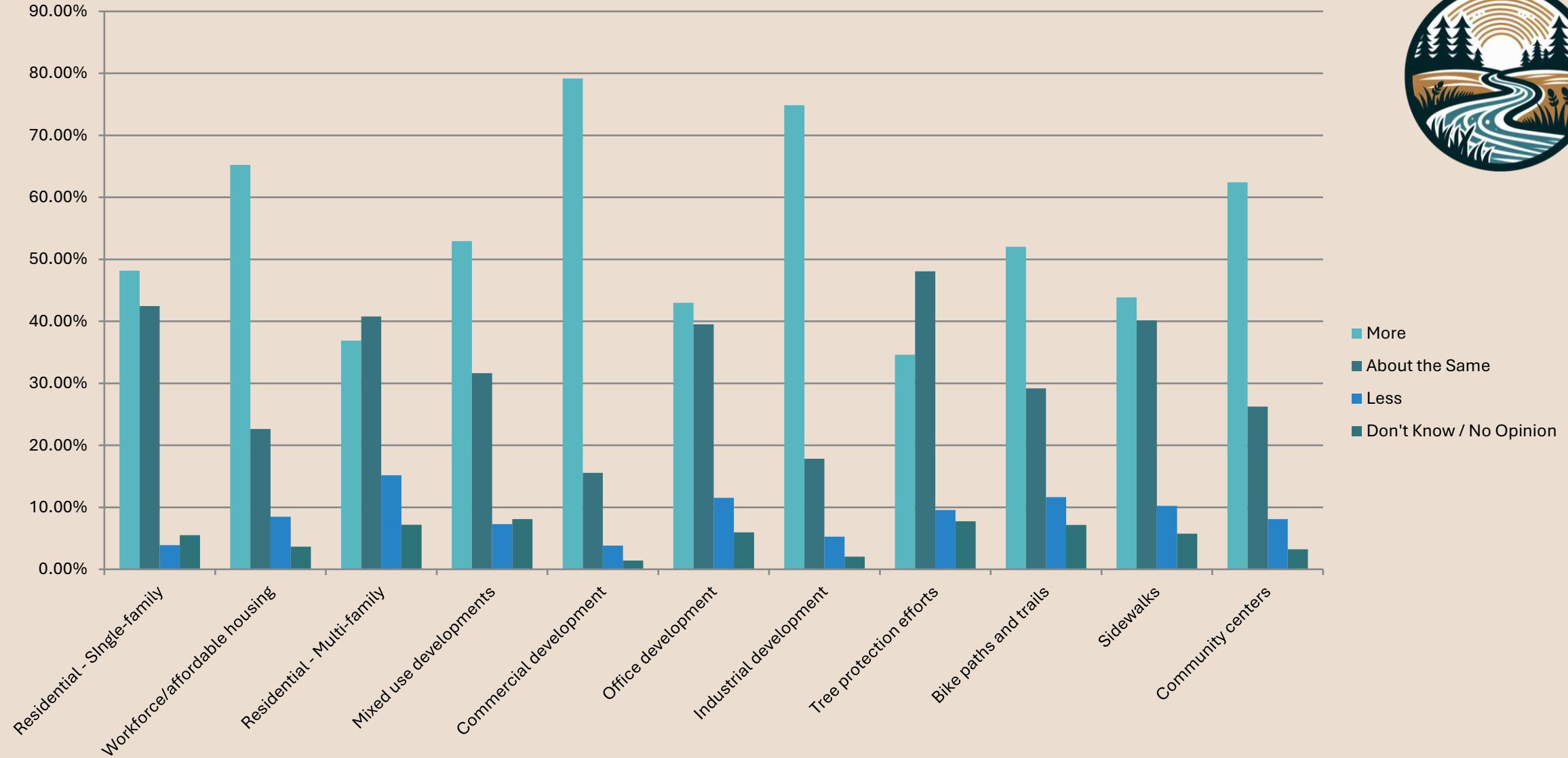
Each of the following topics will be addressed in the Comprehensive Plan. In your opinion, please share how important you think each topic is for Hampton County.



