



COLLETON COUNTY 
south carolina

COMPREHENSIVE PLAN

2020

June 2009



2020
COMPREHENSIVE PLAN
COLLETON COUNTY
SOUTH CAROLINA

***“PREPARING FOR GROWTH, PROTECTING OUR NATURAL
RESOURCES AND PRESERVING OUR RURAL CHARACTER”***

Prepared for
Colleton County Council

Joseph Flowers, Council Chairman

Evon Robinson, Council Vice Chairman

Floyd Buckner, Council Member

Steven Murdaugh, Council Member

W. Gene Whetsell, Council Member

County Administrator

Douglas Burns

Planning and Development, Director

Philip Slayter, AICP

Date Prepared

January 2009

Prepared by

Benchmark CMR, Inc.

118 South Main Street

Kannapolis, North Carolina 28081

www.benchmarkplanning.com

Planning Commission (Oversight of Project)

E. Lawton Huggins, Chairman

Buccie Harley, Vice-Chairman

Marilyn Sloane

Barnwell Fishburne

Cecil Lachicotte

Robert G. Ferrette

Benjamin Sapp

William M. Smoak

R. Ian Padgett

Adopted by Colleton County Planning Commission
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Adopted By Colleton County Council
June 2, 2009

Citizens of Colleton County

Thanks to all who participated!



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2020 COMPREHENSIVE PLAN
❖
COLLETON COUNTY, SOUTH CAROLINA



1 INTRODUCTION

The 2020 Comprehensive Plan for Colleton County prepares a firm foundation for the establishment of flexible land use policies that will direct urban growth towards municipalities, while allowing for moderate, low density growth in the rural areas and preserving the sensitive natural areas throughout its lands. The vision of this Plan is a result of a nearly year-long effort led by the Colleton County Planning Commission -- reflecting the general and diverse desires of the County's residents, property owners, appointed boards, organizations and elected officials that participated during the process. The Plan is intended to be a mechanism for which future land use and development decisions can be made that will help shape the future of Colleton County over the next 10 years.

What is a Comprehensive Plan?

A Comprehensive Plan is a “living” document that establishes a set of guidelines and procedures for implementing the long-range development and conservation objectives of the community. Specifically, the Plan is intended for use by government agencies, residents, private developers, property owners and private organizations concerned with planning the County's future growth, development and preservation. This Comprehensive Plan contains detailed information and plans built around the following elements:

- Land Use
- Transportation
- Community Facilities
- Population
- Housing
- Economic Development
- Natural Resources
- Cultural Resources
- Intergovernmental Coordination
- Priority Investments

Authority of the Plan

Since 1994, the County has been granted the authority to prepare and maintain a comprehensive plan through the ***South Carolina Government Comprehensive Planning Enabling Act*** (S.C. Code Title 6, Chapter 29) which consolidates former separate state legislative acts regarding local authority to create comprehensive plans.

The Comprehensive Plan becomes effective when County Council adopts the elements through a single or series of successive ordinances. Before adoption of an element of

the Plan, County Council must hold a public hearing on it, giving the public a minimum of thirty days public notice of the hearing. The Plan must be reviewed once at least every five years to determine if changes are needed which require additions or amendments to the Plan. The Plan must be updated at least every ten years.

How to use this Plan

This Plan was designed to be user-friendly for elected officials, staff, residents and property owners in Colleton County. The Comprehensive Plan contains information about the planning process, the vision, future land use, goals, strategies and implementation. The Plan also provides a thorough examination of existing conditions contained in the appendix of this plan.

While the Plan is not a regulatory document, there are many ways in which the vision of the Plan can be achieved. This Plan provides the following opportunities for use:

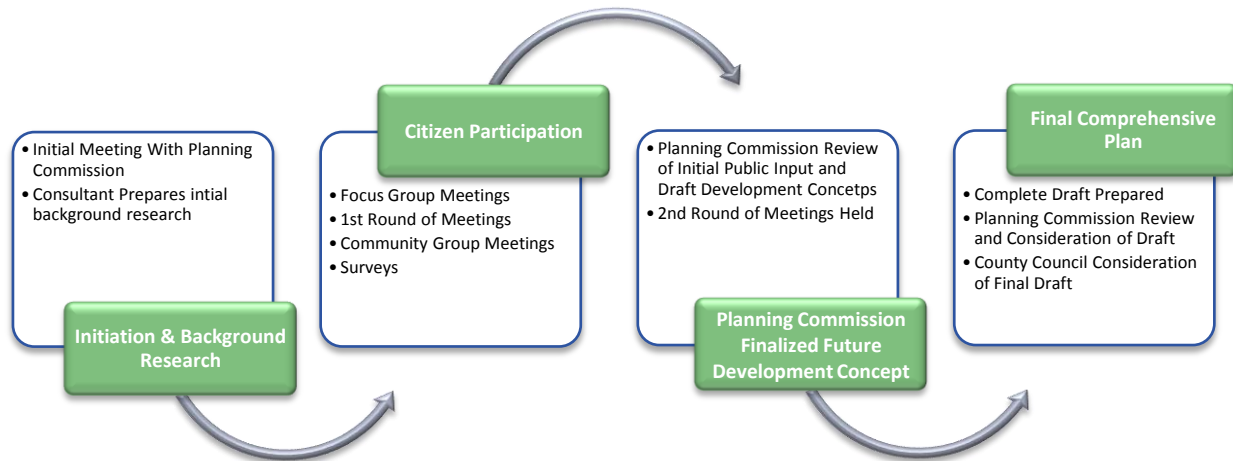
- For each goal that is identified a course of action or strategy is provided.
- Publicly financed capital improvements can and should be consistent with goals and strategies of the Plan.
- Updating development ordinances to comply with the visions, goals, and strategies made in the Plan.
- Use the future land use map for guidance in County actions and development approvals.
- Provide a framework for coordinating action among the county, municipalities and the school district.
- Amend the Plan if new information becomes available in order to keep the plan current and relevant.

The Planning Process and Citizen Participation

The County's comprehensive planning process was guided by the Planning Commission and included public meetings, public surveys and presentations to local organizations and municipalities to ensure public input was adequately considered. It is important that a wide range of stakeholders and citizens are afforded the opportunity to participate in a public process to ensure it reflects the broad community desires and concerns regarding future land use and development. The results of the meetings and

surveys are contained in Chapter 2: 2020 Vision. The process utilized to gain public input and participation into the Comprehensive Plan is outlined below in a simple graphic chart, followed by a detailed explanation of the various steps.

Colleton County Comprehensive Planning Process



Detailed Steps in the Process

Public Meetings

- **Colleton County Focus Group Meetings – March 3, 2008**
 - Focus group sessions were held in one and one half hour time blocks to obtain initial thoughts and concerns from the key stakeholders in the county.
 - Development Industry and related groups
 - County and Municipal Elected Officials
 - Key Stakeholder Agencies (Local, State and Federal)
- **First Round of Community Meetings - March 10, 11, 17 and 18, 2008**
 - Public Meetings were advertised in both local newspapers, the Dispatch and the Press & Standard. The meetings were held in four distinct geographic locations of the county. At the public meetings, participants reviewed basic background information and maps regarding the population, housing, the economy and existing and future land use. Participants were asked to express their thoughts, concerns and ideas on the future growth of the county. Those who attended were also asked to fill out a survey on the future growth of the county as well. The meeting locations are listed below.

- Bells Fire Station #18 – March 10th
- Greenpond Fire Station #6 – March 11th
- Cottageville Fire Station #9 – March 17th
- County Council Chambers – March 18th

- **Other Community Meetings – April through June 2008**
 - Additional Community input meetings were held with small community groups representing the County’s African-American community, civic groups and other government bodies to ensure adequate public input was being obtained. The meetings were held in similar fashion to the first round of public meetings described above.
 - USC Salkehatchie – State of Colleton Presentation – April 3rd
 - Colleton Center, Members of the local Chapter of the NAACP – May 29th
 - Cottageville Elementary, Cottageville Area African-American Community – June 26th
 - Walterboro Rotary Club
 - Town of Cottageville
 - Town of Edisto Beach Planning Commission
 - City of Walterboro Planning Commission

- **Planning Commission Review of Draft Land Use Concept – May 19, 2008**
 - The Planning Commission considered the input received from the surveys and the first round of meetings and they reviewed the first draft of the land use concept before scheduling additional public meetings. With the draft land use concept in place, a second round of public meetings was scheduled for June.

- **Second Round of Community Meetings - June 23, 24, 30 and July 1, 2008**
 - With the draft concepts prepared, a second round of public meetings was advertised advertized in the Dispatch and Press & Standard to receive feedback on the proposals. At the public meetings, participants reviewed the draft land use concepts and provided evaluation and thoughts regarding the proposal. The meeting locations are listed below.
 - Greenpond Fire Station #6 – June 23rd
 - Cottageville Fire Station #9 – June 24th
 - Bells Fire Station #18 – June 30th
 - County Council Chambers – July 1st

Public Surveys

Surveys were distributed at the public meetings and made available throughout the process to anyone who was not able to attend a meeting. Over 113 surveys were completed. The survey questions utilized and the responses are listed in the appendix of this report. A brief analysis of the survey results is described in Chapter 2: 2020 Vision; several key findings included the following:

- Desire of residents for Colleton County to stay rural;
- Desire of residents to protect Colleton’s natural resources; and a
- Desire of residents to encourage growth, but encourage it around municipalities not in the rural areas of the county.

Internet or Web Interface for Public Input

Detailed information regarding the process was displayed on the consultant website, advertised at the public meetings, and the media publications as well – providing opportunity for those who could not attend the meetings, but were interested in finding out more about the process.



Newspaper Coverage – Editorials and Articles

The Comprehensive Plan public meetings and process were covered in “The Press and Standard” and the “Charleston Mercury” on the following dates.

- **The Press and Standard**
 - June 13, 2008 – Feature Article, “Questions and Answers on Colleton’s Future Plan”
 - April 8, 2008 – Feature Article, “Discussing Colleton’s Future”
 - March 11, 2008 – Feature Article, “Colleton’s County’s Flavor Beyond 2018”
 - March 7, 2008 – Editorial Page, “Help Form your Community”
 - March 4, 2008 – Feature Article, “How Do You Want Colleton To Look”
- **Charleston Mercury**
 - July 3, 2008 – Feature Article, “Colleton’s Proposed “Rural Agriculture” Zoning

Adoption Process

- **Planning Commission Review of Final Draft Land Use Concept – July 23, 2008**
 - The Planning Commission considered the input received from the second round of meetings and reviewed the final draft of the land use concept – setting the direction for the completion of the first draft of the comprehensive plan.
- **Planning Commission Review Draft Comprehensive Plan – November 24, 2008**
 - Introduction of the Plan to the Planning Commission. Staff will propose adoption at a future meeting.
- **County Council Public Hearing and Consideration of Draft Comprehensive Plan – 2009**
 - Introduction and Proposed 1st reading



2020 VISION

I. Introduction

Businesses and individuals make plans everyday for their future to provide vision and direction for their actions. County Government also should make plans and establish a future vision as well to know where it is headed and how to provide adequate service to meet the desires of the citizens it serves. Eyesight or “vision” is very important to a human being. Without it, it is difficult to find direction and establish where you are going. With it, one can find the way and see where to go.

The public participation/citizen input process was an important aspect of the Plan to establish the overall “vision” for Colleton County. Residents and business owners attended public meetings and provided their input at the meetings and through surveys to indicate their desires for the future growth of Colleton County.

II. Basis for the Vision -- Stakeholder and Citizen Participation Results

B. Stakeholder Meetings

On March 3rd, over 45 persons participated in the stakeholder meetings held at the Colleton Arts Center. At the meetings, an overview of the planning process was presented along with a brief overview that included regional growth patterns, population, economy, housing, community facilities and land use. A discussion was held with each group concerning the topics listed below.

- What are the major assets (strengths) attracting people and development to Colleton?
- What are the major issues within Colleton County?
- How do you envision the future growth and development of Colleton County?
- What strategies or suggestions will help influence the future growth of the County?

All three groups throughout the discussion indicated the most important asset of Colleton County was its natural resources and rural way of life. The major issues concerning the future growth of the County included lack of infrastructure in places that need it within and adjacent to municipalities, environmental concerns (protecting the ACE Basin), and incorporating development regulations to help protect the rural nature of Colleton.

When the discussion moved to future growth and how it may occur, all groups indicated that major development should occur in and around the municipalities where the infrastructure is in place and can support new growth. The stakeholders also expressed the need to focus this growth near the municipalities to protect the County’s natural environment and resources. Without the natural resources the rural way of life enjoyed today and the things that attract people and development would no longer exist.

The stakeholder’s discussion also indicated that it was very important to encourage infrastructure improvements around the municipalities to help direct growth coupled with sound planning and zoning regulations that reinforce the desired development patterns. Infrastructure improvements and zoning policy working together can help guide the future growth – specifically focusing it around the municipalities.

C. Public Meetings and Survey Results

Noted earlier, 113 persons participated in the surveys, while meeting attendance among the input sessions was modest. The meeting participants and survey respondents indicated their number one value was Colleton County and its people, followed closely by the “quietness” and “nature and open space.” The “rural/country living” aspects of county life in Colleton was also ranked high.

Please identify the top 3 things you value most about Colleton County?		
	# of responses	percentage
People (friends, relatives, and neighbors)	66	17%
Quietness	56	14%
Recreational activities	38	10%
Modest traffic	32	8%
Low taxes	12	3%
Nature and open space	56	14%
Rural/country living	52	13%
Small town atmosphere	43	11%
Proximity to Charleston or other locations	33	8%
Other	2	1%
TOTAL	390	100%

When asked what concerned residents the most, a majority responded that the lack of jobs, poor roads, lack of recreational opportunities and the loss of natural resources were the major issues. Asked what could be done to help resolve the issues most important to them, respondents indicated, coordinated planning between the county and cities, revised zoning policies, create jobs and economic development initiatives and improve funding for roads.

What issues are of concern to you in the County today?		
	# of responses	percentage
Availability of water and sewer	23	7%
Flooding	9	3%
Development encroaching on farmland	27	8%
Too much traffic	22	6%
Loss of natural areas	37	11%
Not enough recreational opportunities	42	12%
Lack of fire protection	4	1%
Too much noise	5	1%
Lack of jobs	68	20%
Poor roads	53	15%
No affordable housing	25	7%
Rundown or dilapidated homes	27	8%

Respondents to questions about future growth and where it should be located was a mirror of the stakeholder discussion held in March. Eighty percent of the County's residents participating indicated that they favored growth over the next 10 years with 77% indicating it should be directed towards the municipalities of Walterboro and Cottageville. Twenty-two percent indicated anywhere in the County would be suitable to them.

Over the next ten years, would you like to see more growth and development (houses, stores, shops, business) occurring within the county?		
	# of responses	percentage
Yes	82	80%
No	20	20%
TOTAL	102	100%

If you answered yes, where would you like to see the growth and development?		
	# of responses	percentage
Close to Walterboro and Cottageville only	21	27%
Anywhere in the county	6	22%
Mostly around Walterboro and Cottageville	26	49%
No opinion	2	2%
TOTAL	55	100%

The findings of the public input helped pave the way for the drafting of the initial Plan, as well as and the goals and strategies. The public input survey and responses are provided in the Appendix.

III. The 2020 Vision

Colleton County residents, through the public meetings, and direction provided by the Planning Commission, indicated they would like to see growth in Colleton County, but focused around the existing municipalities. By focusing development where infrastructure already exists, the natural resources that make Colleton unique can be protected and the rural lifestyle that many enjoy in the country can be preserved.

Vision 2020 – Colleton County, South Carolina

“PREPARING FOR GROWTH, PROTECTING OUR NATURAL RESOURCES AND PRESERVING OUR RURAL CHARACTER”



FUTURE LAND USE

I. Introduction

With the vision for 2020 established and the initial background research complete, a road map was laid out to reach it. Emphasis was placed on sound land development principles that were developed with all of the comprehensive plan elements in mind. Chapter 4 outlines the goals and strategies for implementing the Comprehensive Plan, while Chapter 5 lays out the implementation framework.

II. The 2020 Future Land Use Concepts

A total of nine future land use concepts were established that build upon public input received at the meetings and the characteristics of existing land development patterns and resources. The 2020 land use concepts include more detail than the 1999 Future Land Use Plan Map to reflect the land use patterns that have been established since 1999.

The land use concepts (See Figure 3.1 on page 3-11) include:

- Coastal Resource Preservation
- Rural Agriculture and Conservation
- Rural Residential
- Urban Transition
- Intense Industrial
- Village Center Nodes
- Rural Crossroads
- Gateway Nodes
- Image Corridors

A. Coastal Resource Preservation (Blue)

The areas displayed in light blue on the development concept map represent areas that have significant coastal/natural resources, conservation lands, older plantation lands, scattered, low-density residential development. The existing natural resources in these areas are ill-suited to urban density development and growth. It is expected that this region will continue to have extremely low density rural development over the next 10 years. Development of infrastructure and various facilities to support urban growth may not be fiscally or environmentally desirable in these areas. In addition, residents in the area would like to see concentrated growth around the existing municipalities –

helping preserve the Ace Basin area of the county with its cultural assets, historic lands, rural characteristics and quiet “way of life” for residents living near the water.

Existing Characteristics of the Area

- Significant natural impediments to development including:
 - Flood Plain (over 44% of the county’s flood areas located here)
 - Severe limitations in soils for septic tank absorption fields
 - Streams
 - Wetlands
 - Watersheds and water quality areas
- Significant amount of preserved and protected land – nearly 140,000 acres total
 - Federal Protection – 4,937 acres
 - State Protection – 47,121 acres
 - Private Protection – 87,467 acres
- Scattered low density rural residential and one small rural crossroads (Bennetts Point)
- Large plantation homes and tracts of land well over 500 acres that are preserved for hunting, historic and vacation purposes
- Numerous outdoor activities:
 - Hunting, fishing, boating, bird watching and camping
- Lack of infrastructure
 - Water and Sewer not readily available
 - Roads are mostly two-lane with limited connectivity
- EMS, fire protection, schools and services meet the needs of current population
- Some areas in the southern portion of the Coastal Resource Preservation area inaccessible today by road

Coastal Resource Preservation Area- Development Concept

- Protect natural resources and sensitive environmental lands by encouraging growth at locations where adequate facilities and services are available to support a more dense population
- Promote low density scattered residential uses that maintain the rural nature of the area
 - Encourage extremely low density residential lot sizes for new development
 - Consider a minimum of one dwelling unit per one to five acres

B. Rural Agriculture and Conservation (Dark Green)

Select areas of the County north of the Ace Basin are generally low density residential lands with farms primarily concentrated in the areas north and west of I-95. Some

growth is occurring; however, the absence of significant public utilities has kept the development scattered and low density. It is expected that most of this area will remain low density rural agricultural lands through the next 10 years. These areas consist of large, 500 acre or greater tracts of land and are located in or near floodplains and/or wetlands where a slightly lower density of development has occurred over time due to environmental limitations. The area also contains several large active farming operations.

Existing Characteristics of the Area

- Significant natural impediments to development including:
 - Flood Plain
 - Severe limitations in soils for septic tank absorption fields
 - Streams
 - Wetlands
- Watersheds and water quality areas
- Significant amount of active farmland/cropland – especially in areas west of I-95
- Some preserved and protected lands
- Large tracts of land utilized for forestry operations
- Scattered, low population density including rural residential and rural crossroads / country store developments
- Outdoor activities:
 - Hunting, fishing, boating, canoeing, and camping
- Lack of infrastructure
 - Water and Sewer not readily available
 - Roads are mostly two-lane with limited connectivity
- EMS, fire protection, and schools meet the needs of current population

Rural Agriculture and Conservation Area – Development Concept

- Encourage growth near municipalities where adequate facilities and services are available to support a more dense population
- Promote residential uses at low densities to protect areas where adjacent to farmland/cropland/agricultural uses, wetlands and maintain the rural nature of the area
 - Encourage low density lot size for new residential development
 - Consider a minimum of one dwelling unit per acre
- Recognize limited commercial growth in this area in the form of “rural crossroads”
 - Cluster moderate intensity commercial growth at intersections identified as rural crossroads – avoiding a “strip” commercial development pattern and located approximately within 500 feet of the intersection.

C. Rural Residential (Light Green)

Many areas of the County north of the Ace Basin, while primarily rural and low to medium density in character today may have water available or planned over the next 10 years. Some of the area is currently being developed in a low density pattern with a moderate number of total units and supports a higher density than lands identified in the Rural Agriculture & Conservation area. This future land use concept also provides for compatible development between the low density Rural Agriculture & Conservation lands and Coastal Resource Preservation lands and the Urban Transition areas, where more uses and greater densities are suggested. This use and density pattern is important as it recognizes appropriate development patterns to promote orderly growth – helping to protect existing agricultural lands from development encroachment that may be adjacent to growing urban transitional areas.

Existing Characteristics of the Area

- Limiting natural impediments to development including:
 - Flood Plain
 - Some limitations in soils for septic tank absorption fields
 - Streams
 - Wetlands
- Expansive watersheds and sensitive water quality areas
- Limited amount of active farmland/cropland
- Some large tracts of land held by large companies for forestry
- Scattered low to medium population density including rural residential and rural crossroads
- Outdoor activities:
 - Hunting, fishing, boating, canoeing, and camping
- Limited infrastructure
 - Water is available in portions of this area
 - Sewer not readily available
 - Roads are mostly two-lane with limited connectivity

Rural Residential Area – Development Concept

- Encourage higher density growth near municipalities where adequate facilities and services are available to support a more dense population
- Promote residential uses at medium density to provide an appropriate transition between the urban areas and rural agricultural/conservation areas (farmland/cropland/agricultural uses) - helping maintain the rural nature of the area
 - Encourage low to medium density lot size for new residential development

- Consider a minimum two dwelling units per acre density
- Recognize limited commercial growth in this area in the form of “rural crossroads” and low intensity general commercial uses
 - Scattered low intensity commercial uses may be allowed along major thoroughfares throughout the rural residential area
 - Cluster moderate intensity commercial growth at intersections identified as rural crossroads – avoiding a “strip” commercial development pattern and located approximately within 500 feet of the intersection.

D. Urban Transition Areas (Yellow)

This area is primarily located adjacent to the towns of Walterboro and Cottageville. The uses within this area vary from commercial and light industrial to moderate sized “suburban” residential subdivisions. These areas have access to public utilities, mostly water, and are poised for continued urban development over the next 10 years. This area may likely be areas where the towns may expand over the planning period. In addition, residents have indicated that these areas would be the most appropriate location for any significant commercial, residential or industrial development to occur.

Existing Characteristics of the Area

- Natural impediments to development are less
- Major Infrastructure is available to facilitate higher density residential, commercial and light industrial development
 - Water and Sewer available or nearby
 - Multi-lane transportation facilities (ie: I-95)
- Medium to high population density in adjacent or nearby areas
- Higher traffic volumes
- Adequate EMS, fire protection for these intense uses
- Schools are adequate to serve this area

Urban Transition Area – Development Concepts

- Promote residential at medium to high density to take advantage of the utilities and services that are readily available for continued urban development
 - Encourage residential development equal to or greater than three dwelling units per acre
 - Encourage mixed use development within this area
 - Identify compatible commercial uses to support residential development
 - Neighborhood commercial/shopping centers
 - Recreation facilities
 - Services and retail sector uses

- Identify uses that may employ residents of a mixed use area to encourage walkability
 - Office and light industrial uses
 - Service and Retail sector uses
- Encourage greenway, bicycle and pedestrian connections within developments and from neighborhoods to existing and proposed county and municipal trails and pathways

E. Intense Industrial Area ( Purple)

The existing industrial park is located in this area. This area has long been utilized for more “heavy” or “intense” industrial uses and activities. This designation allows for these types of uses that are capable of supporting industrial activities that would not be as appropriate in other areas of the county.

Existing Characteristics of the Area

- Natural impediments to development are minimal
- Major Infrastructure is available to support heavy industrial use/development
 - Water and Sewer available or nearby
 - Airport nearby
 - Multi-lane transportation facilities (ie: I-95)
- Education and training facilities nearby
- Higher traffic volumes
- Adequate EMS, fire protection for these intense uses

Intense Industrial Area – Development Concepts

- Promote all industrial uses within this area, specifically manufacturing uses.
- Encourage attractive gateways/entrance corridors to this area
- Encourage and plan for multi-lane transportation connections to this area

F. Village Nodes ( Pink)

The Plan recommends two “village” areas where a mix of uses and activities should exert a greater influence than a rural crossroads, but not enough density to be considered a town. Jacksonboro and Green Pond are proposed as two village nodes in this development concept.

Existing Characteristics of the Area

- Clustering of commercial and community service oriented development
- Mix of uses – primarily residential and commercial uses
- Longstanding and recognized communities in Colleton County

Village Nodes – Development Concepts

- Continue to promote a mix of uses and opportunities for residents within the area to walk and conduct business locally.
- Overtime, these village centers may grow and expand as Colleton County grows
- The Plan acknowledges the existing commercial zoning pattern in Jacksonboro and Green Pond as sufficient to meet the needs of the Village Centers through 2020. Any additional commercial zoning should be evaluated subject to the completion of a small area plan for each node.
- Village Concept represents a projected service population of at least 500 people.

G. Rural Crossroads (Red)

Many existing country stores and small scale convenience stores are located at various “crossroads” throughout the rural portion of the County. These key intersections can handle one or two such facilities to help serve the surrounding low density populations in the surrounding area.

Existing Characteristics of the Area

- Clustered community service oriented development such as a “country store” or small scale retail or service sector use
- Key intersections with one or two existing stores
- Longstanding and recognized crossroads in Colleton County

Rural Crossroads – Development Concepts

- Continue to promote small scale retail or service sector uses at these identified locations
- Cluster commercial growth at intersections identified as a rural crossroads – avoiding a “strip” commercial development pattern and located approximately within 500 feet of the intersection.
- Overtime, additional rural crossroad designations may become important as areas may experience new residential growth
- The Plan acknowledges the existing commercial zoning pattern outside of the proposed Village Nodes as sufficient to meet the needs of the Rural Areas through 2020. Any additional commercial zoning should be evaluated subject to the 500-foot distance standard.