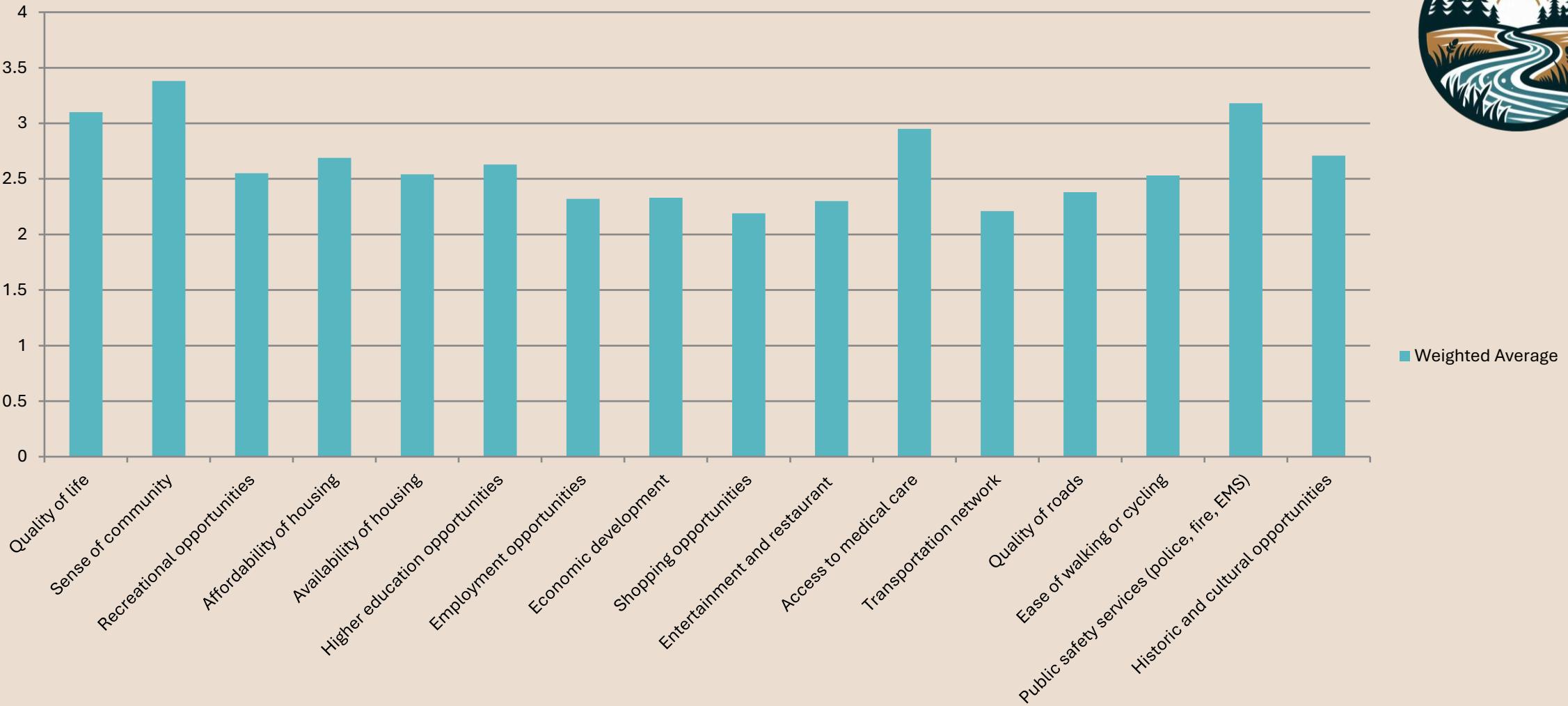
Due to the proximity to I-95 and availability of water and sewer, Yemessee Highway (SC Hwy 68) is prime for development opportunities, particularly between the I-95 interchange and Early Branch. Please share your thoughts about what type of development yo



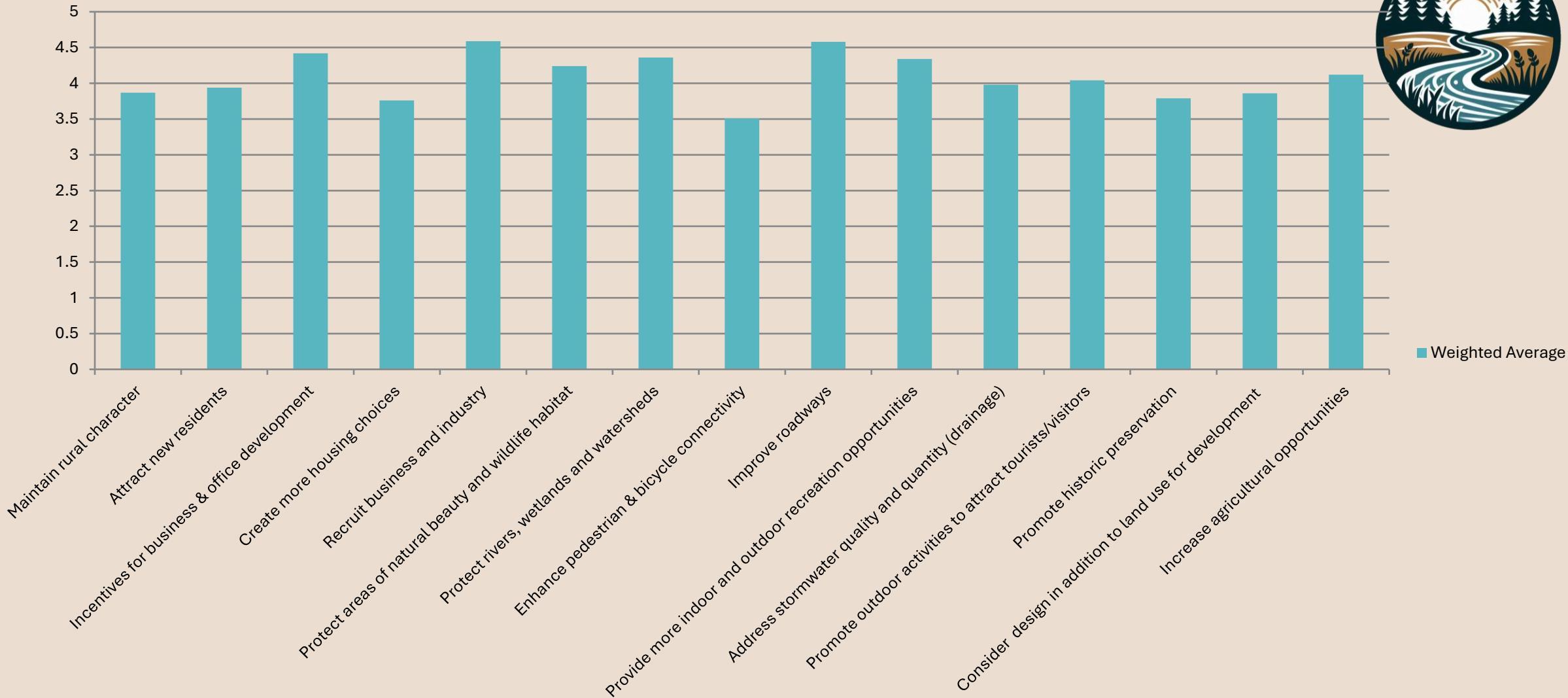
Do you think the County needs more, less, or the same amount of the following?



Please rate the following within Hampton County.



Please indicate what you think the priority level should be for each of the following in Hampton County





What is the best thing about Hampton County?

PLANNING FOR PROSPERITY

A 2040 Vision For Hampton County



What would you most like to change about Hampton County?



How would you complete this vision statement?

“In 15 years, Hampton County will be .”