H. Gateway Nodes (Orange)

Interstate 95 is the major transportation route through Colleton County. US Highways 17 (Charleston Highway/Ace Basin Highway) and 17A (Cottageville Highway) also provide critical gateways into the County. Six gateway areas have been identified that provide entrances into the County or the county seat, Walterboro. Specifically, the nodes are identified as:

Interstate 95 – (Approximately a 3000 foot radius)

Cannady's Gateway (Exit #68 – Augusta Highway)
Commerce Center Gateway (Exit # 62 – McLeod Road)
Great Swamp Gateway (Exit #53 – Sniders Highway)
Combahee Gateway (Exit #42 - Lowcountry Highway)

Cottageville Highway (US 17A – Approximately a 1500 foot radius)

Cottageville Gateway

Charleston Highway (US 17 - Approximately a 1500 foot radius)

Edisto/Jacksonboro Gateway

Existing Characteristics of the Area

- Major entrances into the County, Walterboro, Cottageville and Jacksonboro
- Some existing billboard and out of scale signage
- Lack of beautification and significant enhancements in and around these gateways

Gateway Nodes – Development Concepts


- Promote overall design standards that will enhance the entrance into the identified areas
 - Decorative landscaping along road frontage and in parking areas of development
 - Signage that is low profile and smaller square footage
 - Discourage/prohibit off premises signs and billboard advertising to protect the appearance and existing views when entering through these gateways
 - Encourage parking areas that are located on the side and in the rear
- Discourage incompatible land uses that may detract from the image of a gateway into the County
 - Uses, such as a junk car storage, should be discouraged from these areas
- Establish a County beautification or appearance advisory committee/commission
 - Establish priorities for landscaping entranceways
 - Pursue grant funding and private donations to install decorative welcome signage and landscaping
 - Consider seed money to help establish committee and an initial project

Figure 3.1: Sample illustration of appropriate site design and landscaping at gateways



Figure 3.2: Sample illustration of types of buildings and site design at gateways



I. Image Corridors ( Orange Hatch)

Just as the appearance of the gateway nodes are important the corridors leading from the gateway nodes into their destinations are important as well. In particular, the Commerce Center Gateway and the McLeod Road/Commerce Corridor from I-95 to the existing Industrial Park should be recognized as an important corridor in regards to appearance. Other important corridors within significant County jurisdiction include US Highway's 17 and 17A.

Existing Characteristics of the Area

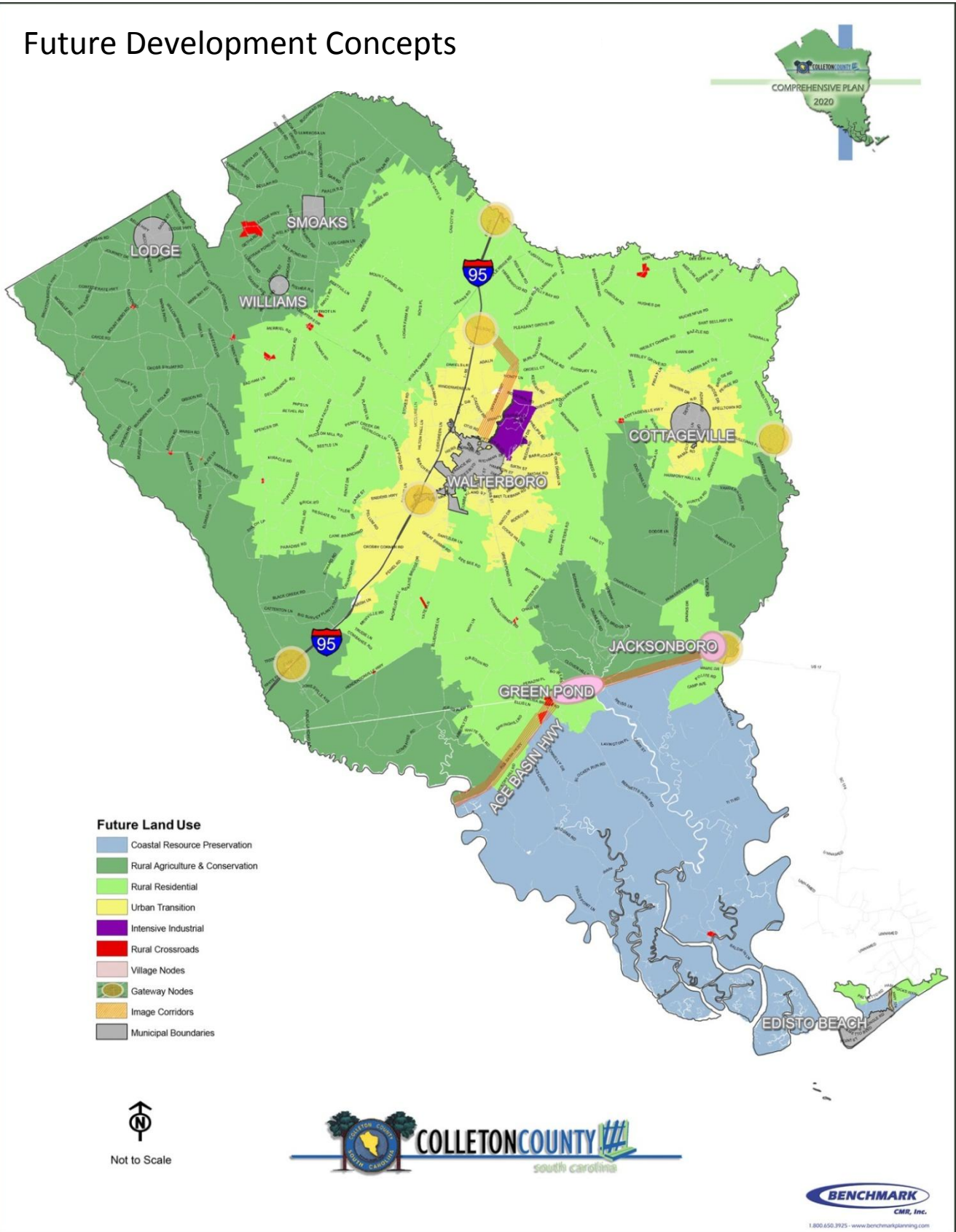
- Major entrances into the County, Walterboro, Cottageville and Jacksonboro
- Highway 174 – Major entrance to Edisto Beach
- Some existing billboard and out of scale signage
- Lack of beautification and significant enhancements in and around these gateways

Image Corridors – Development Concepts

- Promote overall design standards that enhance the appearance and functionality of these corridors within one-thousand feet of the road center lines
 - Decorative landscaping along road frontage and in parking areas of development
 - Signage that is low profile and smaller square footage
 - Reduction of the use of billboard signage
 - Discourage/prohibit off premises signs and billboard advertising to protect the appearance and existing views when entering through these gateways
 - Encourage parking areas that are located on the side and in the rear
- Discourage incompatible land uses that may detract from the image of a gateway into the County
 - Uses, such as a junk car storage, should be discouraged from these areas
- Consider establishing US Highway 17 (Charleston/Ace Basin) as a scenic corridor
 - This corridor connects and traverses an environmentally sensitive area that brings tourist into the county traveling from Charleston to Beaufort to Savannah and other such locations. Maintaining an attractive and preserved corridor in these areas will enhance the travelers experience while driving through Colleton County – hopefully encouraging tourist to venture into Colleton to learn more about the county and purchase goods and services.
 - Encourage a four lane divided highway with a grassed and/or landscaped median verses a barren and often unsafe five lane widened roadway cross-section
 - The four lane road widening option with grass median will promote higher absorption/recharge areas - decreasing run-off from storm water in these natural areas as well.

Figure 3.3: Future Development Concept

Future Development Concepts

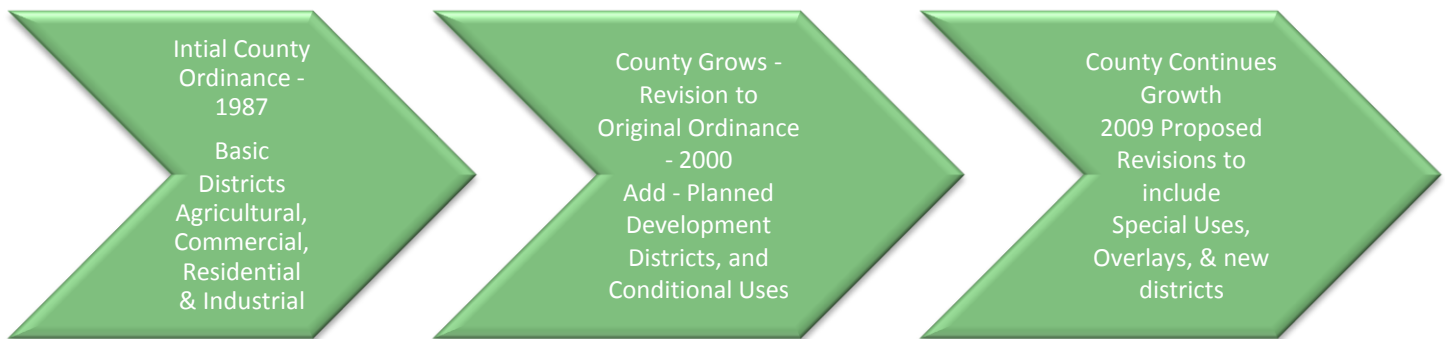


III. Future Zoning Patterns

As rural counties experience new uses and growth, conflicts arise between incompatible activities. Specifically, residential, commercial, conservation and industrial land uses adjoin more often, resulting in differences and potential land use conflicts. Compatible land use becomes an important issue for addressing these concerns. For example, residential uses may be compatible with certain commercial or even industrial uses if proper screening, buffering, and intensity of the activities are respected.

Another example, a residential neighborhood next to a commercial shopping center can be compatible if proper traffic control measures and buffering is in place. On the other hand, if the commercial development is completely exposed to the backyards of residential development and traffic penetrates the neighborhood it becomes more of a nuisance and incompatible. An intensive industrial operation would clearly be incompatible with an adjacent residential neighborhood. This growth continuum is described in the diagram below.

County Growth – Zoning Districts and Compatibility – Colleton’s Journey



Conflict or incompatibility between land uses grows as the county grows

Colleton County has experienced growth in and around lands near Walterboro and Cottageville. Past zoning districts reflected a more modest set of land use controls given the County’s rural/low density development character. Over time these districts needed refinement to allow for a smoother transition between emerging urban areas and outlying rural areas. Future land use compatibility issues should be addressed by establishing new zoning districts based on the 2020 future land use concept. For each future land use concept, compatible zoning districts have been recommended as displayed in Figure 3.2: Future Land Use Concept and Compatible Zoning Districts.

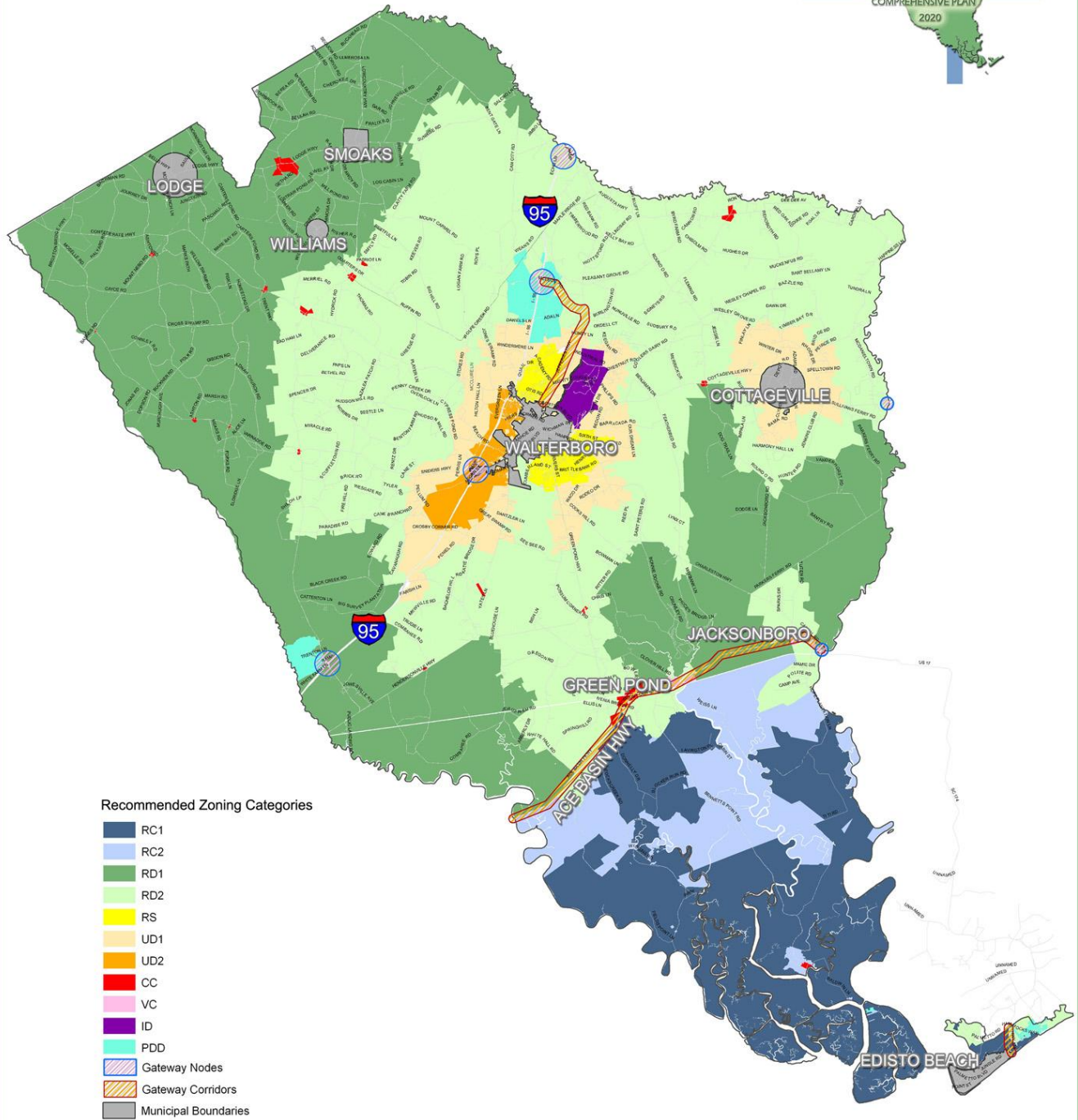
Figure 3.4: Future Land Use Concept and Compatible Zoning Districts

Future Land Use Category	Compatible Zoning Districts	Density/Standard
Coastal Resource Preservation	Resource Conservation: RC-1	1 DU / 5 acres (DU = Dwelling Unit)
	Resource Conservation: RC-2	1 DU / 1 acre
	Planned Development: PDD	Planning Commission (PC) Determination
Rural Agriculture and Conservation	Rural Development: RD-1	1 DU / 1 acre
	Planned Development: PDD	PC Determination
Rural Residential	Rural Development: RD-2	2 DUs / 1 acre
	Planned Development: PDD	PC Determination
Urban Transition	Suburban Residential	4 DUs / 1 acre
	Urban Development: UD-1	4 DUs / 1 acre; or 1/6 acre lot minimum for non-residential
	Urban Development: UD-2	4 DUs / 1 acre; or 1/6 acre lot minimum for non-residential
	Planned Development: PDD	PC Determination
Industrial	Industrial: ID	½ acre lot minimum
Rural Crossroads	Community Commercial	500' from intersection
Village Nodes	Village Commercial	Existing Commercial Zoning
	Planned Development: PDD	PC Determination
Gateway Node	Gateway & Corridor Overlay	3,000' (I-95); 1000' (other)
Image Corridor	Gateway & Corridor Overlay	1000' from centerlines
Airport Area	Airport Overlay District	Use & height restrictions

The proposed zoning districts to help implement the future land use in the plan are displayed geographically in Figure 3.3. The map demonstrates the potential alignment of new zoning districts with the future land use categories. This pattern of zoning districts will help encourage compatible land use growth in these areas over the next 10 years.

Figure 3.5: Recommended Zoning Districts

Recommended Zoning



Not to Scale



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GOALS AND STRATEGIES

I. Introduction

Utilizing public input and the background information from the existing conditions component, goals and strategies for implementation were developed to achieve the 2020 Vision for Colleton County. Each Planning Element, as required by State Law, includes goals, strategies and a time-frame for implementation. The detailed background information and identified issues are contained in the Appendices of this plan.

Land Use Goals and Strategies

GOAL: Develop zoning ordinance and land development regulation amendments to implement the future land use concepts identified in Chapter 3: Future Land Use.

STRATEGIES:

- Prepare and adopt new zoning ordinance regulations
 - New Zoning Districts
 - Establish new districts that align with the future land use concepts from Chapter 3.
 - Refine zoning standards to better fit county lifestyle and rural development patterns
 - Create “special exceptions” as an option
 - Special exceptions will allow for hearings on uses that may be considered with proper oversight and public input
- Prepare and adopt land development regulations
 - Update procedures and standards for roads and drainage to protect and preserve the natural resources of the county
- Prepare additional planning studies, specifically to include:
 - Village Node Master Plans, Gateway Site Plans, Corridor Plan for US 17A

TIME-FRAME FOR IMPLEMENTATION – December 2008 – December 2009

Community Facility Goals and Strategies

GOAL: Maintain a high level of service to Colleton County residents through the provision of adequate and high quality community facilities

STRATEGIES:

- Include storm water and site development strategies in the zoning and land development ordinance updates that encourage the protection of the water supply and water quality through proper facility design.
- Encourage development that requires community facilities, such as water, sewer, and access to other types of urban services to be located in around the municipalities of Walterboro and Cottageville.
- Develop plans in coordination with Walterboro and Cottageville to further identify and plan for developing areas within Colleton County’s jurisdiction that should be annexed into the respective municipal jurisdictions over the next 10 years for receiving needed community facilities provided by those jurisdictions.
- Considering future population needs, the solid waste facilities should not need any major expansive changes over the planning period; Work with the Solid Waste Department to develop strategies to reach the State of South Carolina Goals for recycling.
- Continue the construction of additional Fire-Rescue and the Emergency Medical facilities as recommended to maintain and improve county wide response times and ISO ratings.
- Continue the necessary planning/budgeting process to complete county facilities necessary over the next 10 years that include a jail, recreation facilities, solid waste transfer station and other facilities identified in the Community Facilities Element.
- Continue to support the coordination of new school sites consistent with the County’s Comprehensive Plan.

TIME-FRAME FOR IMPLEMENTATION – January 2009 – Fall 2012

Transportation Goals and Strategies

GOAL: Maintain current levels of service for roads throughout Colleton County and complete the identified improvements for the 10 year planning period

STRATEGIES:

- Through coordination with municipal, county and overall economic development goals, further evaluate the SC 64/Walterboro Bypass and potential alternative routes to identify the direction that will best meet the overall goals and objectives for future development within Colleton County.
- Prepare a study of the US 17A corridor to determine the proper facility design to maintain the rural character of the area.
- Consider meeting with the county's municipalities to discuss alternative forms of transportation and connecting existing trails and greenways where possible – linking development within the county jurisdiction to areas with services and other facilities in the municipal jurisdictions.

TIME-FRAME FOR IMPLEMENTATION:

- Begin coordination and communication efforts on both strategies in January 2009 and continue the coordination and communication throughout the 10 year planning time-frame.

Cultural Resources Goals and Strategies

GOAL: Preserve, protect and promote the cultural resources that exist within Colleton County

STRATEGIES:

- During development review and the updating of county development ordinances, consider the preservation and protection of the many cultural resources and historic places identified in Colleton County.
- Develop and promote new efforts to attract tourists that may be interested in visiting cultural and historic sites and places within Colleton County.

TIME-FRAME FOR IMPLEMENTATION:

- Begin working on both strategies as soon as the 2020 Comprehensive Plan is adopted and continue throughout the 10 year planning period.

Natural Resources Goals and Strategies

GOAL: Preserve, protect and promote the natural resources that exist within Colleton County

STRATEGIES:

- Adopt and enforce land development and zoning ordinances that encourages multiple small lot subdivisions and commercial development in areas where natural resources (impediments to development) are limited or do not exist.
- Allow flexible development patterns in areas that are environmentally sensitive that encourages conservation of natural areas, while allowing for low-impact type development in areas where strong site planning can help the area handle building improvements. An example is the utilization of the Planned Development District (PDD) zoning to carefully evaluate potential impacts of development within natural areas.
- Continue to examine ways to improve marketing of the County’s natural resources for eco-tourism opportunities – keeping in mind as the County develops that the natural resources that make Colleton special can be at risk if development activity is not monitored and controlled.

TIME-FRAME FOR IMPLEMENTATION:

- The strategies should begin implementation as soon as the plan is adopted and efforts should continue throughout the 10 year planning period.

Intergovernmental Cooperation Goals and Strategies

GOAL: Facilitate an on-going relationship between Colleton County, its six municipalities and other governmental, non-profit and quasi-governmental organizations.

Strategies:

- Facilitate open communication county-wide
 - Incorporate review procedures into the zoning and land development ordinances that encourage the inclusion of outside agencies when reviewing development proposals
 - Possibly include School Board, City, other County agencies and SCDOT representatives
 - In-keeping with the Priority Investment Act, establish partnerships and communication with stakeholders, municipal and other agencies on the location and plans for public facilities within the County to insure the

needs are being met of all citizens, jurisdictions, business owners and future residents.

- Establish a regular schedule for County and municipal officials to meet and discuss regional/county-wide growth issues impacting Colleton County
 - Meetings could be held annually or bi-annually
 - The Lowcountry Council of Governments or other such organization could act as a facilitator
- Work closely with the municipalities of Walterboro and Cottageville to identify specific areas within the Urban Transition area that are ready for annexation and in need of urban services.
- Partner closely with municipalities regarding future economic development opportunities and industrial site location

TIME-FRAME FOR IMPLEMENTATION:

- The strategies should begin implementation as soon as the plan is adopted and efforts should continue throughout the 10 year planning period.

Economic Development Goals and Strategies

GOAL: Promote quality land use development, provide exceptional educational opportunities to the existing work force, facilitate the expansion of existing businesses, and assist with the location of new industries in Colleton County.

- Revisit establishing legal agreements and facility planning for developing the expansion of water and sewer to identified economic development sites.
- Consider establishing a Colleton County Appearance Board that would recommend landscape improvements and decorative welcome / directional signage throughout Colleton County on publicly owned property.
- Continue to improve Educational and Training Opportunities to help Colleton County residents improve their job skills and train for new careers
- Encourage expansion of existing facilities and the location of new industries to help diversify the existing opportunities for employment in Colleton County by working closely with the Colleton County Economic Alliance

TIME-FRAME FOR IMPLEMENTATION:

- The strategies should begin implementation as soon as the plan is adopted and efforts should continue throughout the 10 year planning period.

Housing Goals and Strategies

GOAL: Promote quality residential development throughout Colleton County that maintains the balance between the needs of the natural areas, farming areas and developing areas, while encouraging development that is affordable and located near adequate services to serve the new and existing population.

- Develop zoning and land development regulations that reinforce the 2020 land use development concept – directing more urban growth to the Urban Transition areas, while allowing for low-density development in the rural agricultural and preservation areas.
- During the update of the zoning and land development ordinances, consider regulations that are not burdensome to segments of the population that may find difficulty in understanding and meeting requirements of the ordinances
 - For example, design clear flow charts of the development process that all residents can understand
 - Consider any barriers to development of family owned land for existing family members, such as site design, layout of a family subdivision and other such development standards for family owned and family occupied housing developments
- Consider meeting with public assistance agencies, realtors, and home builders on an annual basis to identify any housing affordability gaps and potential strategies to provide adequate housing opportunities for all Colleton County residents.

TIME-FRAME FOR IMPLEMENTATION: December 2008 – December 2009

Population Goals and Strategies

GOAL: Monitor population growth and examine County services offered and development patterns to insure adequate services are available to serve any new population

- The County should examine current policies and ordinances identifying any cultural or language barriers for existing and new population to understanding and conducting business with the County.
- As the County grows, infrastructure improvements (roads, water, etc) should be timed with housing and resulting population growth
 - This coordination should take place and be considered during development review and approval/denial of potential development

IMPLEMENTATION TIME-FRAME: JANUARY 2009 – DECEMBER 2009



5 IMPLEMENTATION FRAMEWORK

I. INTRODUCTION

An important aspect of the Comprehensive Plan will be its implementation and how it is used within the existing government structure. This Chapter addresses development review and the approval process that serves as the primary implementation tool of this Plan. The various roles of the Planning Commission, Board of Zoning Appeals, Planning Staff and County Government are outlined below. This section also includes a description of recommended ordinances, studies and needed coordination that should be considered over the next 10 years.

II. DEVELOPMENT REVIEW AND APPROVALS

A. PLANNING COMMISSION

The Colleton County Planning Commission is responsible for a continuing planning program for the physical, social and economic growth, development and redevelopment of the County. Specifically, the Planning Commission prepares the Comprehensive Plan, maintains the zoning and land development ordinances to implement the plan, and reviews and coordinates with other agencies and governments regarding land development within Colleton County. In matters regarding approval of plats and site plan review, appeals do not go before the Planning Commission or County Council. All appeals are to the Circuit Court.

The Planning Commission has the following authorities during the development review and approval process:

Type of Decision	Approval Authority	
	Recommendation Only	Final Approval
Zoning Map Amendment / Rezoning (also includes PDDs)	X	
Zoning Text Amendment	X	
Subdivision Development		X
Site Plan review (Staff delegated)		X
Design Modifications		X
Public Project Review	X	
Comprehensive Plan Amendments	X	

B. ZONING BOARD OF APPEALS (ZBA)

Today, the Colleton County Zoning Board of Appeals (ZBA) hears and decides appeals to the Zoning Administrator’s decisions, and grants variances in accordance with established rules and procedures. With the adoption of the 2020 Comprehensive Plan and the revised Zoning, the ZBA will also be making decisions on Special Exceptions.

Special exceptions are uses that may be permitted if defined criteria are met and a hearing is conducted by the ZBA to allow adjoining property owners and neighbors to voice their opinions regarding the proposed parameters of the potential development. Decisions made by the ZBA cannot be appealed to the County Council; only Circuit Court.

Type of Decision	Approval Authority	
	Recommendation Only	Final Approval
Appeal of Administrator’s Decision		X
Zoning Variance		X
Special Exceptions		X

C. COLLETON COUNTY PLANNING STAFF

The Colleton County Planning staff is responsible for issuing permits, reviewing plans and applications, and assisting citizens and developers with the review process. It is staff’s role to determine the eligibility of all applicants to the Planning Commission and Zoning Board of Appeals.