PLANNING FOR PROSPERITY

A 2040 Vision For Hampton County

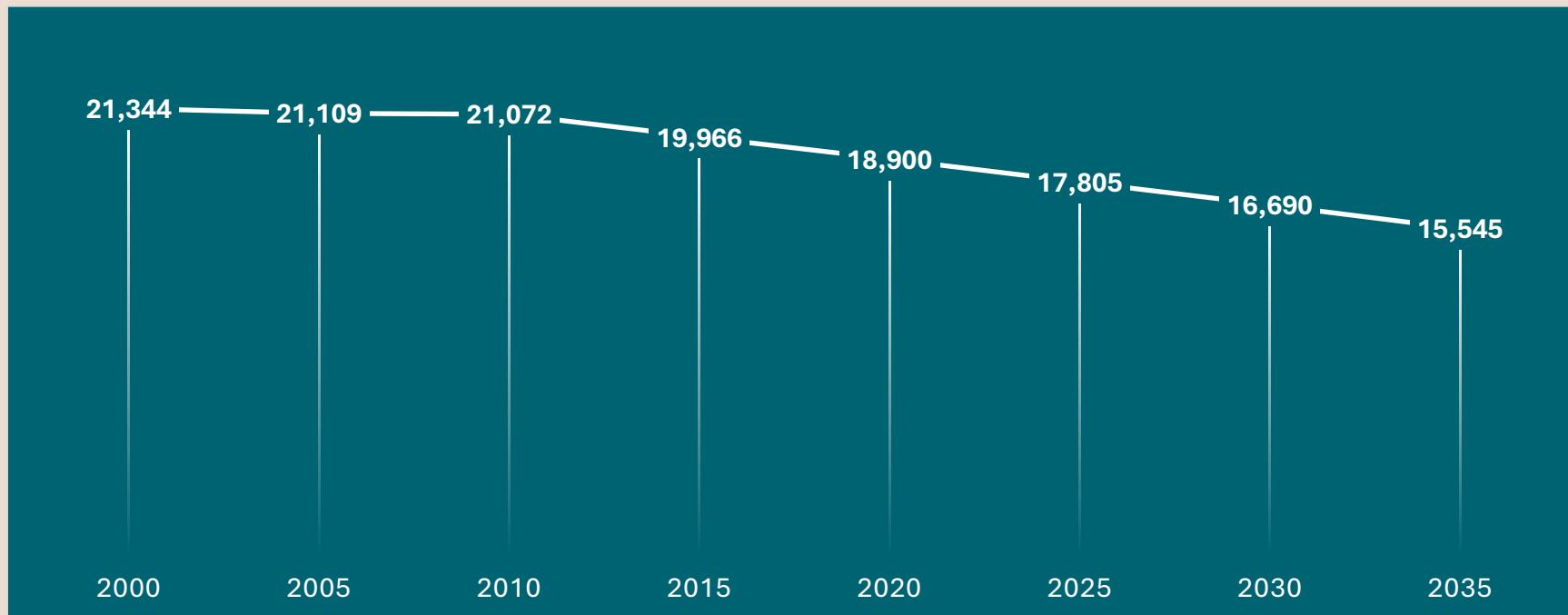


Discussion

PLANNING FOR PROSPERITY
A 2040 Vision For Hampton County

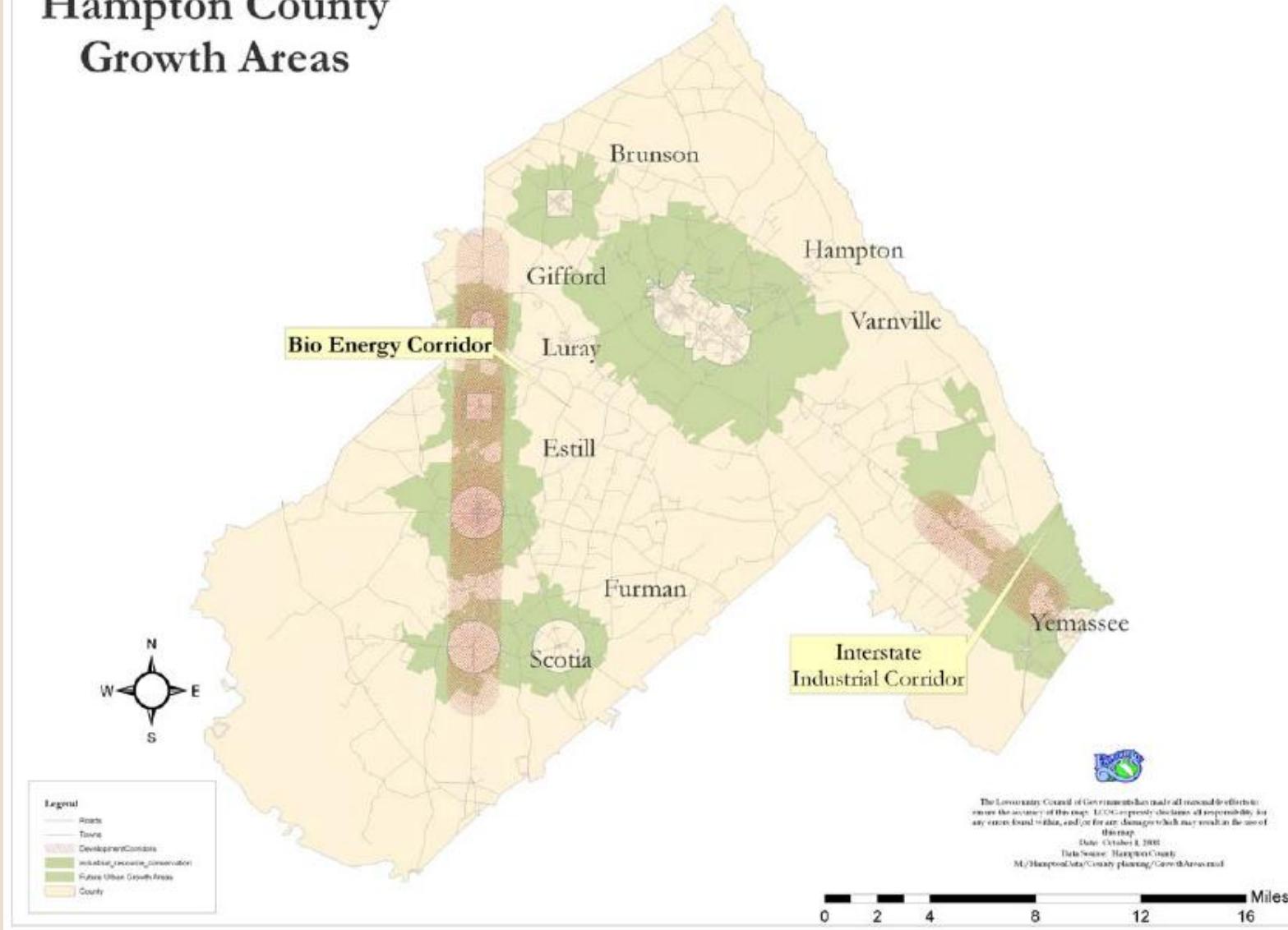


Hampton County Population Trends



Data Source: South Carolina Revenue and Fiscal Affairs Office

Hampton County Growth Areas



PLANNING FOR PROSPERITY
A 2040 Vision For Hampton County



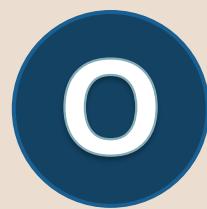
Breakout Session

PLANNING FOR PROSPERITY
A 2040 Vision For Hampton County

SWOT vs SOAR



SWOT	SOAR
<ul style="list-style-type: none">• Strength, Weakness, Opportunities, Threats.	<ul style="list-style-type: none">• Strength, Opportunities, Aspirations, Results.
<ul style="list-style-type: none">• Competitive mindset.	<ul style="list-style-type: none">• Collaborative mindset.
<ul style="list-style-type: none">• Strategic improvement on weakness.	<ul style="list-style-type: none">• Strategic improvement built on strength & vision.
<ul style="list-style-type: none">• Management focus on areas to improve.	<ul style="list-style-type: none">• Leadership focus on what we do best.
<ul style="list-style-type: none">• Tactical action plan.	<ul style="list-style-type: none">• Visionary based action plan.
<ul style="list-style-type: none">• Focus on limitations.	<ul style="list-style-type: none">• Focus on possibilities.



	CURRENT	FUTURE
INTERNAL	Strengths <ul style="list-style-type: none">• What can we build on?• What are our greatest accomplishments?• What makes Hampton County unique?	Aspirations <ul style="list-style-type: none">• What do we want to achieve in the future?• What do we care deeply about?• What should the future of Hampton County look like?