D. COLLETON COUNTY COUNCIL

The Colleton County Council has the final authority on the adoption and amendment of the Comprehensive Plan and all development ordinances within the County’s jurisdiction. The Council receives recommendations from the Planning Commission to inform their decision making process on land use issues.

Type of Decision	Approval Authority	
	Recommendation Only	Final Approval
Zoning Map Amendments / Rezonings (also includes PDDs)		X
Zoning Text Amendments		X
Land Development Ordinance Amendments		X
Comprehensive Plan Amendments and Plan Adoption		X

III. FUTURE ORDINANCES, STUDIES AND PLANNING COORDINATION

Once the 2020 Comprehensive Plan is adopted, efforts will need to continue as led by the Planning Commission to implement the Plan. Specifically, action will need to be taken to adopt zoning ordinance and land development ordinance revisions that are consistent with the Plan, and other planning efforts. This is an ongoing process.

A. ZONING ORDINANCE AND LAND DEVELOPMENT ORDINANCE REVISIONS

The Planning Commission, with the assistance of the Planning Staff, will need to engage the public in meetings to review the zoning map and ordinance, and the land development ordinance. During the meetings residents will be given the opportunity to voice concerns and identify the preferred zoning for their property in-keeping with the categories identified on the 2020 Development Concept Map.

Efforts should be made to implement the new zoning and land development ordinance in 2009.

B. ANNEXATION AREA STUDIES

The Colleton County Planning Commission, Walterboro Planning Commission and the Cottageville Planning Commission, should meet to discuss growth along the boundaries of the municipal and county jurisdiction. During the meetings discussions should focus on services needed in the Urban Transition areas and identify areas that should likely be annexed into Walterboro and Cottageville over the next 10 years. Recommended areas for future annexation are displayed in Figure 5.1: Recommended Annexation Areas.

C. SMALL AREA PLANS

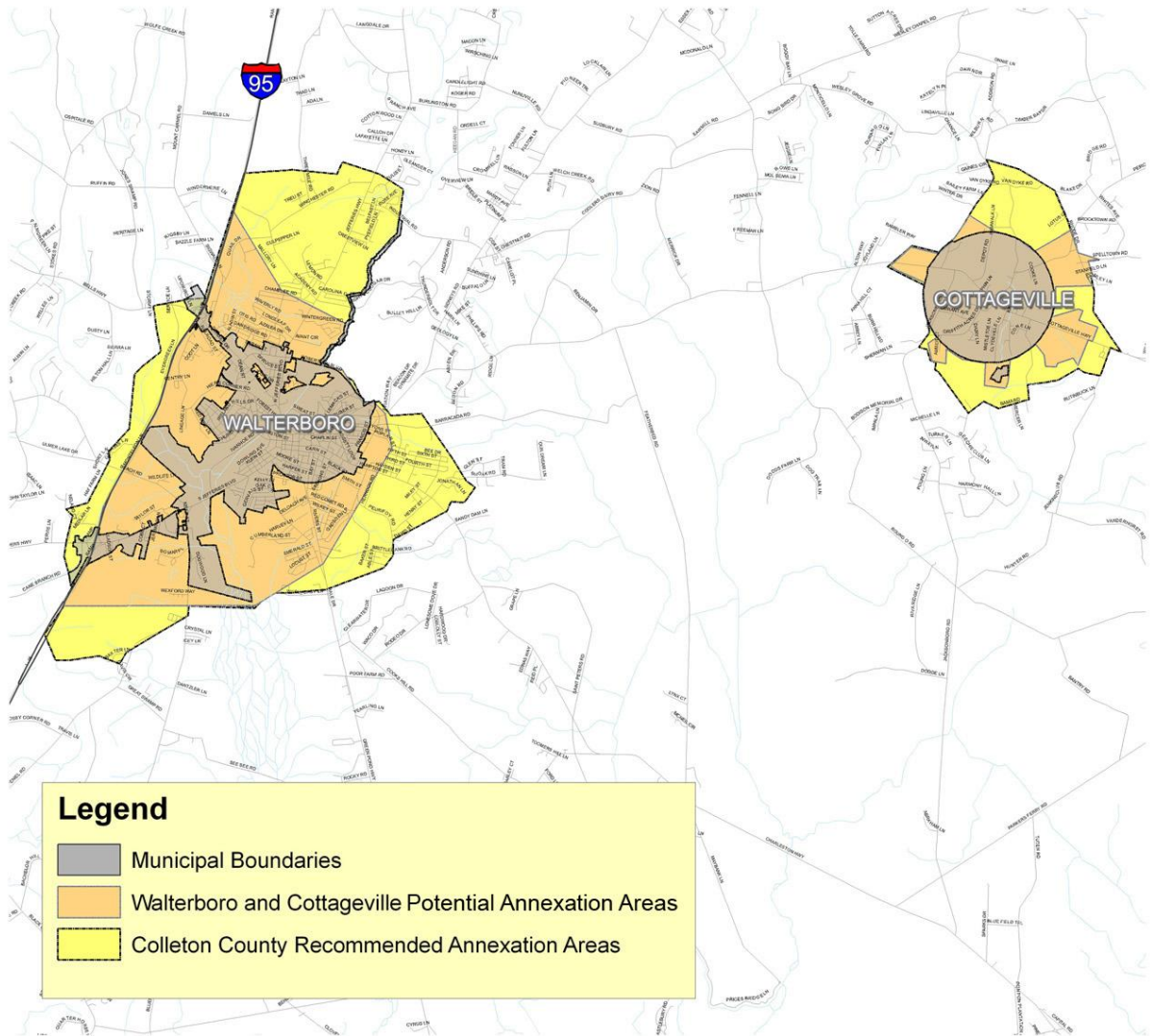
The 2020 Comprehensive Plan takes a broad look at future land use development patterns over the next ten years and considers smaller areas as part of the process; however, not in the level of detailed that is needed. Many areas need additional study at a more “micro” level. The areas the Planning Commission should consider studying more closely over the planning period are identified below.

Village Community Master Plans

The communities of Jacksonboro and Greenpond exhibit qualities of a village with their mix of uses and small town atmosphere. Development patterns should be examined to fine tune zoning and development regulations for the lands within these smaller areas. A master plan process can address the resident’s desire for their community and how to maintain their way of life.

Figure 5.1: Recommended Annexation Areas

Recommended Annexation Areas



Not to Scale



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US 17A Corridor Plan

US 17A is a key link between Walterboro, Cottageville and Summerville (Dorchester County). As the area continues develop over the next ten years, a closer look at parcel development, appearance, road infrastructure and water/sewer utilities should be examined. A more detailed strategy for growth in this area may be needed within the defined planning time frame to address emerging growth issues.

Other Small Areas

Over time, additional areas that have not been identified here may need more detailed study including Edisto Beach gateway area. This area has experienced some growth and due to its location near sensitive natural lands, additional study may be needed to determine appropriate development patterns that will preserve the natural environmental, while allowing for smaller scale development.

D. PUBLIC PROJECT REVIEW

In addition, when significant public projects are being considered, the Planning Commission should be involved in the review of any public project in terms of its consistency with the adopted Comprehensive Plan. Specifically, the SC Code of Laws, Section 6-29-540 reads, *"...no new street, structure, utility, square, park, or other public way, grounds, or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized in the political jurisdiction of the governing authority or authorities establishing the planning commission until the location, character, and extent of it has been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan of the community."*

E. PLAN AMENDMENTS

In accordance with the provisions of the South Carolina Local government Comprehensive Planning Enabling Act, the Planning Commission must review the Comprehensive Plan at least every five years, and update the Plan when appropriate, or at least every ten years. As this document is intended to be a proactive policy document for the future development of the County based on research and public participation, amendments to the Plan should not be viewed lightly. A plan amendment involves any change to the Plan that represents a significant departure from the land use, transportation or community facilities element as determined by the Director of Planning and Development.

Because of the coordinated intent of the elements of the Plan, deviation from one element in an amendment should be weighed against potential impacts on the achievement of other goals, strategies, and implementation measures. Each amendment should be evaluated comprehensively to ensure that proposed changes are consistent with the spirit of this Plan, can be supported by public facilities and services, and are supported by all elements of the Plan; amendments should not be considered solely as an amendment to the Future Development Concept Map.

2020 COMPREHENSIVE PLAN
❖
COLLETON COUNTY, SOUTH CAROLINA



APPENDIX A. POPULATION ELEMENT

I. Introduction

The population element includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; gender; age and other information, such as regional growth trends relevant to a clear and basic understanding of how the population affects the existing population trends and future growth of the area.

II. Inventory and Analysis

A. Historic and Current Population Trends

Historically, Colleton County has had a steady rate of growth. Since 1940, the County has experienced steady growth with a slight decrease during the 1960s and 1970s – reaching a total of 38,903 persons in 2007. The County in general has experienced most of its population growth within the Walterboro County Census Division (CCD), which had 20,542 persons in 2000, nearly 54% of the total county population. The Hendersonville and Cottageville CCDs totaled 5,996 and 5,365 respectively or almost 30% of the county population in 2000.

When examining surrounding counties, Beaufort, Berkley, Charleston and Dorchester have all experienced significant growth while the remaining counties, primarily west of I-95 have actually lost a significant amount of population. In fact the region had the fastest and slowest growing counties from 2000 -2007. Dorchester County was ranked #1 for percent change from 2000 – 2007, while Bamberg ranked last at #46 for the most negative change.

Figure A-1: County Population 1940 - 2007

Population Year	Number	% Change
1940	26,268	
1950	28,242	7.51%
1960	27,816	-1.51%
1970	27,622	-0.70%
1980	31,776	15.04%
1990	34,377	8.19%
2000	38,264	11.31%
2007	38,903	1.67%*

Source: US Census Bureau *% Change from 2000–2007

Figure A-2: Total Population in 2000 by Census Division

Total Population in 2000	
County Census Division (CCD)	Total Population
Cottageville	5,365
Green Pond	2,417
Hendersonville	5,996
Lodge	1,926
Smoaks	2,018
Walterboro	20,542
TOTAL	38,264

Source: US Census Bureau

Figure A-3: County Population 1990 – 2007 by Place

PLACE	Percent Change 2000-2007	July 1, 2007 Population	2000 US Census	1990 US Census
Colleton County	1.67%	38,903	38,264	34,377
Cottageville town	-3.39%	683	707	572
Edisto Beach town	11.23%	713	641	340
Lodge town	-1.75%	112	114	147
Smoaks town	-3.57%	135	140	142
Walterboro city	11.37%	5,739	5,153	5,492
Williams town	0.86%	117	116	188
Balance of County	0.04%	31,404	31,393	27,496

Source: US Census Bureau

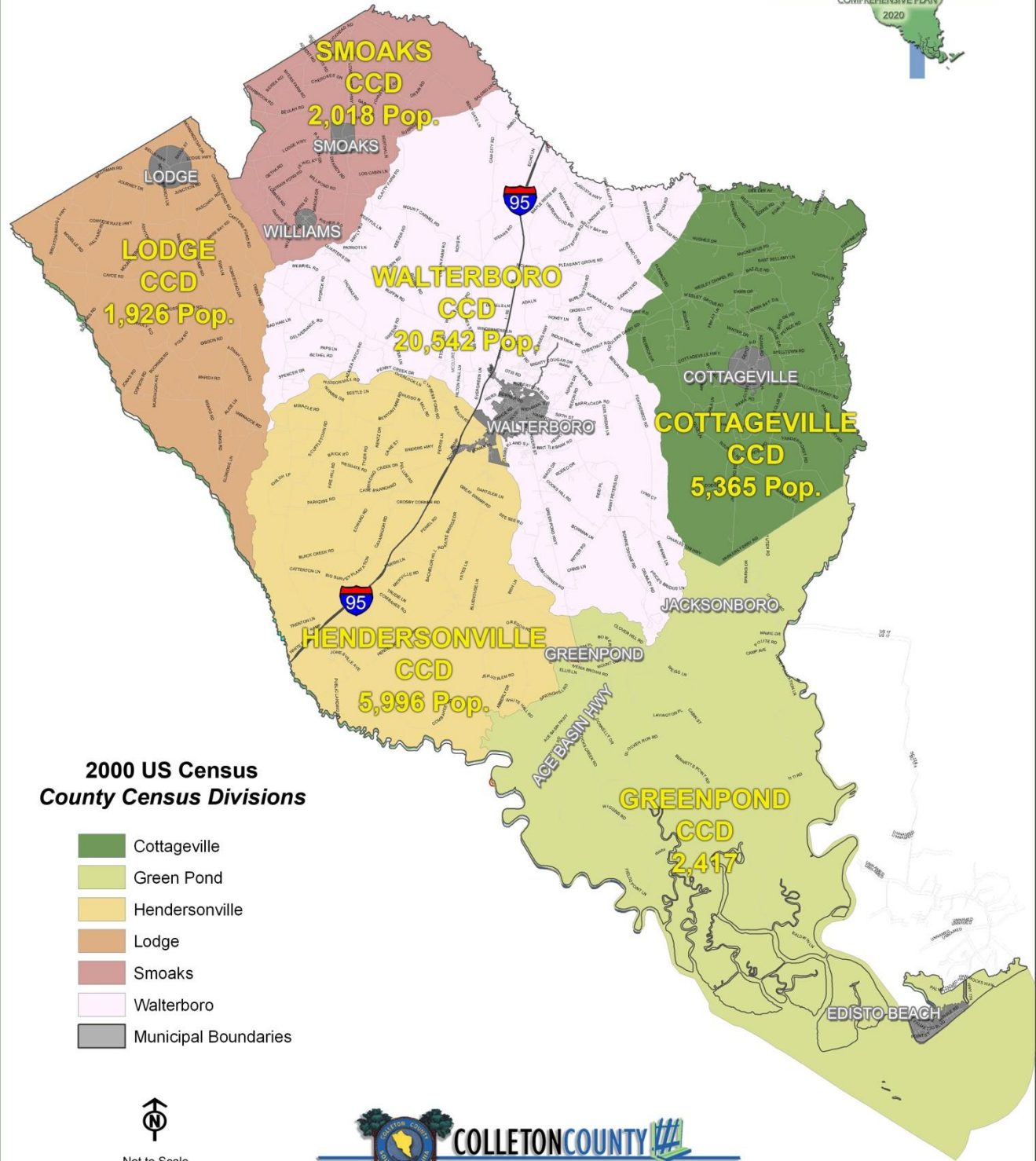
Figure A-4: Regional Population 1990 – 2000

County	1990	2000	% Change
Allendale	11,722	11,211	-4.4%
Bamberg	16,902	16,658	-1.4%
Barnwell	20,293	23,478	15.7%
Beaufort	86,425	120,937	39.9%
Berkley	128,776	142,651	10.8%
Charleston	295,039	309,969	5.1%
Colleton	34,377	38,264	11.3%
Dorchester	83,060	96,413	16.1%
Hampton	18,191	21,386	17.6%
Jasper	15,487	20,678	33.5%
Orangeburg	84,803	91,582	8.0%
South Carolina	3,486,703	4,012,012	15.1%
United States	248,709,873	281,421,906	13.2%

Source: US Census Bureau

Figure A-5: County Census Division Population Map – 2000 Census

County Census Division Population Map



**2000 US Census
County Census Divisions**

- Cottageville
- Green Pond
- Hendersonville
- Lodge
- Smoaks
- Walterboro
- Municipal Boundaries



Not to Scale



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Figure A-6: Regional Population 2000 - 2007

County	2000	2007	% Change	Numeric Change	State Rank % Change
Allendale	11,211	10,475	-6.6%	-736	44
Bamberg	16,658	15,452	-7.2%	-1,206	46
Barnwell	23,478	22,975	-2.1%	-503	37
Beaufort	120,937	147,316	21.8%	26,379	4
Berkley	142,651	163,622	14.7%	20,971	6
Charleston	309,969	342,973	10.6%	33,004	10
Colleton	38,264	38,903	1.7%	639	24
Dorchester	96,413	123,505	28.1%	27,092	1
Hampton	21,386	21,210	-0.8%	-176	34
Jasper	20,678	21,953	6.2%	1,275	17
Orangeburg	91,582	89,952	-1.8%	-1,630	36
South Carolina	4,012,012	4,407,709	9.9%	395,697	N/A
United States	281,421,906	301,139,947	7.0%	19,718,041	N/A

Source: US Census Bureau

B. Regional Population Density Growth

Using the urban, transitional and rural categories, as displayed in Figure A-7, a regional analysis was developed using the same categories to better demonstrate where the concentrated areas of development and areas of transition are geographically located throughout the area.

Working with the 2000 and 1990 Census figures, the categories below were established to measure population density in relation to the type of development within the region. The general characteristics including the lot size and dwelling units per acre were also estimated.

The **Rural Classification** applies to areas which have a population of between 0 and ± 166 persons per square mile, 0 to 64 dwelling units per square mile, and lots that are ten acres or greater in size.

The **Transition Classification** applies to areas which have a population approximately ranging from >166 to 554 persons per square mile, 64 to 213 dwelling units per square mile, and lots which range in size from 3 and 9.99 acres.

The **Urban Classification** applies to areas, which have a population of approximately more than 554 persons per square mile, more than 213 dwelling units per square mile, and lots, which are less than 3 acres in size.

METHODOLOGY FOR THE CLASSIFICATIONS

Determining Lot Sizes - The lot size categories for Rural (10 acres or greater), Transition (3 to 9.99 acres), and Urban (less than 3 acres) areas were established by utilizing accepted “smart growth” principals for development. Within the planning profession, it is generally accepted that areas, which are fully developed with lots of three acres or smaller in size are urban. The transition category was proposed to fill the gap between the areas identified as urban and those recognized as rural.

Using the 10-acre or greater category as an example, the density assumption was made that at least one dwelling unit for each ten acres of land was in the rural area. The one dwelling unit per ten acres yields a maximum of sixty-four dwelling units per 640 acres, which is the same as sixty-four dwelling units per square mile.

The “Region Population Density Change” map, Figure A-7 on the following page shows the population density (in persons per square mile) of the study area as of the 1990 census count. The densities are broken down into two categories for 1990 - transitional and urban. The calculations were based on assumptions that are generally agreed upon in the planning community. This map helps us to see where the highest population densities were found in 1990 (represented by the orange and red shades). These areas are generally found along the boundaries of the municipalities throughout the region and major interstates. The map also shows areas from the 2000 US Census that have transitioned to urban (dark purple) or that are in transition to urban (light purple). The yellow areas represent areas that still remain as rural density as of the year 2000.

C. Population Projections

Although there has only been a 1.67% change in population from 2000 – 2007, it is expected that Colleton County will meet the State population projection of 41,590 by 2010. Examining residential building permit activity, a separate projection indicated that Colleton County will likely have 41,595 total persons in 2010. The 1999 Plan projected 47,000 persons by 2010, which most likely will NOT occur. It is possible that development on the eastern side of Colleton County could receive additional pressure from “spill-over” growth from Dorchester the north and east and Charleston County to the east over the next 10 years; however, it is more likely that growth from these areas will be more significant in a twenty to thirty year time frame. By 2020, Colleton County can most likely expect to add approximately 6,000 persons -- totaling 44,940 people.

Figure A-7: Regional Population Density Change 1990-2000

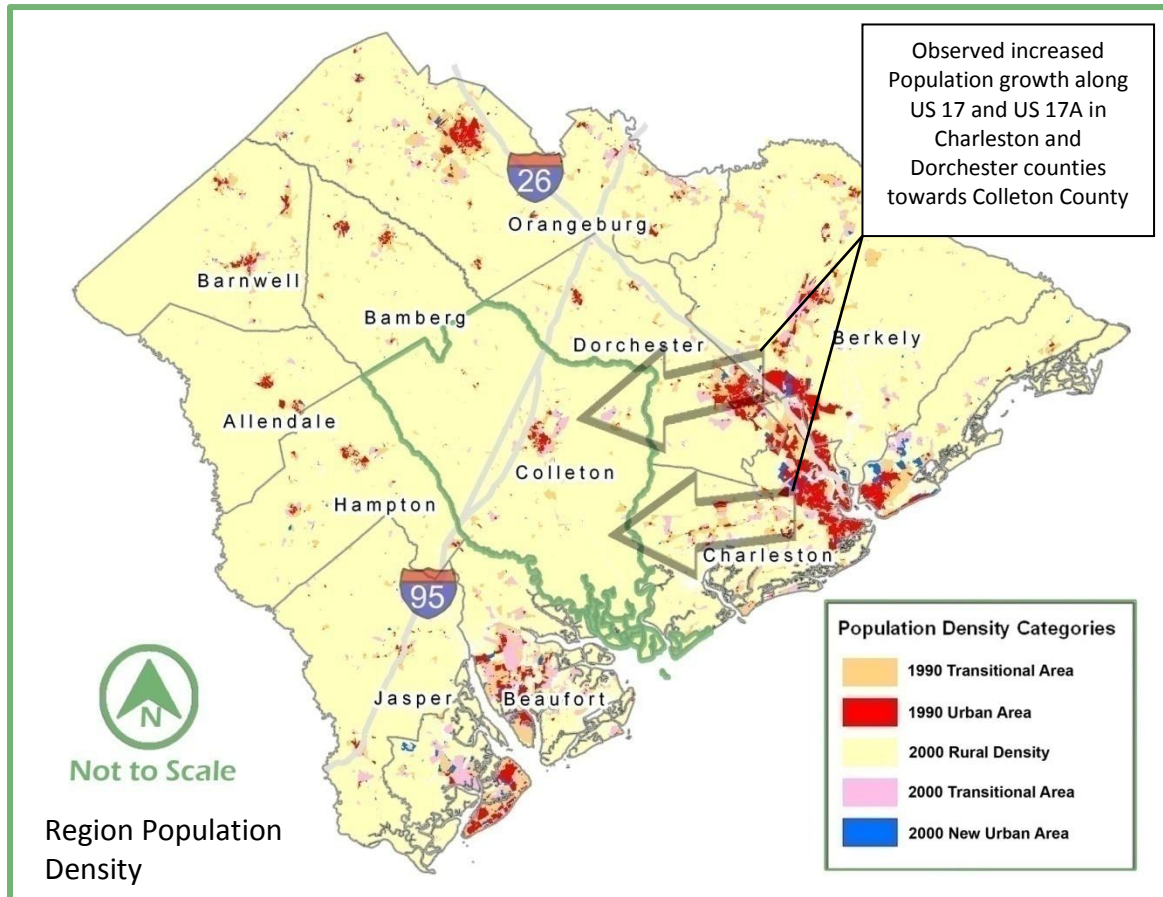


Figure A-8: Population Projections

Year	Number	%
2000 Census	38,264	11.31%
2007 Estimated	38,903	1.67%
2010 Projected	41,590	8.69%
2015 Projected	43,260	4.02%
2020 Projected	44,940	3.88%

Source: SC Budget and Control Board, Office of Research and Statistics and Benchmark CMR, Inc.

D. Educational Levels and Trends

The educational attainment of the adult population over 25 years old in Colleton County declined in almost every category from 1990 to 2000. In Figure A-9, the only category that maintained the same percentage was the Bachelor Degree category.

Figure A-9: Educational Attainment

Educational Attainment for Population over 25 Years Old (% of Adult Population)										
	Less than 9th Grade		Some High School		High School Grad		Associate Degree		Bachelor Degree	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Colleton County	16.25%	10.2%	26.40%	20.2%	39.49%	37.0%	6.4%	5.1%	7.37%	7.4%
Lowcountry Total	11.39%	6.87%	15.83%	13.24%	30.37%	29.22%	5.79%	5.98%	12.90%	15.82%
South Carolina	13.62%	8.31%	18.09%	15.35%	29.50%	29.97%	6.33%	6.68%	11.22%	13.54%

Source: US Census Bureau and Lowcountry Council of Governments

E. Income Characteristics and Trends

The Median Household Income has increased significantly from 1990 to 2004; however, the Median Household Income was still lower than the state. The poverty level has been reduced somewhat with the increased income levels.

Figure A-10: Median Household Income 1990 - 2000

	Median Household Income		% Change 1990-2000	% Individuals Below Poverty Level		% Change 1990-2000
	1990	2000		1990	2000	
Colleton County	\$20,617	\$29,733	44.22%	23.38%	21.1%	-18.18%
South Carolina	\$26,256	\$37,082	29.19%	15.4%	14.1%	- 8.44%

Source: US Census Bureau and Lowcountry Council of Governments

Figure A-11: Median Household Income 2001 - 2004

	Median Household Income		% Change 2001--2004	% Individuals Below Poverty Level		% Change 2001-2004
	2001	2004		2001	2004	
Colleton County	\$28,861	\$30,733	6.49%	20.4%	20.0%	-1.96%
South Carolina	\$36,953	\$39,454	6.77%	13.8%	15.0%	8.70%

Source: US Census Bureau and Lowcountry Council of Governments

F. Race and Ethnicity

Although the Hispanic population and other race segments have experienced growth in Colleton County, the white and black segments of the population are still the two majority races. The black segment of the population did experience a slight decline from 2000 to 2006. It is expected that the Hispanic population will continue to grow in Colleton as it has in other counties. The 2010 Census may frame a better picture of the Hispanic population and overall race and ethnicity picture for Colleton County.

As suggested by the Lowcountry Council of Governments research, the Hispanic population numbers may actually be lower than presented due to the difficulty in obtaining accurate data from a population that is becoming more settled in the region, but also fluctuates at different times over the course of the year.

The growth in other populations may bring significant cultural challenges to Colleton County as new residents learn how to conduct business and live in Colleton and as long-time Colleton residents learn to integrate new families into their culture and environs.

Figure A-12: Race and Ethnicity in Colleton and the Lowcountry

		<i>Race</i>				<i>Origin</i>
		<i>Total Population</i>	<i>Total White</i>	<i>Total Black</i>	<i>Other Races</i>	<i>Total Hispanic</i>
Beaufort	2000	120,937	89,065	29,340	2,532	8,208
	2005	137,849	104,351	30,141	3,357	11,921
	2006	142,045	107,883	30,590	3,572	12,618
	% Change 2000- 2006	17.45%	21.13%	4.26%	41.07%	53.73%
Colleton	2000	38,264	21,478	16,180	606	551
	2005	39,430	22,519	16,228	683	737
	2006	39,467	22,679	16,106	682	758
	% Change 2000- 2006	3.14%	5.59%	-0.46%	12.54%	37.57%
Hampton	2000	21,386	9,301	11,918	167	547
	2005	21,329	9,278	11,923	128	630
	2006	21,268	9,223	11,844	201	643
	% Change 2000- 2006	-0.55%	-0.84%	-0.62%	20.36%	17.55%
Jasper	2000	20,678	9,472	10,941	265	1,190
	2005	21,398	10,319	10,825	254	1,872
	2006	21,809	10,595	10,895	319	2,258
	% Change 2000- 2006	5.47%	11.86%	-0.42%	20.38%	89.75%
Lowcountry	2000	201,265	129,316	68,379	3,570	10,496
	2005	220,006	146,467	69,117	4,422	15,160
	2006	224,589	150,380	69,435	4,774	16,277
	% Change 2000- 2006	11.59%	16.29%	1.54%	33.73%	55.08%

Note: The numbers of white, black, other and Hispanic add up to more than the total county populations because Hispanic residents have been counted as members of one or more of the other races as well.

Source: US Census Bureau and Lowcountry Council of Governments

G. Gender

The gender make-up of Colleton County's population has remained virtually unchanged. Approximately 48% of the population is male and 52% of the population is female.

Figure A-13: Gender

Gender	1990	%	2000	%
Male	16,407	47.7%	18,327	47.9%
Female	17,970	52.3%	19,937	52.1%

H. Age

The median age was 36.5 in 2000 with the 35 to 54 age groups showing the most growth from 1990 to 2000. There were decreases in all age groups under 34 over the same time period with slight increase in the 55 to 64 and 75 years and greater. When compared with the region the 5-17 year old age groups make up a higher percentage of the population than in surrounding counties.

Figure A-14: Age of Population

AGE OF POPULATION	1990		2000	
Under 5 years	2,607	7.6%	2,649	6.9%
5 to 9 years	2,873	8.4%	2,957	7.7%
10 to 14 years	2,826	8.2%	3,053	8.0%
15 to 19 years	2,795	8.1%	2,889	7.6%
20 to 24 years	2,190	6.4%	2,045	5.3%
25 to 34 years	5,002	14.6%	4,682	12.2%
35 to 44 years	4,950	14.4%	5,617	14.7%
45 to 54 years	3,587	10.4%	5,478	14.3%
55 to 59 years	1,632	4.7%	2,183	5.7%
60 to 64 years	1,521	4.4%	1,783	4.7%
65 to 74 years	2,692	7.8%	2,794	7.3%
75 to 84 years	1,383	4.0%	1,641	4.3%
85 years and over	319	0.9%	493	1.3%

Source: US Census Bureau

Figure A-11: Comparison of Broad Age Groups with the Lowcountry and the State

	Age Group Composition: Percent of Population											
	0-5 years old		5-17 years old		18 - 24 years		25 - 44 years		45 - 64 years		65 years +	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Colleton County	7.58%	6.92%	21.81%	20.56%	9.26%	8.04%	28.95%	26.92%	19.61%	24.68%	12.78%	12.88%
Lowcountry Total	8.30%	7.00%	19.20%	17.90%	12.40%	10.70%	30.10%	27.80%	17.70%	22.50%	12.40%	14.20%
South Carolina	7.30%	6.60%	19.00%	18.60%	11.60%	10.20%	31.90%	29.60%	18.50%	23.00%	11.30%	12.10%

Source: US Census Bureau and Lowcountry Council of Governments

III. Observations

Colleton County is adjacent to some of the fastest growing counties in the State of South Carolina on its eastern and southern boundaries. Dorchester, Charleston and Beaufort are all exhibiting regional growth patterns that have shown a continued “drift of development” following along major highways leading into Colleton County. It is expected over time that Colleton will have a significant amount of growth as these areas increase development regulations and the cost of living in those counties may make Colleton more attractive for development.

- Colleton is experiencing low/stable growth
- Counties surrounding Colleton are experiencing high growth rates
- County population density is still very low – reflecting the rural nature of the county
- Projected growth of +6,000 over the plan period
- Households are predominantly family and have larger average household sizes
- Educational levels are declining in general
- Income levels have increased, but are still lower than the State
- The population is primarily a mix of the black and white race with a growing Hispanic population
- The gender mix is unchanged from 1990 and is roughly 52% female and 48% male
- 52% of the population is of the age 25-64
- 21% of population is in the 5-17 age group; although, the population under 25 has declined marginally as a proportionate share.

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APPENDIX B. ECONOMIC DEVELOPMENT ELEMENT

I. Introduction

The economic development element includes historic trends and projections on the numbers and characteristics of the labor force, where the people who live in the community work, where people who work in the community reside, available employment characteristics and trends, an economic base analysis and other matters affecting the local economy. Tourism, manufacturing and revitalization efforts are also important factors of economic development in Colleton County.

II. Inventory and Analysis

A. Employment Status

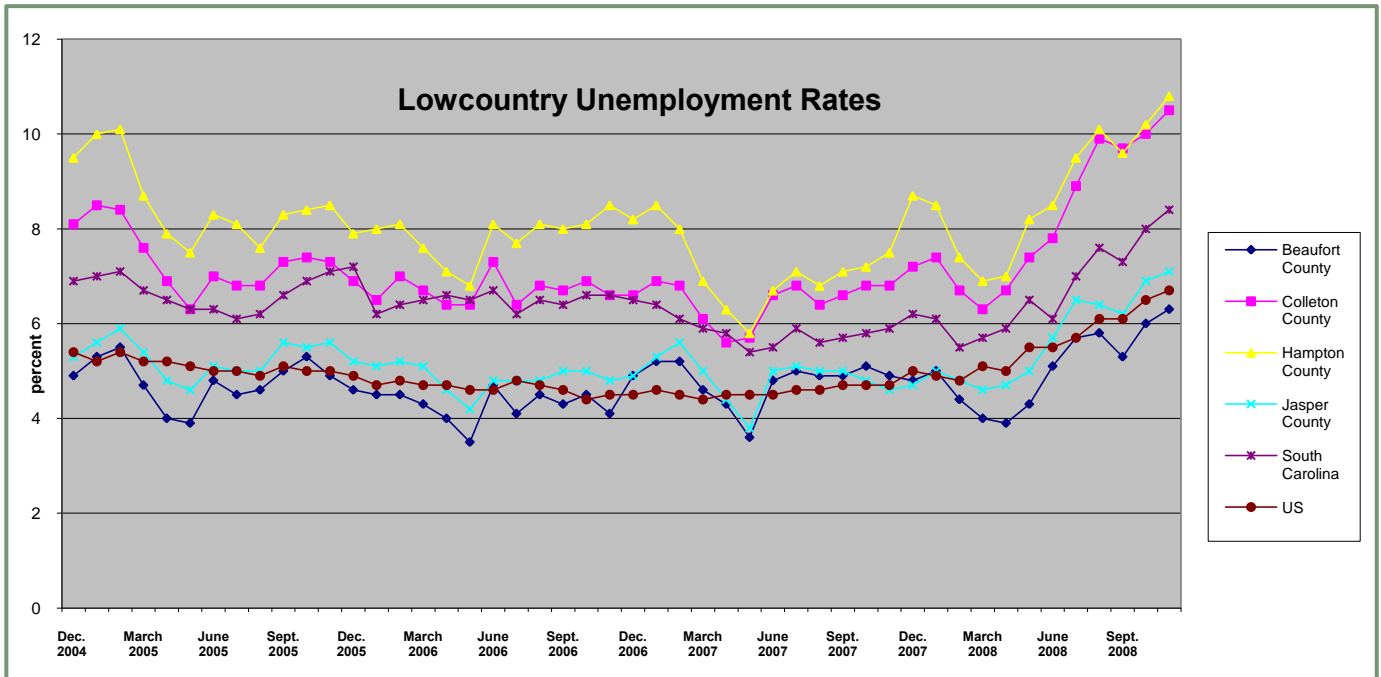
In Colleton County, just over 55% of the population over 16 is in the workforce. Of the 16,004 persons in the workforce, 93.6% were employed in 2000. However, since the 2000 Census, through most recent data released through October 2008, the unemployment rate has increased to 10%. In terms of occupation, 23% of Colleton residents are employed in sales and office occupations, 22% in management, professional, and related operations, with 20% employed in production, transportation, and material moving. Industry in Colleton County primarily includes educational, health and social services at 17.6%, 14.6% in manufacturing and 11.6% in retail trade.

Figure B-1: 2000 Employment Status

EMPLOYMENT STATUS	NUMBER	PERCENTAGE
Population 16 years +		
In Labor Force	16,004	55.20%
Civilian labor force	15,896	
Employed	14,874	93.60%
Unemployed	1,022	6.40%
Not in labor force	12,997	44.80%
TOTAL LABOR FORCE	29,001	100%

*Civilian labor force: all persons aged sixteen or more who are able to work and are neither in the military nor institutionalized.

Figure B-2: 2004 – 2008 Lowcountry Unemployment Rates



Source: Lowcountry Council of Governments

Figure B-3: Occupation (US Census-2000)

Employed civilian population 16 years and over	Total	%
	14,874	100
OCCUPATION		
Management, professional, and related occupations	3,288	22.1
Service occupations	2,526	17.0
Sales and office occupations	3,449	23.2
Farming, fishing, and forestry occupations	259	1.7
Construction, extraction, and maintenance occupations	2,385	16.0
Production, transportation, and material moving occupations	2,967	19.9

Source: US Census Bureau and Lowcountry Council of Governments

Figure B-4: Occupation (US Census-2000)

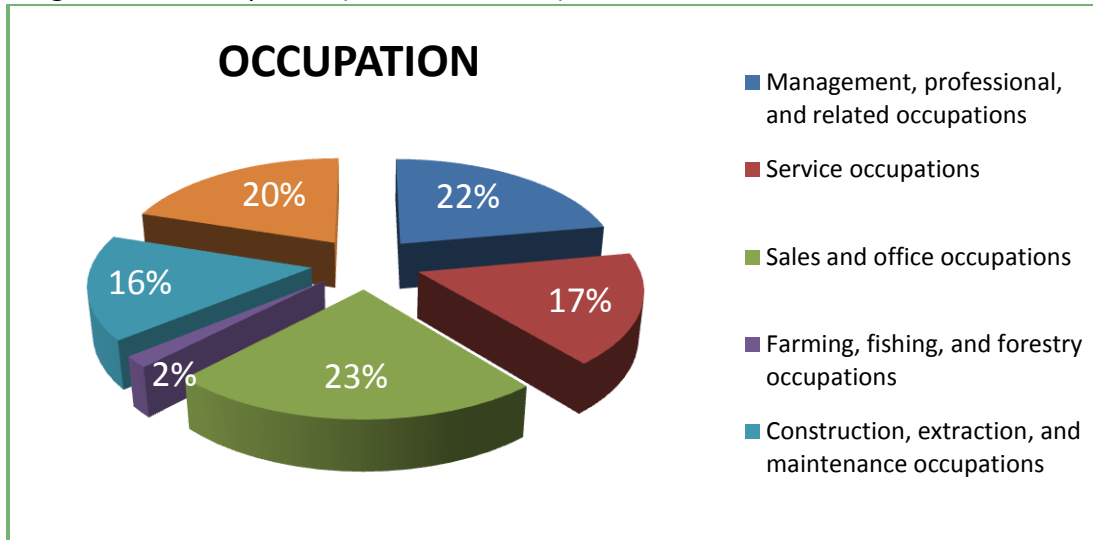


Figure B-5: Industry Employment By Sector

INDUSTRY EMPLOYMENT IN COLLETON COUNTY(2003)		
	Number	%
Agriculture, forestry, fishing and hunting, and mining	446	3.0
Construction	1,766	11.9
Manufacturing	2,170	14.6
Wholesale trade	501	3.4
Retail trade	1,725	11.6
Transportation and warehousing, and utilities	672	4.5
Information	249	1.7
Finance, insurance, real estate, and rental and leasing	617	4.1
Professional, scientific, management, administrative, and waste management services	1,069	7.2
Educational, health and social services	2,623	17.6
Arts, entertainment, recreation, accommodation and food services	1,381	9.3
Other services (except public administration)	709	4.8
Public administration	946	6.4

Source: US Census Bureau

B. Wages

Below is a table displaying Lowcountry and Colleton County wages. As data provided by the Lowcountry Council of Governments indicates, Colleton has experienced steady improvement in wages, considering there was a slight

decline between 2006 and 2007. This may be a reflection of Colleton County's strong retail/service industry and retail occupations.

Figure B-6: Average Weekly Private Sector Wages

	2000	2001	2002	2003	2004	2005	2006	2007	Change 1995- 2007	Change 2006- 2007
Beaufort County	\$493	\$516	\$505	\$525	\$560	\$564	\$588	\$595	47.28%	1.19%
Colleton County	\$445	\$458	\$445	\$457	\$491	\$511	\$534	\$532	46.15%	-0.37%
Hampton County	\$497	\$536	\$524	\$531	\$570	\$581	\$604	\$647	64.63%	7.12%
Jasper County	\$428	\$447	\$441	\$474	\$531	\$568	\$627	\$643	108.09%	2.55%
South Carolina	\$541	\$562	\$567	\$582	\$602	\$623	\$649	\$668	49.11%	2.93%

Source: Lowcountry Council of Governments

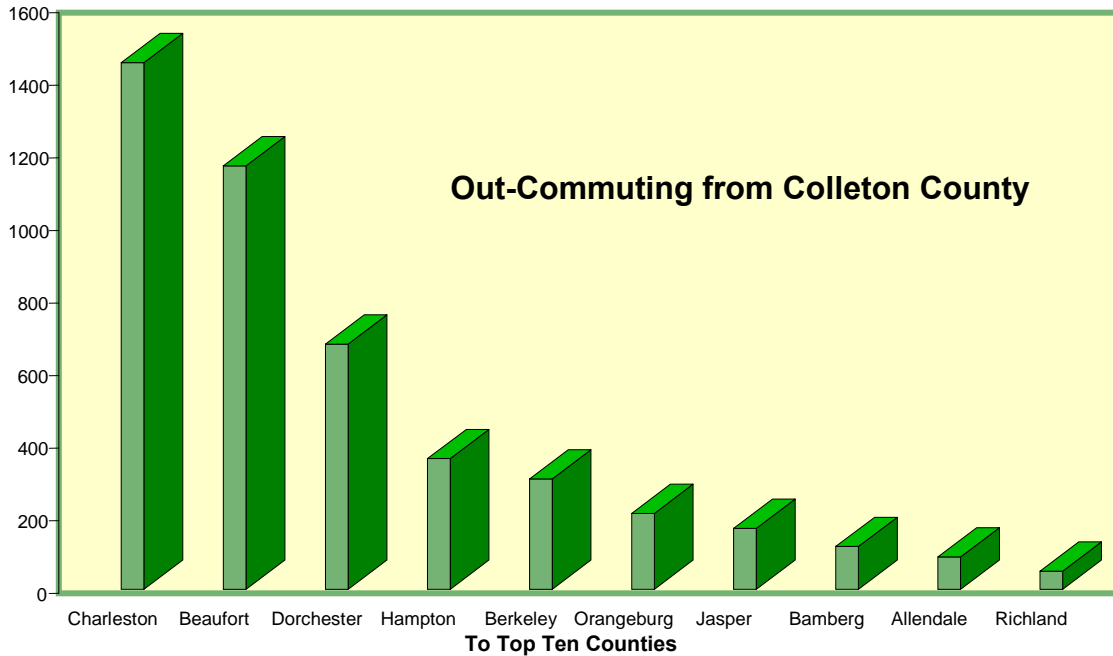
C. Out Commuting Patterns for Colleton County Workers

Over 5,000 workers commute outside of Colleton on a regular basis and just over 1,150 commuting into County in 2000.

Figure B-7: Out Commuting Patterns for Colleton County Workers

County Commuting To	Number	%
Allendale	89	1.7%
Bamberg	118	2.3%
Beaufort	1,167	22.8%
Berkeley	304	5.9%
Charleston	1,451	28.4%
Dorchester	676	13.2%
Hampton	360	7.0%
Jasper	168	3.3%
Orangeburg	209	4.1%
Other SC counties	198	3.9%
Other states	327	6.4%
Richland	50	1.0%

Figure B-8: Chart of Out Commuting Patterns for Colleton County Workers



Source: Lowcountry Council of Governments

D. Commercial Building Permit Activity

The year 2002 represented the greatest dollar value in new commercial construction at \$7.2 million, while the year 2004 accounted for the most units constructed between 2001 and 2007. Over the time period, commercial building activity averaged 12 units per year with an average annual value of \$3.4 million, or a per unit average of almost \$278,000.

Figure B-9: Building Permits for New Commercial Construction for Walterboro and Colleton County Combined, 2001-2007.

Commercial Building Permit Activity 2001 - 2007	Total Units	Value
2001	6	\$2,659,998
2002	16	\$7,267,394
2003	4	\$3,710,800
2004	23	\$2,954,774
2005	15	\$3,805,550
2006	6	\$1,175,400
2007	17	\$2,601,591
TOTAL	87	\$24,175,507

Source: Lowcountry Council of Governments

E. Industry Employment Opportunities in the Low Country

(Source: Lowcountry Council of Governments)

During the fall of 2004, LCOG and the four counties of the Lowcountry embarked on the development of a strategy for economic diversification. The Department of Defense, through its Advance Planning Grant initiative provided 90 percent of the funding, with each of the four counties providing an equal share of the remaining 10 percent.

The objectives, as stated in the final report were “to assist the four-county region to attract new businesses and target industries to aid in community growth, tax base diversification and quality of life enhancement, and lessen dependency on the three military installations in the region. This plan was formulated taking into consideration the region’s economic development goals and objectives while being sensitive to resident concerns about the impact of these initiatives on the overall quality of life and community culture and identity. “

The core of the process was to determine what industries should be in the area. A cluster analysis identified groups of industries linked by common product markets, labor pools, knowledge base, similar technologies, supplier chains, specialized services, networks, and research and development and/or other economic ties. Clusters were pinpointed with the use of local labor and market information, anecdotal information employer feedback and natural resource analyses. Clustering helps establish industry networks that lead to the dissemination of best practices, process innovations, and joint market or product initiatives.

Based on the research and analysis by LCOG and the consultants, and combined with previous work on such issues as freight transportation advantages, existing manufacturers and natural resources in the Lowcountry, a preliminary listing of possible linkages was developed. Linkages within each of these clusters were identified in order to identify targeted companies.

The Lowcountry economic diversification plan focused on the following specific industry clusters:

- Logistics/Distribution centers (emerging industry)
- Health Care/Medical
- Construction
- Wholesale Trade
- Manufacturing

The prospective businesses in these industries can be attracted to the Lowcountry due to a combination of concentrated product markets, supply chains and other demonstrated resources. In addition, these industries present an opportunity to develop jobs with above average incomes in growing industries.

After assessing the region and factoring in the target candidate industries, infrastructure, transportation-logistics, and the region’s strengths and opportunities, four economic diversification zones were recommended along I-95. Each zone contains two or more I-95 interchanges. The recommendations for Colleton County are addressed primarily in Zone 4.

I-95 Economic Development Zones

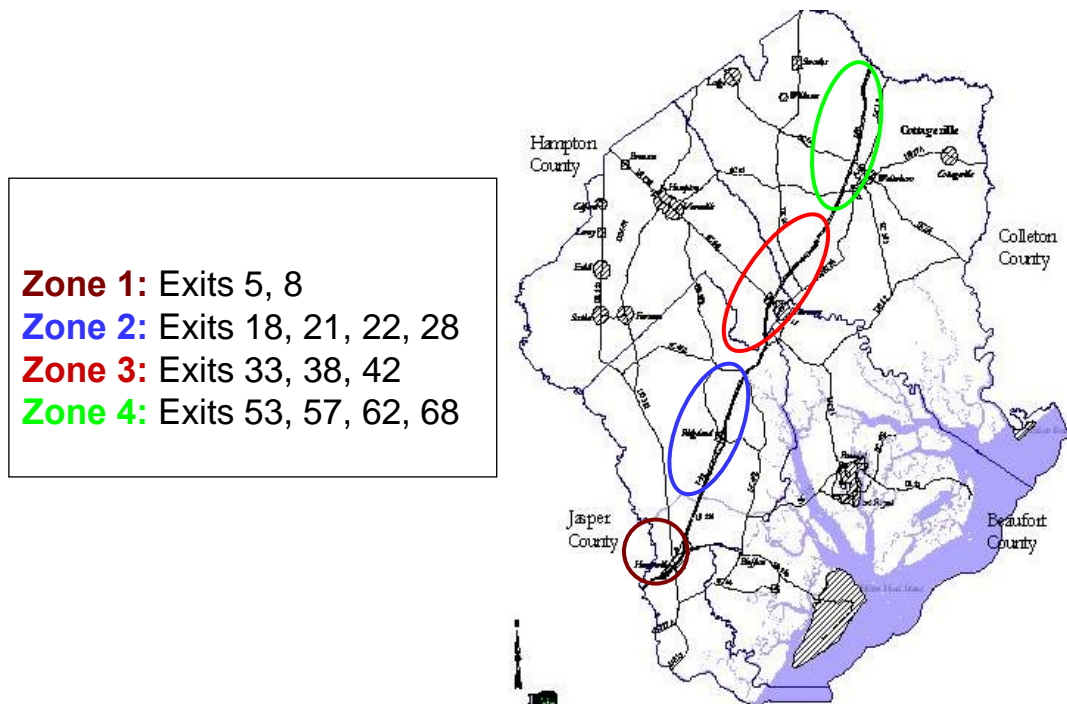


Figure B-10: Economic Diversification Zones

Zone 4: Colleton County --- I-95 Exit 53, Exit 57, Exit 62 and Exit 68

- A rest area is located between Exits 42 and 53.

- Exit 53 has access to Green Acres Camping, the Artisan Center, mid-scale and economy hotels, fast food establishments and other restaurants.
- Coastal Lumber Company* (wood chipper plant) is located off of Exit 57 along with the new Super Wal-Mart, gas stations, economy hotels and fast food restaurants. (*Coastal Lumber Company was sold in 2008 after the Economic Diversification Study was published)
- The Colleton County Commerce Center (FTZ) is in between Exits 57 and 62.
- There is no development directly off of Exit 62 except for an abandoned gas station.
- Exit 68 is on the edge of Dorchester County but remains in Colleton County with access to the Colleton State Park (in Dorchester County), gas stations and fast food and the Circle Truck Plaza.

Utilities are concentrated at Exits 53, 57 and 62. There is little or no development directly off of Exits 62 and 68 making these areas prime locations for large wholesale trade, construction, and manufacturing facilities, but utilities would need to be extended in order to attract those clusters to the exits.

Zone 4 contains the Lowcountry Regional Airport, which is now able to handle corporate jets and is serving an increasing number of them; many corporations consider this very important when locating new facilities. It is also near Charleston International Airport (CHS) and easily accessible to Savannah/Hilton Head International Airport (SAV). Zone 4 also benefits from its proximity to the Charleston and Savannah ports, the future port in Jasper County and the projected massive international logistics center near Orangeburg.

The Colleton County Commerce Center is in its final development stage and should be heavily marketed since it has FTZ benefits and occupies a prominent location along I-95. Distribution centers, construction, wholesale trade facilities, large warehouse facilities, and transportation/logistics companies would be compatible in Zone 4. Target companies importing and exporting perishable goods require direct access to air transportation and may require a FTZ and/or a cold storage warehouse facility making Zone 4 attractive.

Zone 4 should be attractive to the construction, wholesale trade, distribution center, transportation/logistics, manufacturing industry clusters. Access to the FTZ, ports and a local airport, well position this zone for easy transport and storage of materials and products, including the following NAICS industries:

- 42, 44-45 – Distribution/Logistics
- 3219 – Wood product manufacturing (wood windows and doors, millwork, etc.)
- 3212 – Veneer, plywood and engineered wood product manufacturing (hardwood veneer, truss manufacturing, OSB, MDF, etc.)
- 3323 – Architectural and structural metals manufacturing (metal windows and doors, ornamental and architectural metal work, prefab metal building and components, etc.)
- 3362 – Motor vehicle body and trailer manufacturing (utility trailers, motor homes, campers, motor vehicle bodies and cabs, etc.)
- 3363 – Motor vehicle parts manufacturing (gasoline engine and engine parts, vehicular lighting equipment, vehicle electrical and electronic equipment, break systems, transmission and power train parts, etc.)
- 3261 – Plastics product manufacturing (floor coverings, pipe and fittings, building materials, packaging materials, countertops, plastic bottles, etc.)

F. Location Quotient Analysis

Another measure of a community's economic structure that is useful to land use planning is the location quotient. Location quotients can indicate if a community produces more than is needed for its own use and is selling the excess to nonlocal markets. It can also tell us which types of businesses are not in enough supply to meet local needs and are a source of consumption leakage; that is consumers go outside the County to meet their needs. When interpreting location quotients, note that a quotient greater than 1.0 indicates that economic sector is an export activity and is an important link to the outside economy. It is important to understand that while a quotient should be greater than 1.0 for suggesting it is an export sector; as a practical application, a quotient should exceed 1.25 to clearly demonstrate an export effect. The same holds true for values less than 1.0; that is quotients whose value is .75 or less more clearly demonstrates a local economy is not able to fully meet its own market needs. Figure B-11 highlights the changes in Colleton County's location quotients by economic sector. As a compliment to the location quotient analysis, for comparison see the Colleton County Top Ten Employers Figure B-12.