EXTERNAL	Opportunities <ul style="list-style-type: none">• What is our community asking for?• What would lead to greater success?• How do we translate our vision to outcomes?	Results <ul style="list-style-type: none">• How do we know we are succeeding?• What measures tell us that we are on track?





Breakout Session

- Brainstorm SOAR individually for 5 minutes
 - Use notecards to record ideas
 - Think about all 4 subject areas
- Identify someone in your group to be the spokesperson
- Record your ideas on the 11x17 sheet
- Identify your TOP 3 in each SOAR area

	CURRENT	FUTURE
INTERNAL	<p>Strengths</p> <ul style="list-style-type: none"> • What can we build on? • What are our greatest accomplishments? • What makes Hampton County unique? 	<p>Aspirations</p> <ul style="list-style-type: none"> • What do we want to achieve in the future? • What do we care deeply about? • What should the future of Hampton County look like?
EXTERNAL	<p>Opportunities</p> <ul style="list-style-type: none"> • What is our community asking for? • What would lead to greater success? • What regional factors can benefit us? 	<p>Results</p> <ul style="list-style-type: none"> • How do we know we are succeeding? • What measures tell us that we are on track? • How do we translate our vision to outcomes?

People and Prosperity

Population

Natural Environment

Economic Development

Natural Resources

Built Environment

Cultural Resources

Land Use

Infrastructure

Housing

Community Facilities

Transportation

Resiliency

Priority Investment





Discussion

PLANNING FOR PROSPERITY
A 2040 Vision For Hampton County