Figure B-11: Change in Quotients by Economic Sector

Economic Sector	2001	2006
Natural Resources & Mining	3.12	2.21
Crop Production	2.90	X
Forestry and Logging	40.21	41.47
Agriculture & Forestry Support	1.04	1.27
Construction	1.25	1.00
Specialty Trade Contractors	1.42	1.09
Manufacturing	1.32	1.63
Wood Product Manufacturing	6.41	9.09
Chemical Manufacturing	0.82	1.73
Retail Trade	1.33	1.46
Food & Beverage Stores	1.52	1.30
General Merchandise	1.53	2.08
Gasoline Stations	4.06	5.85
Motor Vehicle & Parts	1.30	1.16
Furniture & Home Furnishings	1.30	1.18
Wholesale Trade	1.14	0.59
Merchant wholesale, durable goods	0.87	0.63
Merchant wholesale, nondurable goods	1.65	X
Transportation & Warehousing	0.40	0.34
Information	0.30	0.52
Finance & Insurance	0.63	0.62
Educational Services	0.45	0.53
Health Services & Social Assistance	0.88	0.90
Leisure and Hospitality	1.21	1.25
Accommodations	1.65	1.48
Food services and drinking places	1.29	1.33
Other Services	0.70	0.64
Unclassified	1.50	1.38

Source: 2008 US Department of Labor, Bureau of Labor Statistics Website Quarterly Census of Employment and Wages, Location Quotient Calculator

Figure B-12: Top Ten Employers

Business/Employer	Type of Business	Employees
Colleton County School District	Education	959
Colleton Medical Center	Healthcare Provider	435
Colleton County Government	Governmental Services	355
New York Wire	Weaves fiberglass for building products	297
South Carolina Electric & Gas	Communication/utility-electricity & gas supplier	195
Dayco Products Inc	Manufactures automobile V-belts	141
Carolina Visuals LLC	Manufactures flags & banners	140
Walterboro Veneer Company, Inc	Manufactures hardwood veneer, rotary oak cutters	125
Rockford Manufacturing LTD (Tie)	Manufactures metal buildings	100
Jaxco Industries (Tie)	Processing and warehousing	60-65
Coastal Lumber Company (Tie)	Lumber Mill	60
FloraLife, Inc. (Tie)	Manufactures Floral forms	60

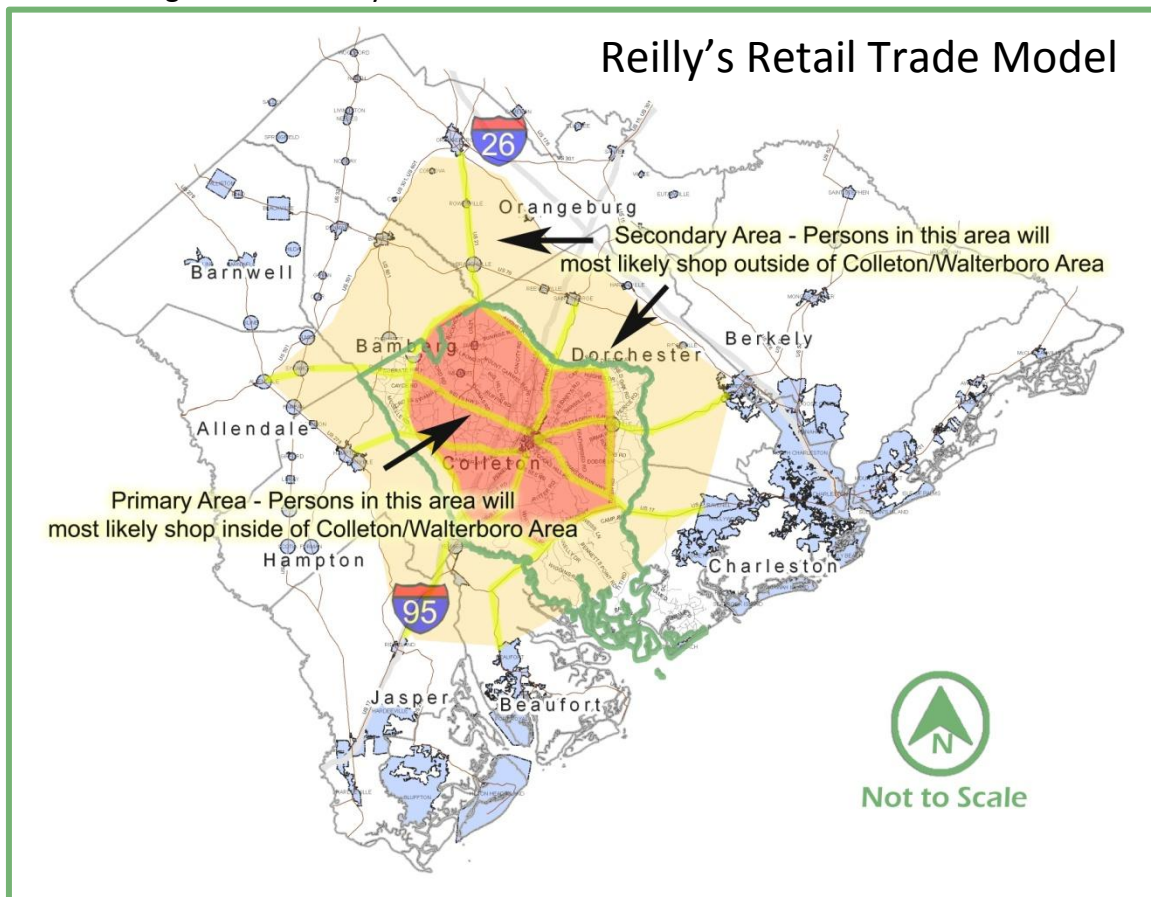
G. Walterboro Trade Area – Reilly’s Law

Another measure of the structure of the County’s economy is the retail trade area. Graphically, the trade area is the geographic area from which a community draws the majority of its retail trade customers. In Colleton County, the City of Walterboro represents the hub of the trade area as the predominant volume of commercial trade occurs in and around the City.

To help illustrate this concept, the application of Reilly’s Law is a useful tool. Reilly’s Law gives an estimate of the maximum distance customers travel to shop in a given community based on its size. Said another way, people are attracted to bigger places to do their shopping, but the time and distance they must travel influences their willingness to shop there. In effect, individuals who reside within the trade area are more likely to buy basic goods and services in the Walterboro trade area than those outside the trade area who would otherwise go to a neighboring community for shopping.

For use in this element, it is important to recognize the role of the City as the economic engine of the County and its effect on surrounding households. Figure B-13: Reilly’s Retail Trade Model, illustrates the trade area for Walterboro using this method.

Figure B-13: Reilly's Retail Trade Model



H. Colleton County Economic Development Office / Economic Alliance

The Colleton County Economic Alliance works with existing industry to target support services and to attract other national and international investments by facilitating their expansions or initial establishment of operations in Colleton County. The Alliance is also making efforts to accomplish the long range goals of having Level IV certified Foreign Trade Zone sites with interstate or airport access, expanding technical training skill sets to enhance workforce, and developing programs to expand investments and enrich existing industry related to international trade.

The Colleton County Economic Alliance facilitates the process of taking advantage of eligible performance-based incentives and can negotiate with potential clients eligible for incentives related to local property taxes.

- Corporate income tax rate of 5%, one of the lowest in the southeast
- Corporate Income Tax Credits:
 - Colleton County Jobs Tax Credits: \$3,500 per jobs

- Corporate Headquarters Tax Credit
- Child Care Program Tax Credit
- Research and Development Tax Credit
- Sales and Use Tax: 7% (including any local option tax)
- Sales Tax Exemptions (state and local)
- Sales Tax Caps: \$300 maximum
- Property Taxes: Only local government levies property tax
- Property tax exemptions: All inventories, intangible property and pollution control
- 5-year Property Abatement - County operating
- Discretionary Incentives
 - Fee-in-Lieu of Taxes
 - Job Development Credit

Figure B-14: Tax Chart

Taxes	
Corporate Income Tax Rate:	5.0%
State Sales Tax Rate:	6.0%
Personal Income Tax Rate:	3 - 7%
Jobs Tax Credit 2007:	\$3,500

I. Tourism Marketing Plan for Walterboro and Colleton County

The Tourism Marketing Plan written by Carter Ryley Thomas Public Relations and Marketing on November 20, 2002 is summarized below.

GOAL: Increase tourism and improve economic development

Hindrances: Lack of awareness (of the region and its assets) among tourists and proximity of renowned tourist destinations. A marketing campaign was suggested to raise awareness of the importance of tourism locally and to raise awareness of the region among potential visitors.

REPORT FINDINGS:

1. The general community underestimates the economic impact of tourism. The community either does not understand tourism and Walterboro and Colleton County's (WCC) assets or opposes tourism out of fear that too many tourists will destroy the character of the region and result in excessive commercialization.
2. The community does not agree on the primary tourism asset in WCC. There is no catch-all phrase or message conveying the appeal of WCC.

3. There is little awareness of WCC and what the region offers outside of tourists who visit the area as their primary destination.
4. Travel to small town with demographics like Walterboro is up.
5. There are two major groups with sub-groups of people who visit Walterboro and Colleton County: niche markets and motorists.

The niche markets include:

- Heritage tourists
- Nature tourists
- Military tourists
- African American tourists
- Motorists (WCC is the half-way point for two different sets of travelers. Those traveling between NYC and Florida and those traveling between Savannah/Beaufort and Charleston).

CONCLUSION: WCC has a marketing opportunity that they are not capitalizing on. They need to increase tourism, track visitors (via logs/databases), bring tourists back for return visits, and increase awareness of tourism and encourage participation in the marketing campaign by members of the community.

TOP 5 TOURISM ASSETS:

1. ACE Basin and Edisto River
2. S.C. Artisans Center
3. Historic Walterboro including the antique shops and the small town atmosphere
4. Edisto Beach
5. The history of the region

Others include the Slave Relic Museum and the Tuskegee Airmen Memorial

Other Tourism opportunities include:

- The wheel shaped Folkways and Communities Trail, which includes Walterboro, Greenpond, and Cottageville in Colleton County, as well as towns in Dorchester and Charleston Counties
- The Rivers and Rice Trail for a short drive through Colleton County

III. Observations

- Colleton County income levels have increased over time; however they still lower than the state and most of the region
- Weekly wages are declining in Colleton and are the lowest in the region
- Educational and Training Opportunities exist for Colleton County residents to improve their job skills and train for new careers

- Most jobs in Colleton County are in the Educational, Health and Social Services industry
 - Manufacturing is second
 - Retail trade and construction are third and fourth
- Industrial employment opportunities exist as targeted in Zone 4 of the Lowcountry Economic Diversification Plan
 - Distribution is a high priority for the Colleton County Commerce Park
- The industry employment location analysis identified the following opportunities (strengths)
 - Manufacturing
 - Retail Trade
 - Leisure and Hospitality
- The Reilly's Law model indicated most persons living within the immediate Walterboro and Cottageville area will likely shop in Colleton County for most of their purchases. The primary area is roughly bounded by Canadys to the north near I-95 to Cottageville, south to Jacksonboro and then, to Yemassee, up to Islandton, then, to Ashton, Lodge and just south of Branchville back to Canadys.
- The Colleton County Economic Alliance helps potential companies/investors in Colleton County navigate through the development process and identify incentives
- Colleton has many tourism opportunities that are available; however, may not be widely advertised or well known.

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APPENDIX C. HOUSING ELEMENT

I. Introduction

The housing element includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements.

II. Inventory

A. Historic Trends and Projected Growth

According to the US Census 2000 estimate, Colleton County's population was comprised of 38,264 persons living in approximately 14,470 housing units. From 1990 to 2000, the number of housing units increased by 21.5% percent from 14,926 to 18,129. Additionally, US Census Building Permit data indicates that from 2000 to 2007, 1,239 units of housing were permitted, which is a significant decrease in building from the 1990s. Utilizing the average number of units permitted, it is estimated that 1,428 units will be permitted through 2010. However, these figures were estimated prior to the sharp economic downturn and mortgage crisis experienced in September and October 2008. It is likely that the number of permitted units will be lower. In the long term, Colleton County can expect to see a steady growth in housing as the coastal counties adjacent to Colleton continue to experience growth.

Utilizing the population projections for 2020, the 2000 Census 2.62 persons per household, and the 2000 Census ratios of the existing housing stock, it is estimated that there will be approximately 21,057 total units within Colleton County by the year 2020. Of those total units, 16,807 are projected to be occupied units. Nearly 2,337 are estimated to be new occupied units. In addition, it is estimated that 4,250 units or 20% of the 21,057 units will be vacant. Approximately 2,215 of those units will be vacation/seasonal housing.

It is important to recognize these projections are based on current trends and development patterns. Large amounts of available land are located throughout Colleton County and in close proximity to Charleston and Beaufort Counties where large scale developments are being planned or are underway, such as East Edisto. Although it is possible for this type of a large scale mixed use community to appear in Colleton over the next ten years, the scenario is not considered in the projections.

Figure C-1: Colleton County Housing Characteristics 1990 - 2000

Colleton County	1990	2000	% Change
Total Housing Units	14,926	18,129	21.5%
Occupied Units	12,040	14,470	20.2%
Total Vacant Units	2,886	3,659	26.8%
- Vacant Recreational / Seasonal Units	861	1,907	121.5%
Median House Price	\$47,400	\$73,200	54.4%
Median Gross Rent	\$177	\$405	128.8%

Figure C-2: Year Structure Built

YEAR STRUCTURE BUILT	Number	% Change
2010 to 2019 (2020)*	1,500	-1.8%
2000 to 2009*	1,428	-67.2%
1990 to 1999	4,845	33.5%
1980 to 1989	3,630	-11.3%
1970 to 1979	4,094	113.1%
1960 to 1969	1,921	-26.2%
1940 to 1959	2,604	151.6%
1939 or earlier	1,035	N/A
Total Units	21,057	N/A

*The 2000 – 2009, 2010 to 2019 (2020) and the Total Units are estimates.

Figure C-3: Year Structure Built and 2020 Projections

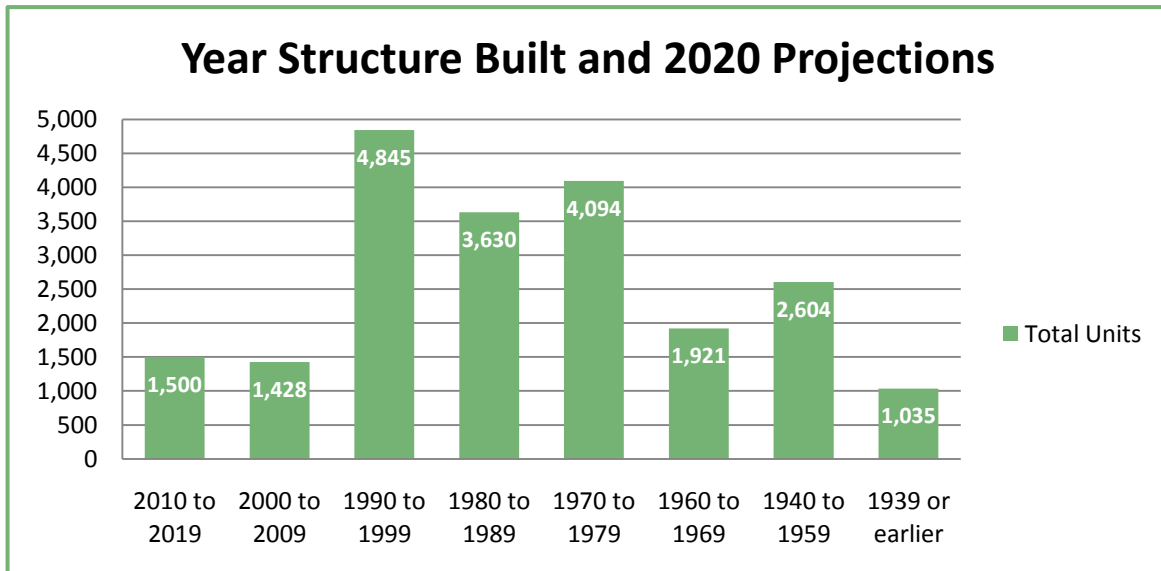


Figure C-4: Actual and Estimated Building Permit Activity 2000 – 2009

Building Permit Activity 2000 – 2007 ('08 –'09 est.)	Total Units	1 Unit	2 Units	3-4 Units	5+ Units
2000	130	112	18		
2001	90	82	8		
2002	230	110			120
2003	130	112	18		
2004	135	119		16	
2005	142	142			
2006	164	149	20		
2007	218	216	2		
2008	89	78	3		1
2009 (Estimated)	100				
TOTAL	1428				

Source: US Census

Figure C-5: Projected Housing Characteristics 2020

Colleton County	2000	2020
Total Housing Units	18,129	21,057
Occupied Units	14,470	16,807
Total Vacant Units	3,659	4,250
- Vacant Recreational / Seasonal Units	1,907	2,215

Source: US Census, Colleton County Building Permits, and Benchmark CMR, Inc.

Figure C-6: Increase in Number of Housing Units: 2000-2007

	% Change July 1, 2000-2007	Housing Unit Estimates July 1, 2007	Census 2000
Beaufort County	34.50%	81,383	60,509
Colleton County	4.79%	18,998	18,129
Hampton County	1.64%	8,723	8,582
Jasper County	10.20%	8,737	7,928
Lowcountry Total	23.85%	117,841	95,148

Source: US Census Bureau and Lowcountry Council of Governments

B. Housing Types

Over 56% of Colleton County's housing stock is primarily comprised of single-family detached units with over 36% classified as mobile home in the 2000 US Census. However, other housing types, such as attached single-family, multi-family structures, and manufactured homes are present. Figure C-7 highlights the type and

percentage of the different housing types available to the residents in Colleton County as reported by the US Census estimates in 2000.

Figure C-7: Types of Housing Units

Total housing units		18,129	100
UNITS IN STRUCTURE			
1-unit, detached		10,203	56.3
1-unit, attached		211	1.2
2 units		254	1.4
3 or 4 units		165	0.9
5 to 9 units		432	2.4
10 to 19 units		81	0.4
20 or more units		160	0.9
Mobile home		6,549	36.1
Boat, RV, van, etc.		74	0.4

Source: US Census (2000)

Due to the significant percentage of mobile homes in 2000, a comparison was made from 1990 to 2000 and with the United States and the State of South Carolina. A significant portion of the housing stock growth in Colleton is in mobile homes. This diverse housing stock is reflective of the income levels and wages of the County's population, keeping housing affordable for the residents of Colleton County.

Figure C-8: Mobile Homes 1990-2000

Mobile Homes 1990-2000	1990		2000		Percent Change 1990-2000
	#	% of All Housing Units	#	% of All Housing Units	
Colleton County	3,754	25.2	6,549	36.1	74.5
South Carolina	235,863	16.6	355,499	20.3	50.7
United States	7,324,154	7.2	8,779,228	7.6	19.9

C. Housing Costs

The cost of housing in Colleton County has remained affordable in comparison with the remainder of the State. In 2000 the median value of a home was \$73,200 and the State average was \$94,900.

Figure C-9: Median Value of Housing Units - 2000

Median Value of Housing Units: 2000		
	Colleton County	South Carolina
Median Value of Selected Owner-Occupied Housing Units	\$73,200	\$94,900

In 2000, over 40% of the persons reporting income were spending less than 25% of their income on housing, which is well within the recommended parameters of the percentage of income to be allocated towards housing. The income levels of those paying 35% or more is not reported – making it difficult to determine if low to moderate income earners are paying 35% or more of their income for housing. For those paying rent, a higher percentage of those reporting are spending more than 35 percent of their income on housing.

Figure C-10: Monthly Owner Costs as a Percentage of Income

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE	Total Persons		% of Income	
Less than 15 percent	2,303		41.6	
15 to 19 percent	749		13.5	
20 to 24 percent	635		11.5	
25 to 29 percent	361		6.5	
30 to 34 percent	249		4.5	
35 percent or more	1,113		20.1	
Not computed	126		2.3	

Figure C-11: Gross Rent

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Total Persons		% of Income	
Less than 15 percent	607		22	
15 to 19 percent	207		7.5	
20 to 24 percent	197		7.1	
25 to 29 percent	161		5.8	
30 to 34 percent	150		5.4	
35 percent or more	691		25	
Not computed	750		27.1	

Identifying the Gap in Affordable Housing

'Affordable housing' means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD). In the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

Utilizing the 2000 Census, a small gap of -2.2% in affordability existed for homes where 80% of the Median Household Income (\$23,786) was earned. Households earning the median income or higher were able to afford a home in Colleton based on a brief affordability analysis described below.

Although 2008 figures were not readily available for home value and rental prices, the 2005 and 2006 home value and rental figures were compared with the 2008 income figures. The basic trend of affordability was similar to the trend noted in the 2000 US Census data analysis of affordability. A small gap exists for homeowners that are earning 80% of the MHI; however, the affordability gap for rental units is positive for all years considered.

Figure C-12: Homeownership Affordability Gap - 2000 US Census

% Median HHI	Annual Income	Payment & Interest	Taxes & Insurance	28% of Income Total Payment	Max Mortgage	3% Down Payment	Home Price	Median Home Price	Affordability Gap
80%	\$23,786	\$461	\$94	\$555	\$69,516	\$2,085	\$71,601	\$73,200	-\$1,599
100%	\$29,733	\$576	\$118	\$694	\$86,895	\$2,607	\$89,502	\$73,200	\$16,302
120%	\$35,680	\$691	\$142	\$833	\$104,274	\$3,128	\$107,402	\$73,200	\$34,202

Figure C-13: Homeownership Affordability Gap 2005 & 2008 (Source: HUD and City-Data)

% Median HHI	Annual Income 2008 (HUD)	Payment & Interest	Taxes & Insurance	28% of Income Total Payment	Max Mortgage	3% Down Payment	Home Price	Median Home Price (2005)	Affordability Gap
80%	\$32,640	\$632	\$129	\$762	\$95,390	\$2,862	\$98,252	\$99,626	-\$1,374
100%	\$40,800	\$790	\$162	\$952	\$119,238	\$3,577	\$122,815	\$99,626	\$23,189
120%	\$48,960	\$948	\$194	\$1,142	\$143,086	\$4,293	\$147,378	\$99,626	\$47,752

Figure C-14: Rental Affordability Gap – 2000 US Census

% Median HHI	Annual Income	30% Total Payment	Median Rent	Affordability Gap
80%	\$23,786	\$595	\$405	\$190
100%	\$29,733	\$743	\$405	\$338
120%	\$35,680	\$892	\$405	\$487

Figure C-15: Rental Affordability Gap (1 Bedroom) 2006 & 2008 (Source: HUD and City-Data)

% Median HHI	Annual Income (2008)	30% Total Payment	Median Rent 1 Bedroom (2006)	Affordability Gap
80%	\$32,640	\$816	\$389	\$427
100%	\$40,800	\$1,020	\$389	\$631
120%	\$48,960	\$1,224	\$389	\$835

Figure C-16: Rental Affordability Gap (2 Bedroom) 2006 & 2008 (Source: HUD and City-Data)

% Median HHI	Annual Income (2008)	30% Total Payment	Median Rent 2 Bedroom (2006)	Affordability Gap
80%	\$32,640	\$816	\$481	\$335
100%	\$40,800	\$1,020	\$481	\$539
120%	\$48,960	\$1,224	\$481	\$743

Figure C-17: Rental Affordability Gap (3 Bedroom) 2006 & 2008 (Source: HUD and City-Data)

% Median HHI	Annual Income (2008)	30% Total Payment	Median Rent 3 Bedroom (2006)	Affordability Gap
80%	\$32,640	\$816	\$680	\$136
100%	\$40,800	\$1,020	\$680	\$340
120%	\$48,960	\$1,224	\$680	\$544

Priority Investment Areas and Regulatory Barriers to Affordable Housing

Colleton County does not have a designated priority investment area to encourage affordable housing. That said, Colleton County’s development regulations do allow all types of housing within Colleton County with fairly flexible building site and design standards. At this time, manufactured housing, mobile homes, recreational vehicles, park model homes and other types of affordable housing opportunities are available to all Colleton County residents. For example, as noted earlier, mobile homes account for a significant percentage of the housing stock in Colleton County. During the public meeting process, most responded that housing affordability was not a major issue from a regulatory or availability stand point.

Areas that may be of concern in the future include old plantation properties throughout the County where multiple heirs have ownership in a single parcel. It may be appropriate to consider these areas for relaxed rules and development regulations – encouraging affordable housing options.

Market Based Incentives to encourage Affordable Housing

At this time, the County does not have any incentives to encourage development of market based affordable housing. Market based strategies could include waiving of fees for private projects that include affordable housing, density bonuses, expedited reviews, design flexibility and the use of accessory structures as dwelling units. The majority of residents in Colleton are in affordable housing. Approximately 20% of home owners and 25% of renters are paying more than 35% of their income for housing according to the 2000 US Census.

D. Occupancy Rates and Tenure

The total number of occupied units was 14,470. Just over 80 percent of those units were owner occupied with 20 percent being renter occupied. Homeownership rates were higher than the State (72%) and the US (66%).

Figure C-18: Housing Units – 2000 US Census

HOUSING UNITS	2000	
	Number	%
Total Housing Units	18,129	
Occupied Housing Units	14,470	79.8
Owner Occupied	11,620	80.3
Renter Occupied	2,850	19.7
Vacant Housing Units	3,659	20.2

III. Observations

- Housing construction has slowed significantly this decade when compared with the 90s. It is projected this trend will continue through 2020.
- Affordable housing is generally available throughout the county.
- A (-2.2%) homeownership gap exists for affordable housing for those who earned 80% of the median household income.
- A rental affordability gap does not exist in Colleton County.
- The County does not have any specific strategies to encourage affordable housing.
- The County has a healthy homeownership rate when compare with the State of SC and the US.



APPENDIX D. NATURAL RESOURCES ELEMENT

I. Introduction

This element includes information on coastal resources, soils, agricultural and forested lands, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, and wetlands. This element of the plan also includes the flood plain area, which is prominent in many areas within Colleton County.

II. Inventory and Analysis

A. Floodplain, Rivers, Streams & Wetlands

Approximately 75 square miles of water area exists in Colleton County or 1,508 miles of streams and water ways. The three major rivers include the Ashepoo River, Combahee River, and Edisto River. The Edisto River, 82 miles in length, is the longest waterway in Colleton County, followed by the Ashepoo River, 62 miles in length, and the Combahee River, which is 45 miles in length. There are 18 navigable waterways within the Edisto and Salkehatchie basins, which includes seven rivers, seven creeks, and four swamps.

Nearly 421 square miles of land is found within the 100 year flood plain with 44% of the floodplain located south of the Ace Basin Highway. Thirty-seven percent of the total county area is in floodplain. A majority of the area is also located within the National Wetlands Inventory as well.

In general, the County is subject to storms and flooding from hurricanes and other severe weather/natural events. The primary risk of flood is within A and AE zones that are within the 100 year floodplains with some areas located in the VE zones along the costs where risks are the highest and most severe for storm surges.

B. Watersheds and Water Quality

Three major watersheds are located in Colleton; the Edisto, Combahee / Ashepoo / Broad, and the Salkehatchie. By land area the majority of the minor watershed areas are located within the Combahee/Ashepoo/Broad River Basin. On the eastern edge of Colleton, the Edisto watershed falls within the Edisto River Basin.

Figure D-1: Water Quality Status

River Basin	Watershed	Hydrologic Unit	Geography	Water Quality Evaluation
Edisto River	Edisto River	03050205-010	Bamburg to Cattle Crk.	Aquatic life supported
	Edisto River	03050205-030	Cattle Crk to Indian Field Swamp	Aquatic life & recreation fully supported
	Edisto River	03050205-050	Indian Field Swamp to Four Hole Swamp	Aquatic life & recreation fully supported
	Edisto & S. Edisto R.	03050205-060	Four Hole Swamp to Atlantic Ocean	Aquatic life not supported near lower reaches of S. Edisto; Recreation fully supported along all segments
Salkehatchie R.	Salkehatchie R. & Whippy Swamp	03050207-040	Wells Branch to confluence of the Little Salkehatchie River	Aquatic life is fully supported Recreations uses partially supported due to fecal coliform bacteria excursions along one downstream segment.
	Little Salkehatchie River	03050207-080	Lemon Creek to Willow Swamp	Aquatic life is fully supported; recreation is partially supported
	Buckhead Creek	03050207-090	Buckhead Creek to Little Salkehatchie	Aquatic life is fully supported; recreation is partially supported
	Willow Swamp	03050207-100	Willow Swamp to Little Salkehatchie	Aquatic life is fully supported; recreation is partially supported
	Little Salkehatchie River	03050207-110	Little Salkehatchie to Salkehatchie River	Aquatic life is fully supported; recreation is partially supported
Combahee/Ashepoo & the Broad River	Combahee River	03050208-010	Confluence of the Little Salkehatchie & Salkehatchie Rivers to New Chehaw R.	Aquatic life & recreation fully supported
	Great Swamp	03050208-020	Jones Swamp Crk to Bluehouse Swamp Crk.	Aquatic life supported; recreation is not
	Horseshoe Creek	03050208-030	Fuller Swamp & Chessey Crks to Horseshoe	Aquatic life is not supported along Fuller Swamp and Chessey Crks but is supported in Horseshoe Creek. Recreation is supported in Horseshoe
	Ashepoo River	03050208-040	Confluence of Great Swamp & Bluehouse Crk to St. Helena Sound	Aquatic life is not supported in the downstream segment; recreation is supported along all segments
	Coosaw River/St. Helena Sound	03050208-100	St. Helena Sound	Aquatic life and recreation is fully supported

Currently, three ambient ground water quality stations and 15 water quality monitoring sites are located in Colleton County. Seven potential ground water contamination sites along with five fish advisory streams for Mercury are also located in the County. Fecal coliform was the number one impairment listed for the identified waters. Finally, SC DHEC has issued water discharge permits to 34 facilities within Colleton County.

C. Protected Land/Land Management Areas

The ACE Basin has been the subject of significant studies and preservation efforts by the federal, state, and private conservation interests. Recent comprehensive studies led by the SC Department of Natural Resources with federal funding assistance included the “2005 Comprehensive Wildlife Management Strategy” and the “2000 *Characterization of The Ace Basin, South Carolina.*” Agencies active in their protection efforts in Colleton County include the South Carolina Department of Natural Resources (SCDNR), US Fish and Wildlife Service (USFWS), The Nature Conservancy (TNC), South Carolina Department of Park, Recreation, and Tourism (SC Dept of PR&T) and others. In the Ace Basin National Wildlife refuge 11,815 acres are contained in two units; the Edisto, and the Combahee. Two Wildlife Management Areas include Bear Island and Donnelley, which together protect over 20,000 acres. Conservation easements have also been granted by the Low Country Open Land Trust and Ducks Unlimited.

Total acreage protected in Colleton County, primarily in the ACE Basin totals 139,525 acres, approximately 21% of all land within Colleton County. Over 4,900 acres are preserved by federal agencies, 47,000 acres through State of South Carolina agencies and just over 87,000 acres protected through private means. Private land protection accounted for nearly 63% of the protected land in Colleton.

Figure D-2: Protected Land in Acres

Protected Land	Acres	%
Federally Protected Land	4,937	3.5%
Privately Protected Land	87,467	62.7%
State of SC Protected Land	47,121	33.8%
Total	139,525	

Source: Colleton County GIS Database estimates

Figure D-3: Protected Land/Balance of County Land

Protected Land/Balance	Acres	%
Protected Lands	139,525	20.7%
Balance of County Land	534,181	79.3%
Total	673,706	

Source: Colleton County GIS Database estimates

D. Land Resources

In Colleton County, the land is the key asset. Farming, agriculture, and outdoor activities, such as hunting and fishing comprise such a major influence on quality of life issues. Colleton County covers approximately 678,500 acres with almost 2% being developed (residential, commercial, and /or industrial).

Forested/shrubland areas represent approximately 44%, wetland areas 39%, and cropland/pasture land represents approximately 10% of the total acreage.

Figure D-4: Land Use/Land Cover - 2001

Land Use/Land Cover Category	Acreage	Percentage
Developed	11,933	1.8%
Forested/Shrubland	294,967	43.5%
Wetland	265,529	39.1%
Grassland	23,398	3.4%
Cropland/Pasture	69,363	10.2%
Water	12,508	1.8%
Unconsolidated Shore	166	0.0%
Barren	670	0.1%
Total	678,534	100.0%

The Land Use/Land Cover map displays general land development patterns, while the soils provide a little more detail. The Cropland and Timberland map displays cropland as defined by soil type and displays existing Mead Westvaco lands that are currently being timbered.

Figure D-5: Census of Farms

Year	# of Farms	Total Farm Land (ac.)	Average Farm Size (ac.)
1997	416	154,829	372
2002	495	137,460	278

Source: US Census of Agriculture (2007 Census results not yet available)

Figure D-6: 100 Year Flood Plain Map

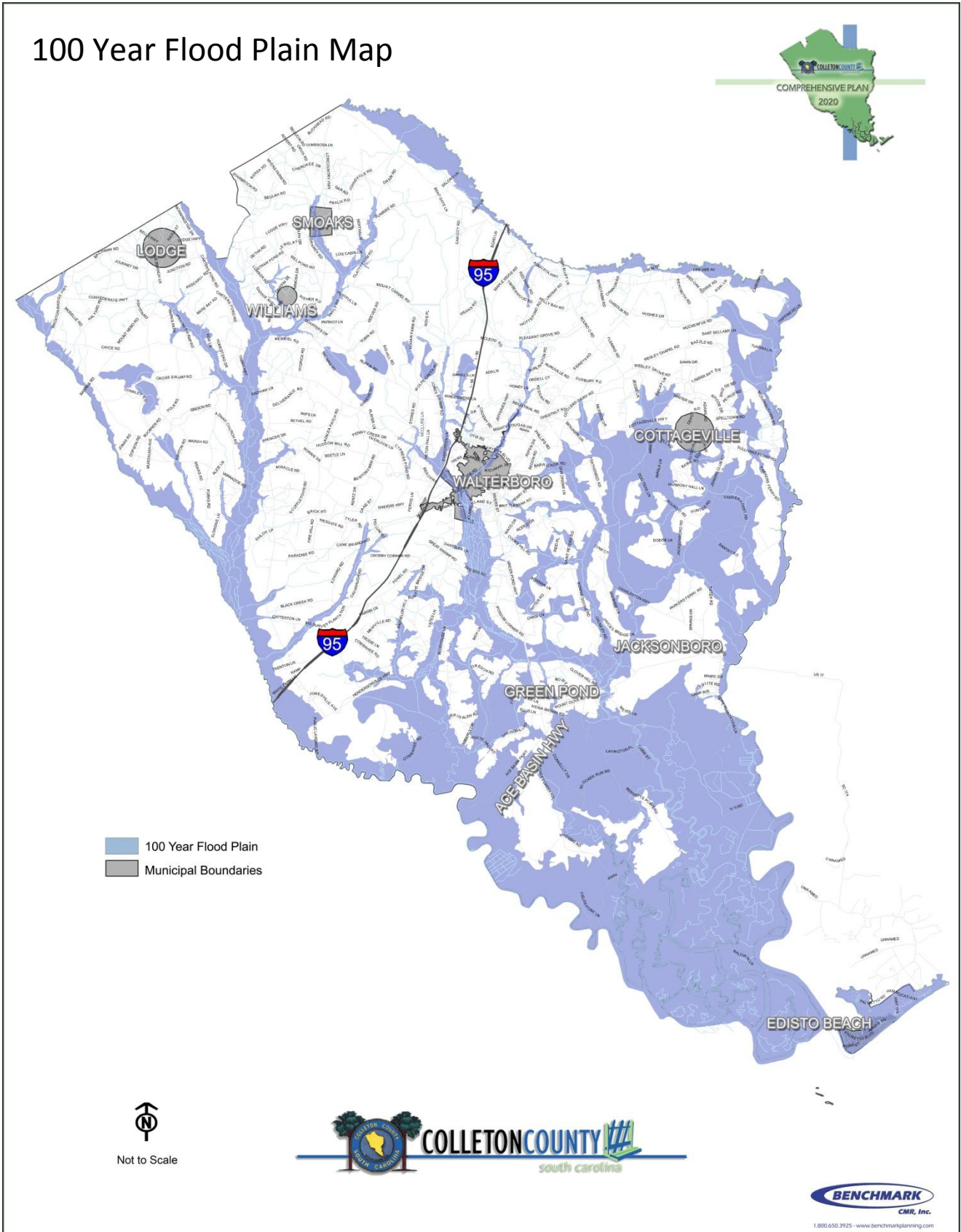


Figure D-7: Watershed Map

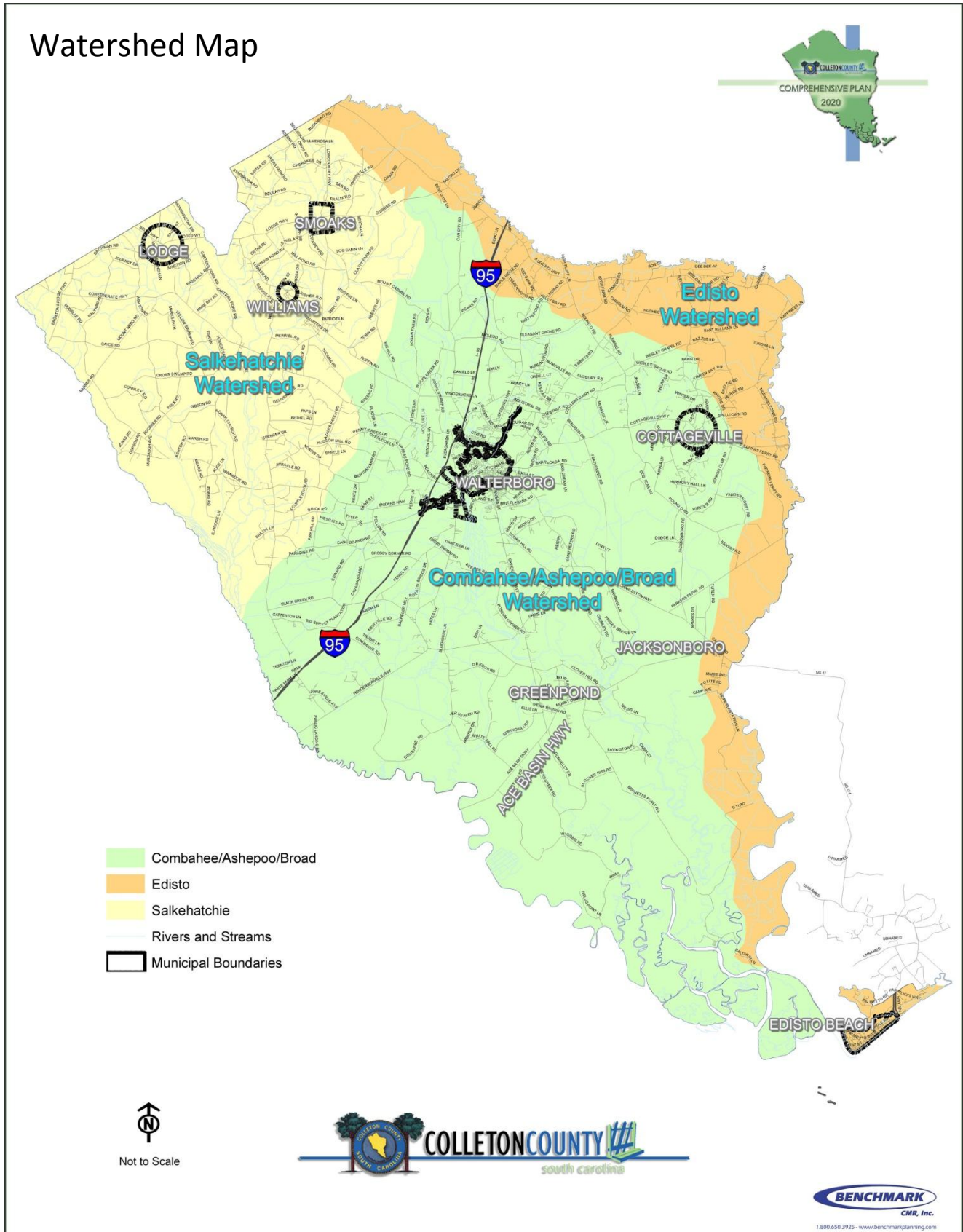


Figure D-8: 2004 Land Use / Land Cover Map

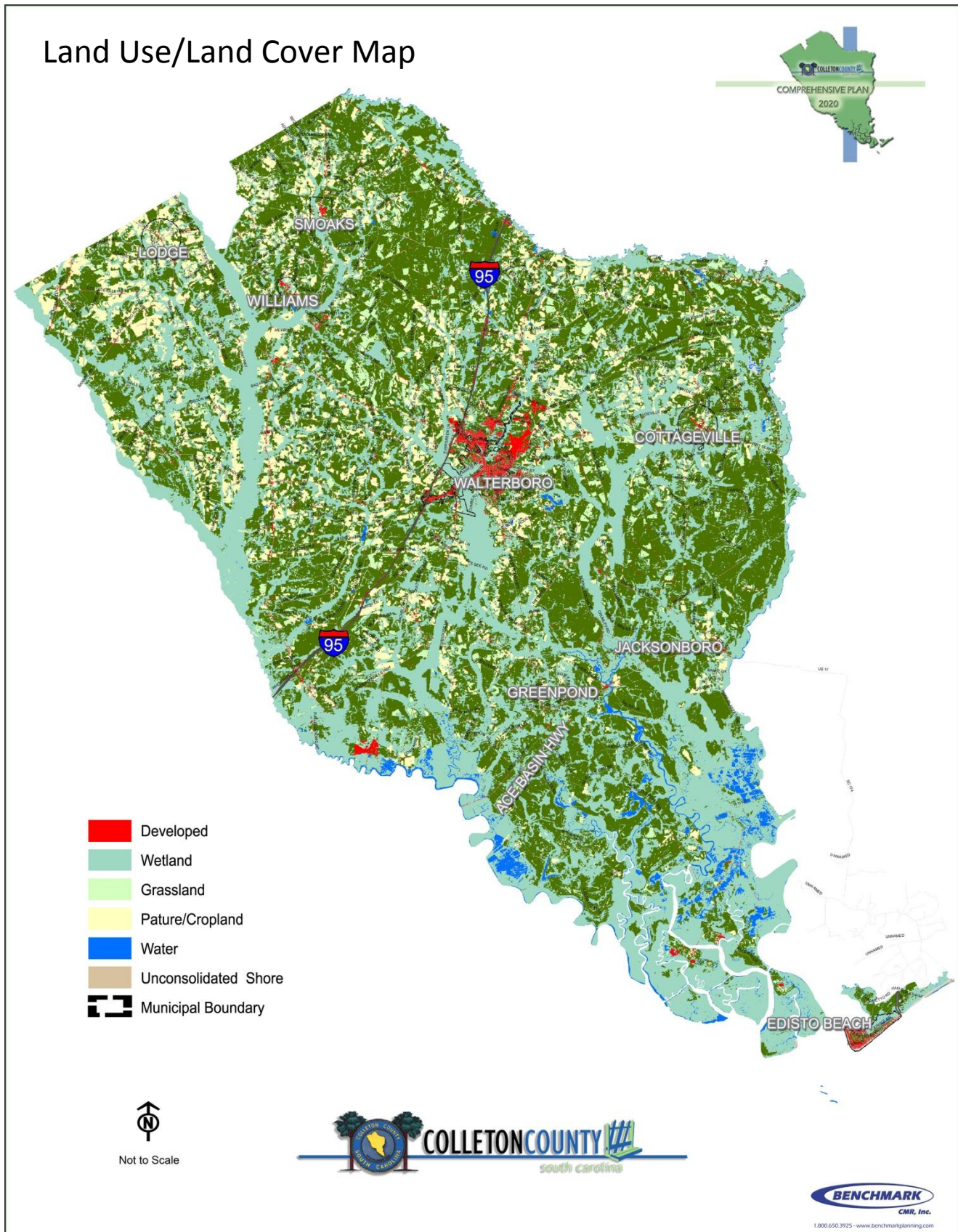
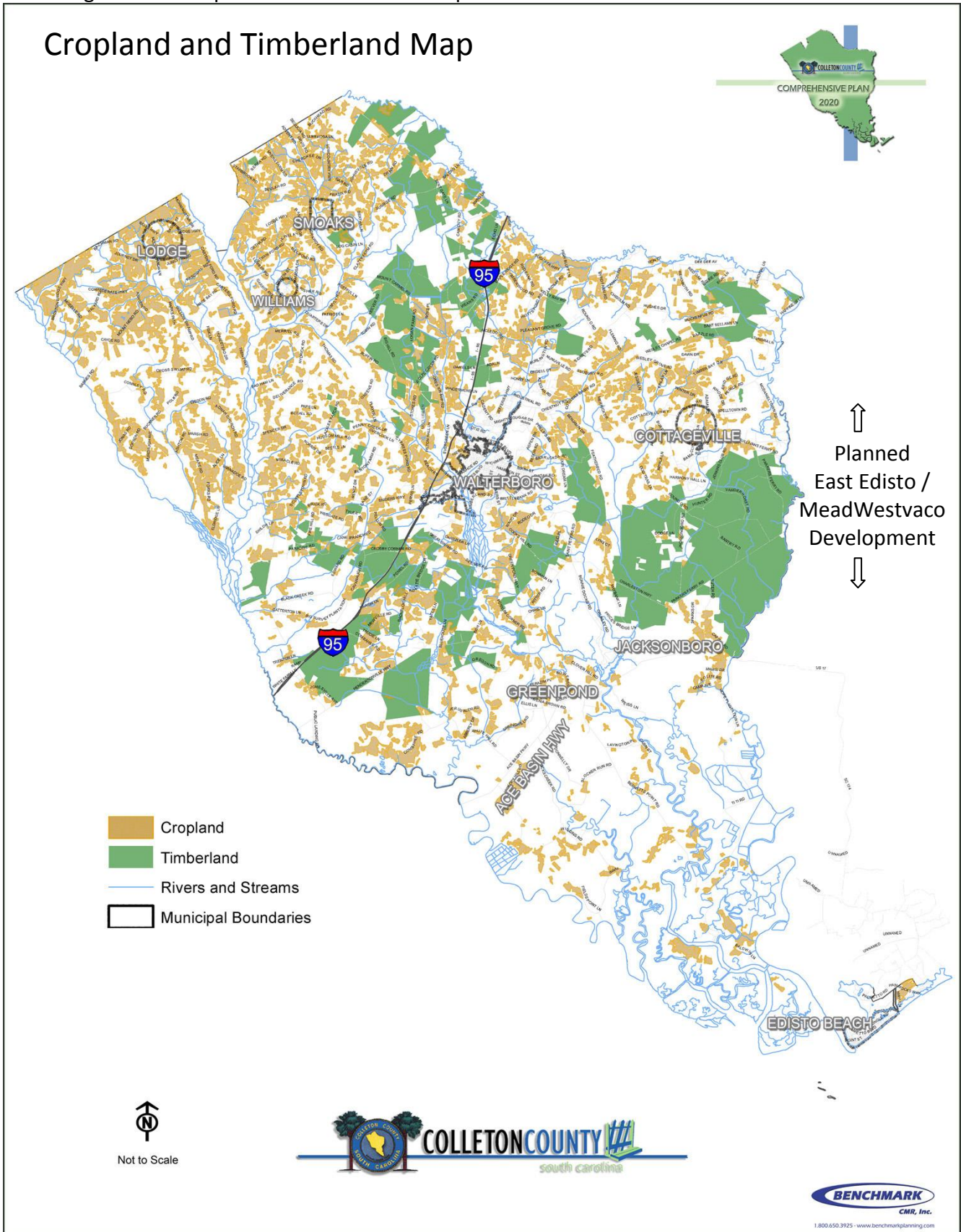


Figure D-9: Cropland and Timberland Map

Cropland and Timberland Map



E. Soils

Approximately 50 different soil types are found in Colleton County. The most common type of soil is Loamy fine sand. Many of the soils have moderate to very poor drainage. Out of those 50 soil types, the US Department of Agriculture has identified 11 general soil categories separated into 4 major areas that include:

- Dominant sandy soils – soils that are located on nearly leveled ridges at higher elevations; they are moderately well drained to excessively well-drained; they are either sandy throughout or have a very thick sandy surface layer.
- Dominant loamy soils – soils that are located on fairly broad upland ridges separated by poorly developed drainage-ways; they are moderately well drained to very poorly drained; they a sandy clay loam or sandy loam subsoil; water and air can move through the soil at a moderate to moderately rapid rate.
- Dominant loamy soils with a clayey subsoil – soils located on ridges and in depressions and drainage-ways; they are somewhat poorly drained to very poorly drained; they have a dominantly clayey subsoil through which water and air move slowly.
- Dominant mucky and clayey soils that are flooded - soils are flooded daily or occasionally with salt water, or they are flooded for long periods of with fresh water; some are organic soils and some are mineral soils normally having a clay content.

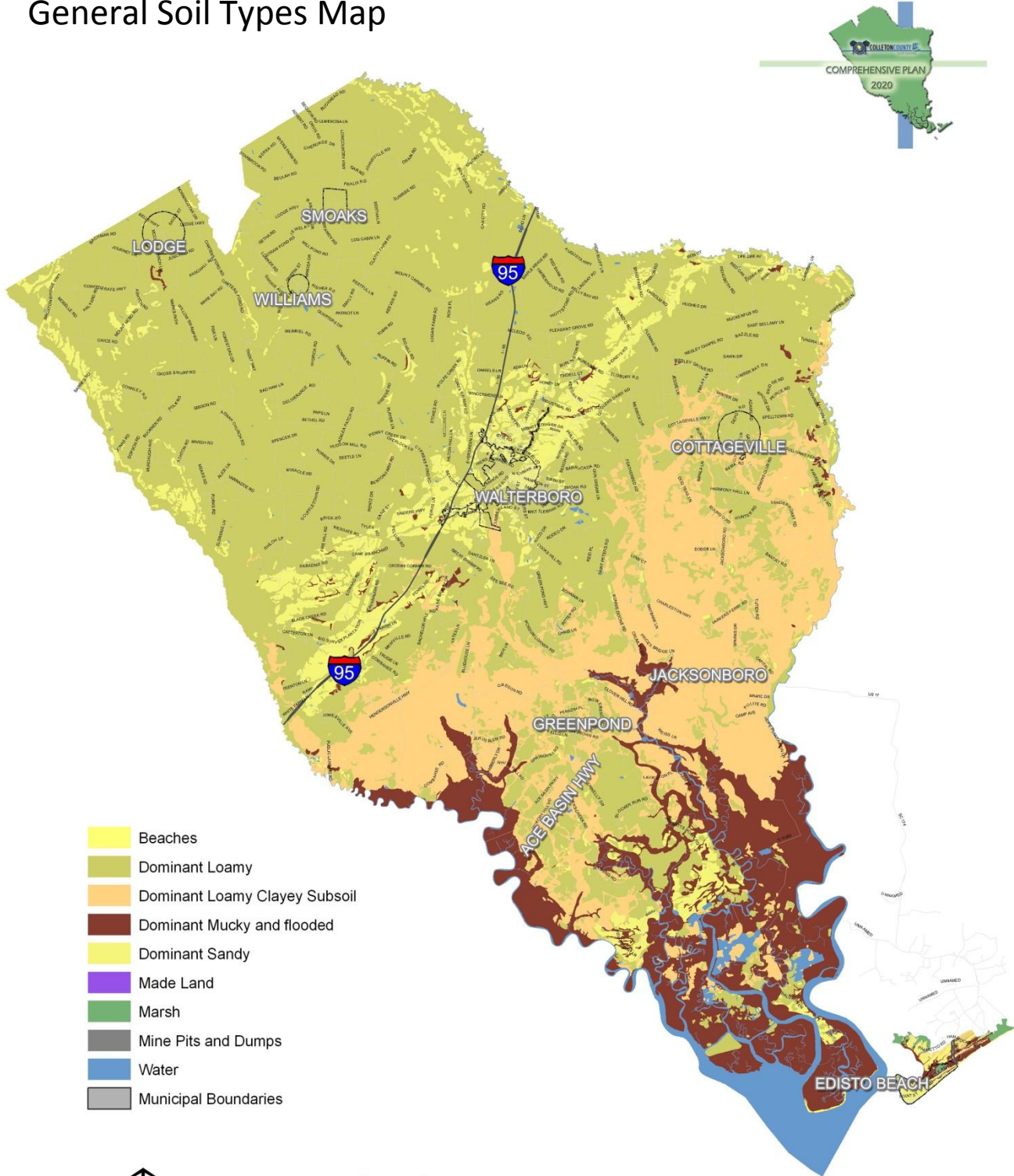
F. Wildlife Habitat and Fisheries

The wildlife habitat throughout Colleton and primarily within the ACE Basin includes endangered or threatened animal or plant species; outstanding remnants of an undisturbed plant community or ecosystem; unusual or outstanding scientific, educational, aesthetic, or recreational characteristics; or unique landforms. The South Carolina Heritage Trust has designated 246 sites in the ACE Basin area as significant natural areas (Heritage Trust Database 1997). One hundred and fifty-five of these sites provide habitat for federally endangered or threatened species, state threatened species, and species of concern. Thirty-three significant natural areas are recognized as outstanding examples of coastal plain communities. Fifty-seven of the significant natural areas have outstanding scientific characteristics that include colonial waterbird rookeries and feeding habitats. (Source: 2000 Characterization Study of the ACE Basin)

Wildlife Management Areas in Colleton County include the ACE Basin National Wildlife Refuge, ACE Basin National Estuarine Research Reserves (two locations), Bear Island State Game Management Area, Donnelley Wildlife Refuge, and the Region 4 of the South Carolina Heritage Corridor.

Figure D-10: General Soil Types Map

General Soil Types Map



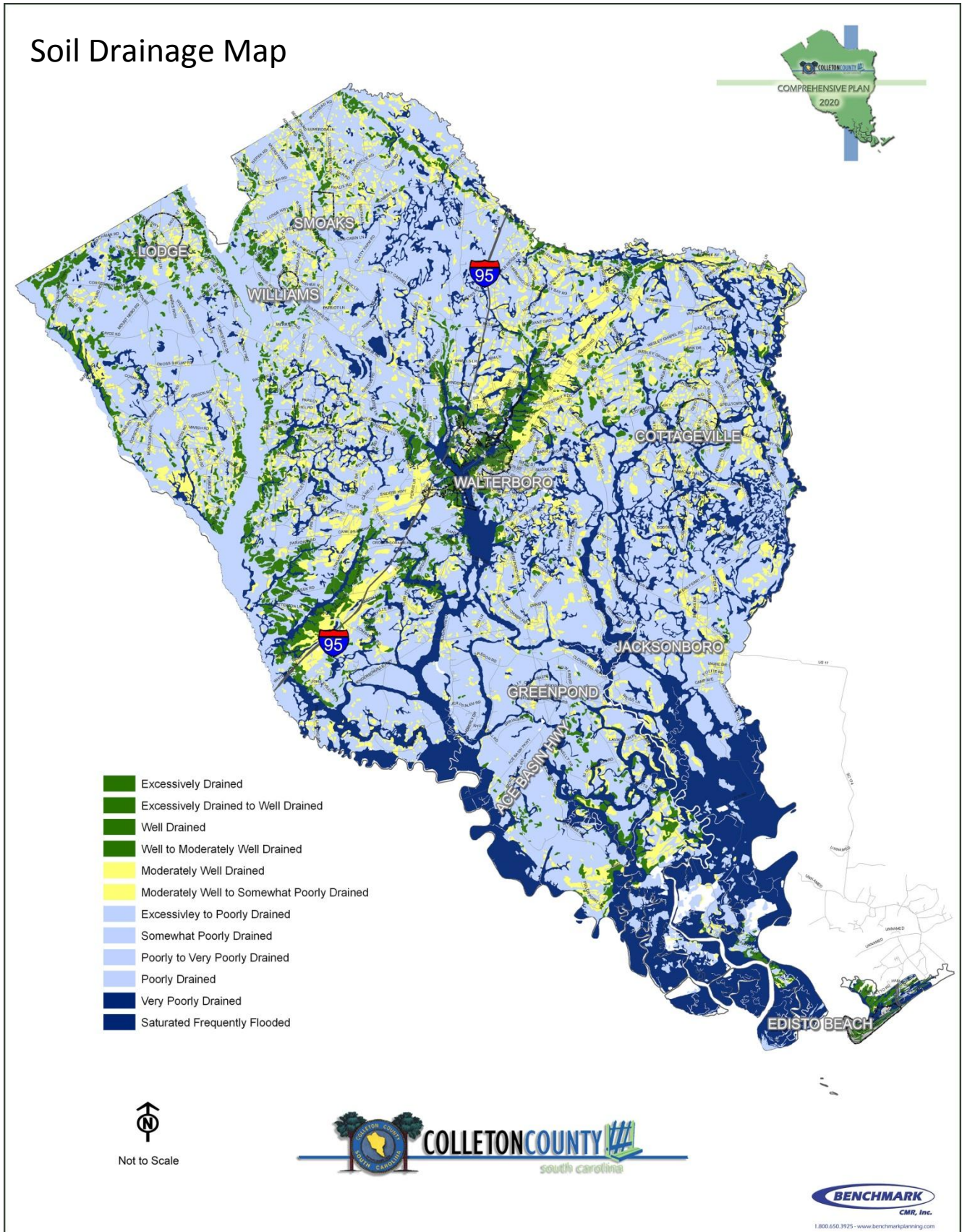
- Beaches
- Dominant Loamy
- Dominant Loamy Clayey Subsoil
- Dominant Mucky and flooded
- Dominant Sandy
- Made Land
- Marsh
- Mine Pits and Dumps
- Water
- Municipal Boundaries


Not to Scale



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Figure D-11: Soil Drainage Map



G. Park and Recreation Resources

Colleton County, Edisto Beach and the ACE Basin provide many outdoor recreational opportunities, including bird watching, hiking, biking, boating, wildlife viewing and swimming. Colleton County has twelve navigable water permit holders and one marina. Many of the water trails in the area are known for kayaking, canoeing, and boating. Colleton County also has a County Recreation Center with Baseball fields owned by the City and three state parks; Colleton State Park, Givhans Ferry State Park, and Edisto Beach State Park. The County also has four golf courses that include, Dogwood Hills Country Club, Red Oak Country Club, Thomas Pinckney, and Edisto. Approximately 16 major boat ramps are located throughout Colleton County as well.

In general, most recreational opportunities are concentrated in Walterboro with fewer programs or facilities available in rural areas. The parks and playgrounds are limited to school facilities.

The County is planning to build additional recreation ball fields, a pool, a gym, tennis courts, soccer fields, with playground facilities costing \$12million-\$14million over the next 10 years. Other recreation related improvements will include a recreation center, and Colleton High Football Field. According to a needs assessment for recreation completed in 1999, these new facilities will help Colleton County better fulfill the recreation demands of the population.

Highlighted trails within the County include the following:

The Fee Farm Creek to Brickyard Landing Trail

Fee Farm Creek is home to a 13.7 mile kayak trail that travels east on Fee Farm Creek, a relatively deep creek which at one time provided access for schooners to the bordering plantations. The entire float lasts approximately 5-8 hours and passes under the Seacoast Rail Bridge, changing from fresh water to saline, and then passes by the historic Airy Hall Plantation House.

The Edisto River Canoe and Kayak Trail (Main Stem)

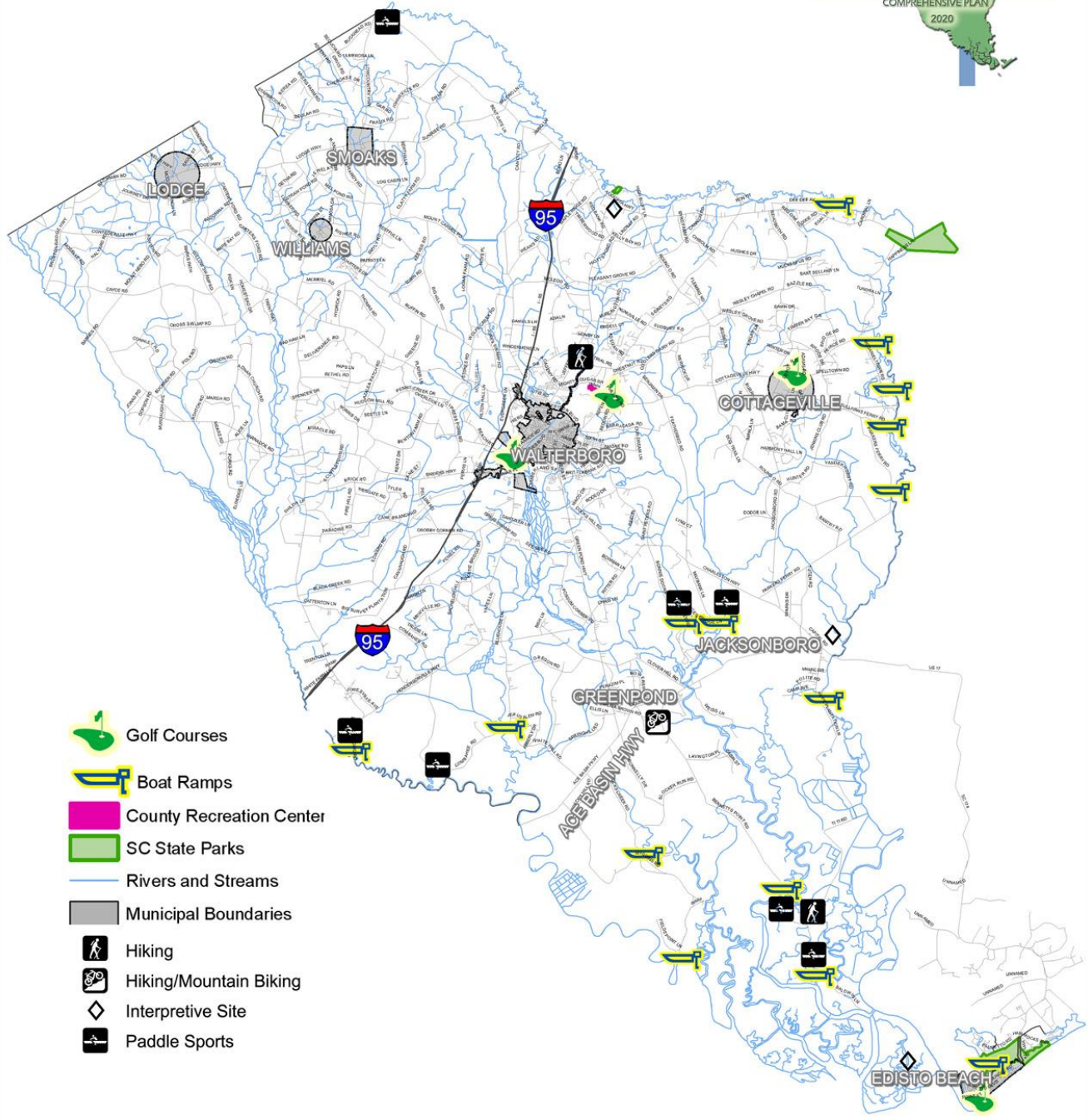
Starting near Summerville, the 50.3 mile canoe and kayak trail is a beginner level trip on one of the state's longest blackwater rivers. It takes approximately 12 hours to float along the Main Stem section of the Edisto River under huge live oaks, bald cypress, and water tupelos. The river contains red breast sunfish and other creatures including water snakes, alligator, kingfishers, great blue heron and egret.











The Hutchinson Island Boating Trail

This 20 mile boating trail starts near Bennett's Point and travels down the Ashepoo River and through the St. Helena Sound and around Hutchinson Island.

Figure D-12: Parks and Recreation Map

Parks and Recreation Map



-  Golf Courses
-  Boat Ramps
-  County Recreation Center
-  SC State Parks
-  Rivers and Streams
-  Municipal Boundaries
-  Hiking
-  Hiking/Mountain Biking
-  Interpretive Site
-  Paddle Sports

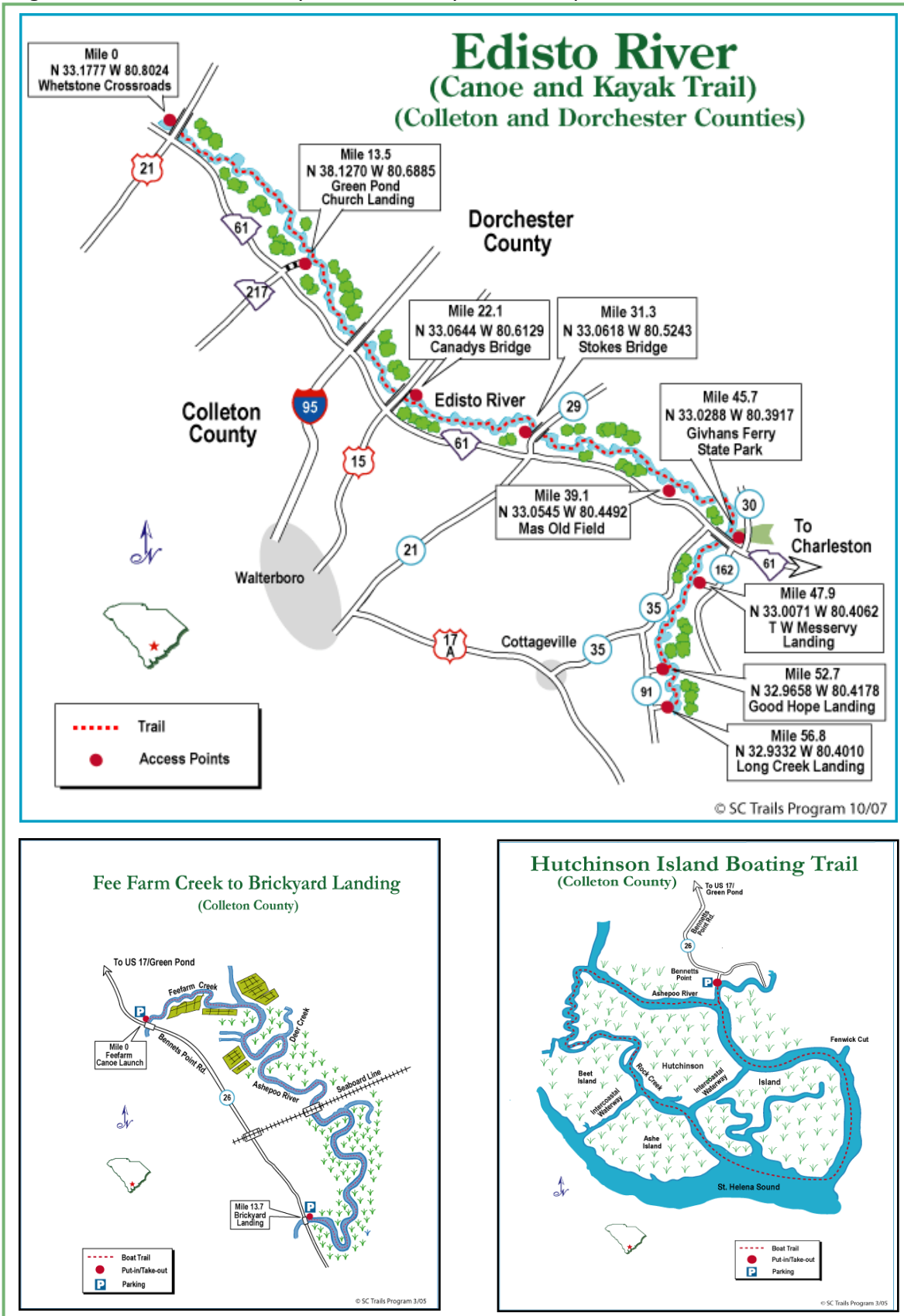


Not to Scale



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Figure D-13: Colleton County Canoe and Kayak Trail Maps



III. Observations

- 75 sq. miles of water area / 1,508 miles of streams & water ways
- Three major watersheds located in Colleton – making up the ACE Basin (Ashepoo, Combahee and Edisto)
- 1,056 sq. miles land area
- 421 sq. miles of land in 100yr. Flood Plain
 - 44% of flood plain located South of Ace Basin Hwy
 - 37% of total county area is in floodplain
- Overall, groundwater quality is still very good and capable of providing safe drinking water
- Over 20% of the total land acreage in Colleton County is under some form of protection – federal, state or private and primarily located in the ACE Basin area
- The County is still very rural with over 44% forested/shrubland, 39% wetlands, 10% cropland/pasture land and only 1.8% developed.
- General Soil Characteristics
 - Quality farm soil north and west of I-95
 - Poorly drained soils throughout county
- The County has many opportunities for eco-tourism that are an attraction; however, they could be better promoted and utilized
- The County is preparing to build new recreational facilities that should meet the recreation needs identified in the 1999 City/County Recreation Needs Assessment.
- Many opportunities exist for recreational activities that involve outdoor sports such as hunting, fishing and boating.

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COLLETON COUNTY, SOUTH CAROLINA



APPENDIX E. CULTURAL RESOURCES ELEMENT

I. Introduction

This element includes historic structures, sites and places that have a unique position in the development of Colleton County and represent areas of importance to the progress of the County.

II. Historic Background

Colleton County is an area rich in cultural heritage, dating back to its establishment in 1682. The region was once inhabited by Native Americans and is reflected in the names of places and geographical features such as the Ashepoo, Combahee, Edisto, and Salkehatchie Rivers. Listed on the National Register of Historic Places are the ruins of the first permanent chapel in the County, Pon Pon Chapel, built in 1725 and burned for the second and final time in 1832. Two dozen Antebellum period buildings are still standing within the Walterboro Historic District.

Walterboro Army Air Base was established in 1942 on what was known as Anderson Field. The base was used to train pilots, including Tuskegee Airmen. Rice cultivation was completely gone along with the Walterboro Army Air Base by 1945, but due to the expansion of other agricultural practices, industries, and development, the County has continued to experience moderate, yet steady growth. The 1995 Colleton County Historical and Architectural Inventory lists over 1,500 buildings, sites, and structures of significance, nearly half of which pre-date 1917. The ACE Basin continues to play an important role in the culture of the community with eight water trails existing in the County. The Annual Rice Festival, numerous county museums, and the Lowcountry Region of South Carolina's Heritage Corridor connect residents and visitors alike to the county's vibrant past.

III. Historic Places and Events

A. National Register of Historic Places

In addition to the 1,500 locally significant sites and structures listed in Colleton County Historical and Architectural Inventory, there are several districts and sites located on the National Historic Register:

- 1) Colleton County Courthouse (Corner of Hampton Street and Jeffries Street, Walterboro)
- 2) Hickory Valley Historic District (Roughly bounded by Ireland Creek, Jeffries Boulevard, Wichman Street, Verdier Street, and Ivanhoe Street, Walterboro)
- 3) Hotel Albert Commercial Block (29, 539,545 E Washington Street, Walterboro)
- 4) Old Colleton County Jail (Jeffries Boulevard, Walterboro)

- 5) Pon Pon Chapel (Northwest of Jacksonboro on Parker’s Ferry Road, Jacksonboro)
- 6) Ravenwood Plantation (SC 64, 9 miles east of SC 458, Neyles)
- 7) Walterboro Historic District (Roughly bounded by Jeffries Boulevard, Sanders Street, Black Street, Church Street, Valley Street, and Lemacks Street, Walterboro)
- 8) Walterboro Historic District Boundary Increase (807 Hampton Street, Walterboro)
- 9) Walterboro Library Society Building (801 Wichman Street, Walterboro)
- 10) Williams, Tom, House (.25 miles west of Williams on SC 362, Williams)

B. Museums, Libraries, and Galleries

- 1) Colleton Museum 239 North Jeffries Boulevard, Walterboro
- 2) Slave Relics Museum 208 Carn Street, Walterboro
- 3) SC Artisans Center 334 Wichman Street, Walterboro
- 4) Colleton County Memorial Library 600 Hampton Street, Walterboro
- 5) University of South Carolina- Salkehatchie Library, East Campus, Walterboro

C. Celebrations/Events

- 1) Colleton County Rice Festival annual festival in downtown Waterboro the last full weekend of April
- 2) Edisto Riverfest annual paddle trip on the Edisto River for second weekend in June
- 3) Governor’s Cup Fishing Tournament at Edisto Beach in May
- 4) Life at the Beach Home Tours at Edisto Beach on Memorial weekend
- 5) Lowcountry Art Exhibition in the Colleton County Library in November
- 6) Lowcountry Road Race the Saturday following Thanksgiving
- 7) Holiday Craft Show at the University of SC- Salkehatchie in November
- 8) SC Heritage Cycling Series downtown Walterboro in April
- 9) SC Folk Life Festival annual celebration at the SC Artisans Center the third weekend in February

IV. Plantations and the African American Community

Dominant historic features; such as plantations, remain preserved and protected on vast tracts of land. Many of the plantations were built along the ACE Basin for the cultivation of “Carolina Gold Rice”. The rice culture thrived along these waterways and was further made profitable by slave labor (accounting for 82% of the population in 1790). During the American Revolution many of the plantations fell into disrepair causing a shift from inland to tidal cultivation. Only those planters with considerable finances were able to persevere which resulted in a concentration of wealth among the lowcountry planters.

Following the Civil War the dynamics of the County; as for much of the country, began to change with the freedom of slaves. The Freedmen’s Bureau set about educating black children- the oldest standing black school is the Ritter School which operated until 1958. Nearly 13,000 acres were made available in 1869 to freed slaves in Colleton County from

the South Carolina Land Commission. Lack of labor made it impossible for many plantations to continue their rice operations, which in turn led to most of the plantations being sold to wealthy northerners for private hunting and waterfowl preserves.

Plantations

The stewardship ethic introduced by the new owners have allowed many of the large acreage plantation tracts to remain intact, and the ecological systems to be sustained. Nearly 200 Plantations have been identified in Colleton County:

<http://south-carolina-plantations.com/colleton/colleton-county.html>

- | | | |
|------------------------|---------------------|-----------------------------|
| 1) Airy Hall | 33) Browns | 66) Drainfield |
| 2) Amsterdam | 34) Bruan's Spring | 67) Durharra |
| 3) Anderson Island | 35) Buckhead | 68) Fairlawn |
| 4) Antwerp-
Heyward | 36) Buer's Savannah | 69) Fee Farm |
| 5) Ashepoo | 37) Buncome | 70) Field's Point |
| 6) Ashland | 38) Buzzard's Roost | 71) Fishburne |
| 7) Ashe | 39) Calf Pen | 72) Fontainbleau |
| 8) Auckland | 40) Carn | 73) Forloun Hope |
| 9) Balls | 41) Caspary Place | 74) Godfrey |
| 10) Baracado | 42) Cattell Island | 75) Goff |
| 11) Battlefield | 43) Cedar Grove | 76) Great Swamp |
| 12) Baynard | 44) Cedar Hall | 77) Green Meadows |
| 13) Bear Island | 45) Cedar Hill | 78) Hamburg |
| 14) Bee Hive | 46) Cherokee | 79) Hayne Hall |
| 15) Beech Hill | 47) Chickesee | 80) Hazelwood |
| 16) Belleville | 48) Cinnamon Hill | 81) Hickory Hill |
| 17) Bellevue | 49) Clitherall | 82) High Point |
| 18) Benjo | 50) Clover Hill | 83) Hill Place |
| 19) Bennett's Point | 51) Cockfield | 84) Hope |
| 20) Bissell | 52) Coe | 85) Horsheshoe |
| 21) Blue House | 53) Cold Shoulder | 86) Hutchenson |
| 22) Bluefield | 54) Cooks Hill | 87) Hutchenson
Grant |
| 23) Bluff-Heyward | 55) Copenhagen | 88) Hutchinson
Island |
| 24) Bluff-Wayne | 56) Corkfield | 89) Hywassee |
| 25) Blythe Haven | 57) Cox's | 90) Island Creek |
| 26) Board House | 58) Creighton Hill | 91) Jenkins |
| 27) Bolder Island | 59) Crowfield | 92) Jones |
| 28) Bolens Point | 60) Cut | 93) Laurel Springs |
| 29) Bonnie Doone | 61) Cypress | 94) Lavington and
Bugbee |
| 30) Bonny Hall | 62) Dalton | 95) Lewisburg |
| 31) Brick | 63) Dawn of Hope | |
| 32) Brick House | 64) DeHon | |
| | 65) Dodge | |

96) Lifeland	124) Paul	153) Snug It Is
97) Little Swamp	125) Pear Hill	154) Society
98) Llandoverly	126) Peter Smith	155) Stocks
99) Long Brow	127) Pine Hill	156) Springfield
100) Magwood	128) Pinebury	157) Sycamore
101) Marsh	129) Pleasant Hill	158) Tar Bluff
102) Mary's Island	130) Poco Sabo	159) Tilly Island
103) Maybank	131) Preston	160) Vanderhorst
104) Means	132) Pringle Field	161) Village
105) Middle Place	133) Pyne	162) Vineland
106) Middleton's	134) Ravenwood	163) Ving-et-Un
107) Molcena	135) Retreat	164) Viz Hillsborough
108) Mount Ararat	136) Riverside	165) Walnut Hill
109) Mount Hope	137) Rock Spring	166) Warren Island
110) Mount Pleasant	138) Rose Hill	167) West Bank
111) Munster	139) Rosinwood	168) Whaley
112) Musselborough Island	140) Rotterdam	169) White Hall
113) Myrtle Grove	141) Round O	170) Whitmarsh
114) Newton	142) Salkehatchie	171) White House
115) Neyle	143) Samson Island	172) Whitehouse
116) O'Brien	144) Sanders Hall	173) Wilton
117) Oak Hurst	145) Sanders Hill	174) Woodburne
118) Oak Lodge	146) Savage	175) Woodford
119) Oregon	147) Savannah	176) Woodlands
120) Otranto	148) Screven Hill	177) Woodstock
121) Otter Island	149) Sheridan	178) Yellow House
122) Padgets Landing	150) Sherwood	179) Younghall
123) Palmetto	151) Shifnal	
	152) Smilies	

V. African American Heritage

Today the African American Trail portion of the Heritage Corridor invites people to explore a few stops in Colleton County that allow for exploration and interpretation of the traditions of the African American culture:

- 1) Slave Relics Museum 208 Carn Street, Walterboro
- 2) SC Artisans Center 334 Wichman Street, Walterboro
- 3) Jericho School located on Secondary Road 35 in Cottageville
- 4) St. James the Greater Catholic Church off of Road 4 in Ritter
- 5) Tuskegee Airmen Monument at the Walterboro Airport Highway 17
- 6) Dr. Martin Luther King Jr. Parade, Sunday prior to holiday

VI. Farming & River Heritage

The Heritage Corridor also invites tourists to learn about the agricultural heritage at Bee City (the County's only current member) which stresses the importance of the honeybee industry. Many farms in Colleton County are transitioning to an organic approach, finding success selling directly to consumers. Other farmers have converted their land into hunting clubs, wildlife management areas, horse boarding, and shooting preserves. In addition to farming, many areas of cultural interest can be found along the 350,000 acres of the ACE Basin. Sections of the ACE Basin in Colleton County offer unique views of plantations; such as Bluff Plantation seen in the movie "Forrest Gump."

- 1) Bear Island Wildlife Management Area 585 Donnelley Drive, Green Pond
- 2) Bee City 1066 Holly Ridge Lane, Cottageville
- 3) Breland Hill Farms, Ruffin
- 4) Donnelley Wildlife Management Area north of SC 303 and US 17, Green Pond
- 5) Edisto Interpretive Center, Edisto Beach State Park
- 6) Great Swamp Sanctuary adjacent to South Jefferies Boulevard just north of Interstate 95, Walterboro

VII. Observations

- Colleton County is home to many significant historical sites and places – highlighted by the nearly 200 plantations.
- Colleton County has several museum and host many celebrations and events
- Colleton County offers many African American Heritage attractions located along the African American Trail portion of the Heritage Corridor that includes attractions such as the Tuskegee Airmen Monument
- The Heritage Corridor also includes a farming and river heritage route throughout the ACE Basin area.

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COLLETON COUNTY, SOUTH CAROLINA



APPENDIX F. COMMUNITY FACILITIES ELEMENT

I. Introduction

This element includes various facilities and activities that are necessary for the growth, development and redevelopment of the community. Included in this element are water supply, treatment and distribution, wastewater treatment, solid waste and disposal, fire protection, emergency medical services, governmental facilities, educational facilities, libraries and other cultural facilities.

II. Inventory and Analysis

A. Water Supply /Source, Treatment and Distribution and Wastewater Treatment

In Colleton County, the City of Walterboro has the largest water supply, treatment and distribution system. The Walterboro system serves over 11,000 people with a 1.8 MGD average use and uses an average of 1.3 million gallons per day capacity for waste treatment (MGD). Water lines are present in most of Walterboro with lines extending out Bells Highway up to Ruffin, a line extending north to the Colleton County Commerce Center near Exit 62/McLeod Road and a line extending south to the rest area located near Black Creek Road and I-95.

WATER / SEWER

City of Walterboro (Main Public Water & Sewer Supplier)

Water Treatment:

- 4.7 MGD Capacity
- 1.8 MGD Average Use
- 2.9 MGD Excess Capacity

Waste Treatment:

- 2.64 MDG Capacity
- 1.30 MGD Average Use
- 1.34 MGD Excess Capacity

Another major water provider is Edisto Beach, which serves over 5,500 persons (includes seasonal peaks), but because of its geographic location would not be capable of helping serve additional areas within the county. Please refer to the “Preliminary Water System Master Plan – Colleton County, SC” if more detailed information is needed.

The primary water supply for Colleton County residents in the County jurisdiction is groundwater (well water). In the 1990 US Census, 58% of all Colleton County Residents (City and County) used wells as their water source, while 42% of the population used a public water supply. Neither the US Census Bureau nor any other

authority keeps records of household water usage any longer for comparison purposes.

In the 1990 US Census, 72% of all households within the County were using septic tanks for sewage disposal. It is likely this figure has reduced some over the 1990s; however, during meetings with various development professionals, engineers and planners, they all seem to agree that this percentage is still fairly accurate. Most new residential development utilizes a well and septic formula for its water supply and wastewater disposal.

In January of 2003, Colleton County did prepare a preliminary water system master plan. To date, this plan has not been implemented. The plan identified water supply sources, evaluated alternatives, and determined potential water system layouts and costs.

The three major water source alternatives included groundwater (wells developed in the Middendorf aquifer), the Edisto River and the Lake Marion Regional Water System. Based on the findings of the water system master plan, it was determined that the development of a groundwater supply (wells) would be considered the most feasible alternative in terms of a long-term water supply source capable of meeting the estimated needs of Colleton County residents through 2040. The Edisto River could possibly serve a northeastern section and possibly Walterboro; however, the extent of detailed studies, permitting and potential environmental concerns make this an expensive and cumbersome alternative. Although Lake Marion could one day provide water to the northeastern section of Colleton as well through major lines extended along Route 15, this option would require a master meter located to record bulk sales and water transmission mains and lines would need to be constructed to extend the service.

At the moment the quality and supply of the groundwater available within the Middendorf aquifer is adequate and is capable of producing a high quality supply of water if production wells are properly designed and constructed.

The Department of Health and Environment (DHEC) monitors groundwater usage in Colleton under its "Lowcountry Capacity Use Area" designation. DHEC writes permits and regulates any well where three million gallons in any given one-month time frame is withdrawn from a single well or multiple wells, under common ownership within a one-mile radius from any one existing or proposed well. This program helps insure that water levels and water quality are being maintained. Colleton County's ground water supply and quality remains above any minimum levels of concern by DHEC.

Colleton County would need to secure a Groundwater Withdrawal Permit from DHEC to implement a water supply system throughout the County. The County will

have to demonstrate that the proposed system will be a viable water system and must also evaluate the feasibility of connecting to any existing viable public water system in the area according to the State Primary Drinking Water Regulations (SPDWR).

The study also determined that any development within the ACE Basin should be served by private individual wells and septic systems to help minimize the disturbance of the natural environment. The study did not analyze or plan for any lines or wells within the lower 1/3 of the county in the ACE Basin – south of the Green Pond community.

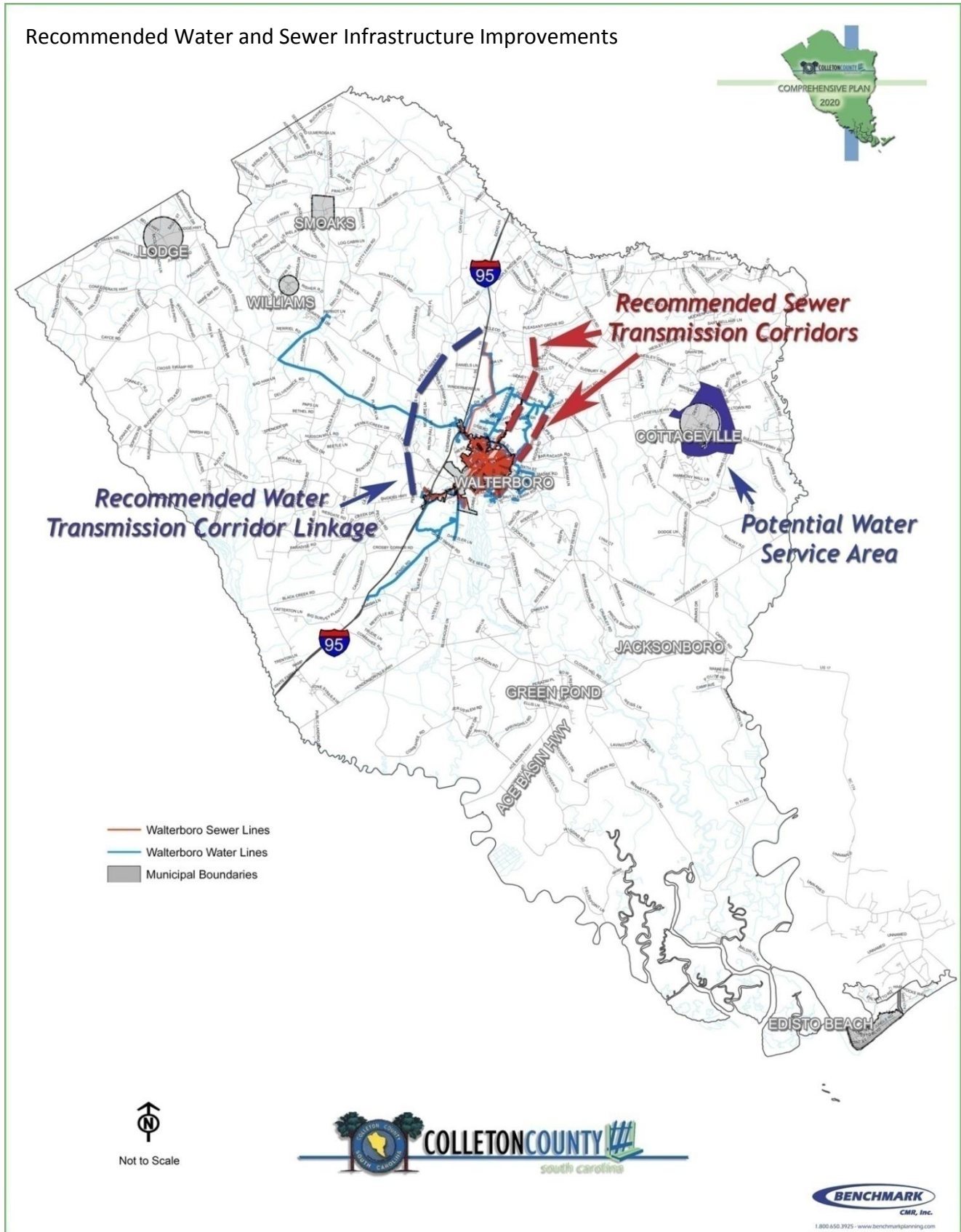
Plan Recommendations for Immediate Water and Sewer Expansion

One area that exhibits the need for future sewer expansion includes the Sidneys Road area on the northeastern side of Walterboro running adjacent to the Airport Industrial park (See Figure F-1 on page F-4). This would be a gravity line that would open up the park for new development. Another area would be the western side of the Airport Industrial Park along Ireland Creek northward along US 15. This area of the County, with the new High School, training facilities and Industrial Parks has potential for significant growth and the utilization of urban services.

Another improvement would be a western water line that would provide a “looped” connection between the Commerce Center at Exit 62 and Exit 53/Snidens Highway. This line would help encourage future development on the western side of I-95.

It is recommended that additional water service be extended in the Cottageville area immediately adjacent to the Town Limits where areas for potential annexation have been identified.

Figure F-1: Recommended Water and Sewer Infrastructure Improvements



B. Solid Waste Management

In 2005, Colleton County completed a solid waste management plan that projected needs through 2025 for all areas of the county. The County strives to manage its solid waste in an efficient and economical manner while protecting human health and the environment. Dumping is not allowing and anyone found littering within the County is subject to penalties and fines in accordance with Colleton County ordinances and state litter laws. Colleton County Council oversees the solid waste management program and planning with the County Administrator overseeing the daily management.

Colleton County has 14 manned satellite convenience centers for recycling. The County collects municipal waste, used oil, batteries, tires, construction debris, demolition debris, yard debris, white goods and brown goods. The municipal waste is transported directly or via the Colleton County Transfer Station to the Oakridge Landfill, L.L.C. in Dorchester, SC for disposal. Yard debris is transported to the Colleton County Construction, Demolition and Land Clearing Debris Landfill.

1. Recycling

In 2007 Colleton County met the State’s disposal goal of less than 3.5 pounds per person per day; however, the County failed to meet the State’s goal of 35% for recycling – recycling only 19% of total waste. Those tonnages came from glass, metal, paper, plastic as well as banned and miscellaneous items. The numbers reported – as previously stated in Section 1 – fall into one of four categories: residential; commercial; institutional/nonprofit; or industrial packaging/office. The following pages highlight the

Figure F-2: State & County MSW Recycling, Disposal & Generation Rates

Population	Recycling Rate (%)	Recycled (ppd)	Disposed (ppd)	Generation (ppd)	Recycled (Tons)	Disposed (Tons)
38,467	19	0.7	3.1	3.8	5,218	22,260
4,343,204	31	2	4.4	6.3	1,551,365	3,460,656

Figure F-3: Sources of Municipal Solid Waste (MSW)

TYPE OF MSW	TYPICAL EXAMPLES OF MSW
Residential (single- and multi-family homes)	Newspapers, clothing, packaging, cans and bottles, food scraps, yard trimmings, large appliances and electronics
Commercial (office buildings, retail establishments and restaurants)	Cardboard, office paper, yard trimmings and cafeteria waste (food scraps, cans and bottles)
Institutional (schools, libraries, hospitals and prisons)	Office paper, books, yard trimmings and cafeteria waste (food scraps, cans and bottles)
Industrial (packaging and office, but not process waste)	Cardboard, plastic film, wood pallets, office paper and cafeteria waste (food scraps, cans and bottles)

Figure F-4: Colleton County Recycling Data

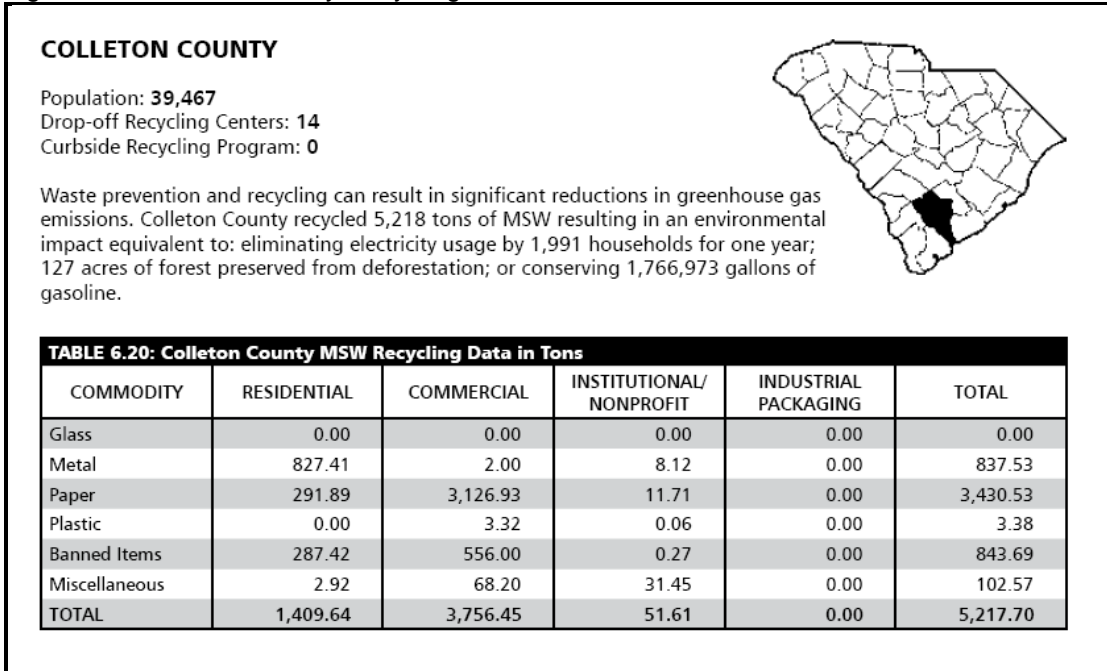
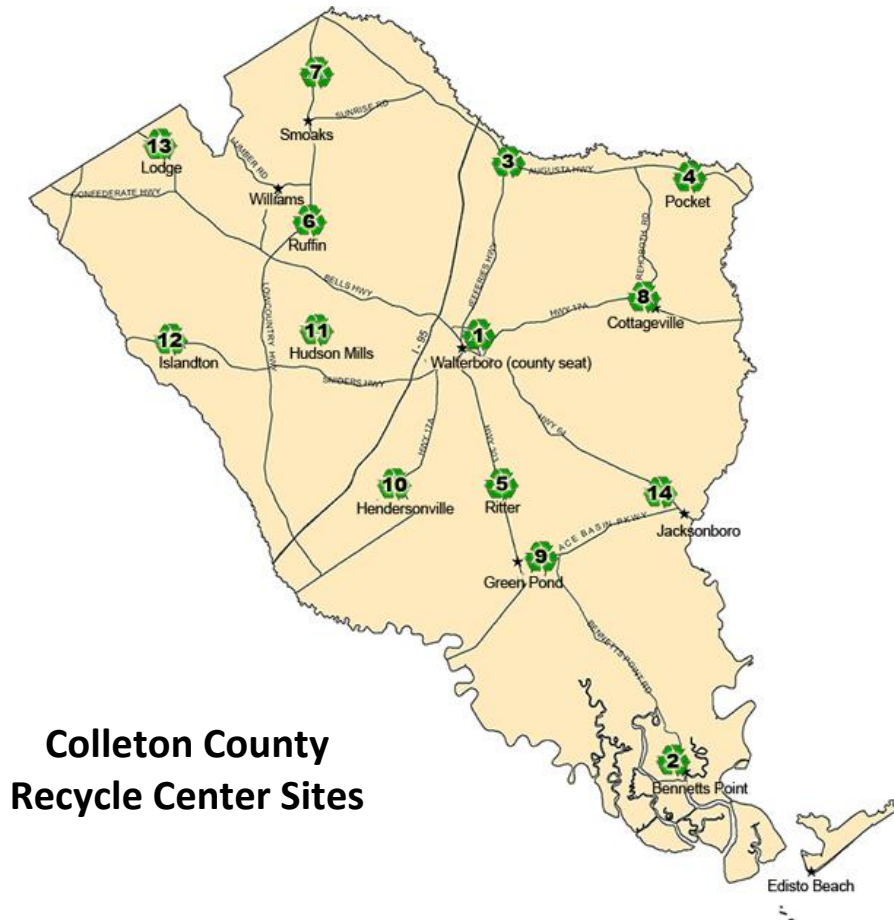


Figure F-5: Colleton County Satellite Recycle Centers



2. Solid Waste Transfer

The County owns and operates a solid waste transfer station where solid waste from collection vehicles are placed in other transport vehicles for movement to another solid waste management facility. As stated earlier, Colleton County transfers its solid waste to Oakridge Landfill in Dorchester, SC. Some Colleton County Solid Waste is directly hauled to the Oakridge site. Colleton County will need to negotiate a new contract to continue transporting waste to the Oakridge Landfill by 2016. The current contract runs through 2015.

3. Solid Waste Processing Facilities

According to the 2007 Solid Waste Management Report, Colleton County has one solid waste processing facility – CMEG, Inc. Solid Waste Processing. The facility is engaged in the management and treatment of non-hazardous solid waste prior to disposal or recycling.

4. Future Solid Waste Management in Colleton County

By 2020, the Colleton County Solid Waste Management Plan projects 40,188 tons of MSW. A decision will be made mid-way through the planning period regarding the recycling and disposal of the projected waste. The plan indicates by the life of this plan, 2020, no new facilities will be needed for C&D, Industrial Solid Waste, Collection, Transfer or Solid Waste Processing facilities. The plan did recommend to new collection sites in Islandton and Bennett’s Point, which have been added. Since the plan was created one solid waste processing facility has ceased operation. In addition, the Oakridge Landfill, and the Hickory Hill Landfill in Jasper County offer enough capacity to support any future needs of Colleton County over the next 20 years. The plan does stress the importance of increasing the recycling program within Colleton County over the next ten years.

5. Cost of Solid Waste Management

Colleton County’s per capita cost for solid waste management is significantly lower than the State. Since the 2004 Solid Waste management Plan, the per capita cost and total net cost have both been reduced significantly.

Figure F-6: Cost of Solid Waste Management

	Total Net Cost	2007 Pop	Cost per capita
Colleton County	\$1,841,770	39,467	\$46.67
State of SC	\$247,207,216	4,343,204	\$63.13
2004 SW Mngmt Plan Figures	Total Net Cost	2004 Pop	Cost per capita
Colleton County	2,381,804	39,173	\$60.80

C. Fire Protection, Emergency Medical Services, and Emergency Preparedness

1. Fire Rescue

Established in 1994, Fire-Rescue provides emergency services to an immense response area, covering 1054 square miles. Operating from 30 fire stations, the department is one of the largest ISO Class 4 Fire Departments in the United States. The staff is comprised of 250 volunteer firefighters, supported by 70 cross-trained career personnel. Fire-Rescue operates a fleet of 105 vehicles including 34 engines, 34 tankers, 10 paramedic ambulances, 2 E-One 95 Platforms and 1 ARFF (aircraft unit).

Services

- Fire Suppression
- BLS & ALS Emergency Medical First Response
- Paramedic Level Emergency Medical Transport
- Fire and Life Safety Education / Prevention Activities
- Fire Inspections / Code Enforcement
- Fire Investigation / Arson Detection / Computer Fire Modeling
- Technician Level Hazardous Materials Mitigation
- Technical Rescue / Extrication
- Water Rescue and Recovery
- Confined Space and High Level Rescue
- Aviation Crash Rescue

Through a progressive local government, the department has experienced tremendous growth since 2002. Fire-Rescue constructed and equipped nine new fire stations to extend coverage to several rural communities and reduced the ISO classification countywide. The department assumed suppression duties within four municipalities and began providing countywide ALS Emergency Medical Transports. All career staff members are cross-trained as Firefighters and Emergency Medical Technicians (Basic, Intermediate or Paramedic), an effort that greatly improved operations for the citizens.

Future Facilities

Two new facilities are currently under development: Station 31 and Station 32. Station 31 will be located in the Cottageville area with Station 32 located in the Sidney's area. Within the planning period nine new stations are programmed.

Emergency Medical Services / Emergency Ambulance Transports

Fire-Rescue is the sole 9-1-1 provider of Emergency Medical Services / Emergency Ambulance Transports within Colleton County and is licensed as an Advanced Life Support / Paramedic Level Emergency Medical Service. Each ambulance is staffed by

Emergency Medical Technicians, at least one being of the Paramedic level. All ambulances are equipped with modern equipment to include cardiac medications, 12-Lead ECG, CPAP and advanced airway management. All units have the ability to perform Rapid Sequence Intubation (RSI) in extreme emergencies. Additionally, five other vehicles are designated as ALS First Response units to extend pre-hospital medical care.

As an emergency pre-hospital responder, Fire-Rescue does not perform non-emergency transports, such as doctor's office calls, return trips from the hospital to a residence or nursing home. Inter-facility transports, from one hospital to another, are typically handled by a private ambulance service

Fire-Rescue operates six ALS ambulances with five serving Colleton's mainland and one ambulance stationed on Edisto Island to serve this Atlantic Coastal community. The mainland ambulances usually transport all patients to Colleton Medical Center , the only hospital located in Colleton County . Critical patients are generally stabilized and later transferred by private ambulance or medical helicopter to another facility. The Edisto ambulance, generally transports to the closest Charleston County hospital.

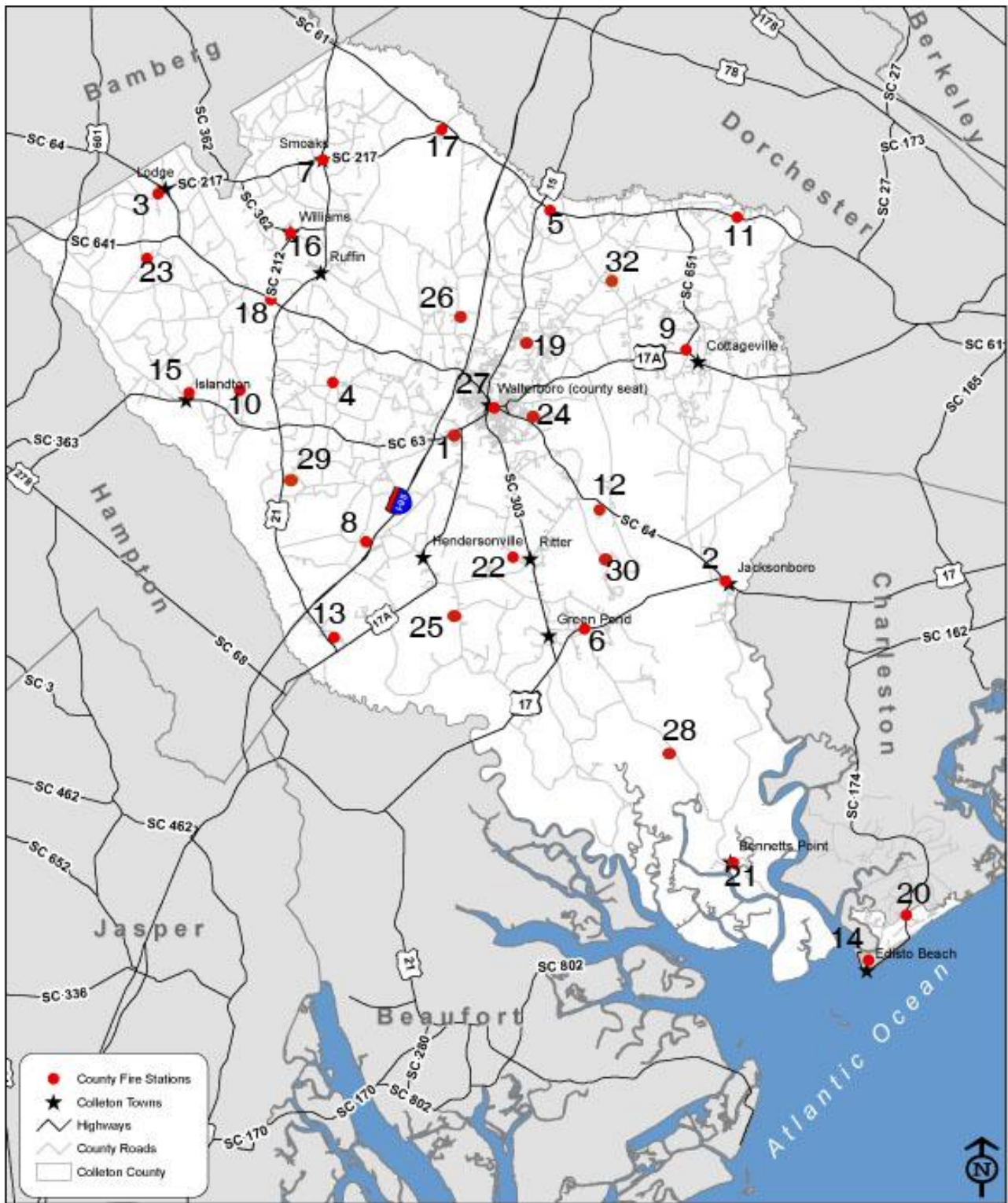
First responder, pre-hospital basic and advanced life support is provided by a vast medical first responder network. All full-time career employees are cross-trained as firefighters and the various levels of Emergency Medical Technicians. Many volunteer personnel have also trained to these levels, as well as First Responder and CPR. All first out Fire Engines in Colleton County are equipped with an assortment of medical equipment including AEDs (Automatic External Defibrillators). This allows the closest fire station from any specific community to quickly reach those in need, while the Paramedic Level Ambulance is enroute to the scene.

Critical Trauma patients are usually flown directly from the accident site to one of three Trauma Centers in the area. Medical helicopters from one of the three services are utilized for this purpose. Each is staffed with a pilot, paramedic and flight nurse.

Emergency Preparedness Agency

The Colleton County Emergency Preparedness Agency's mission is to provide the necessary measures for the immediate protection of life, safety, and health of the people, and preservation of public business of the county during a disaster. The agency has identified two school sites for Hurricane Evacuation; Colleton County High School and Ruffin Middle School.

Figure F-7: Colleton County Fire and Rescue Station Locations

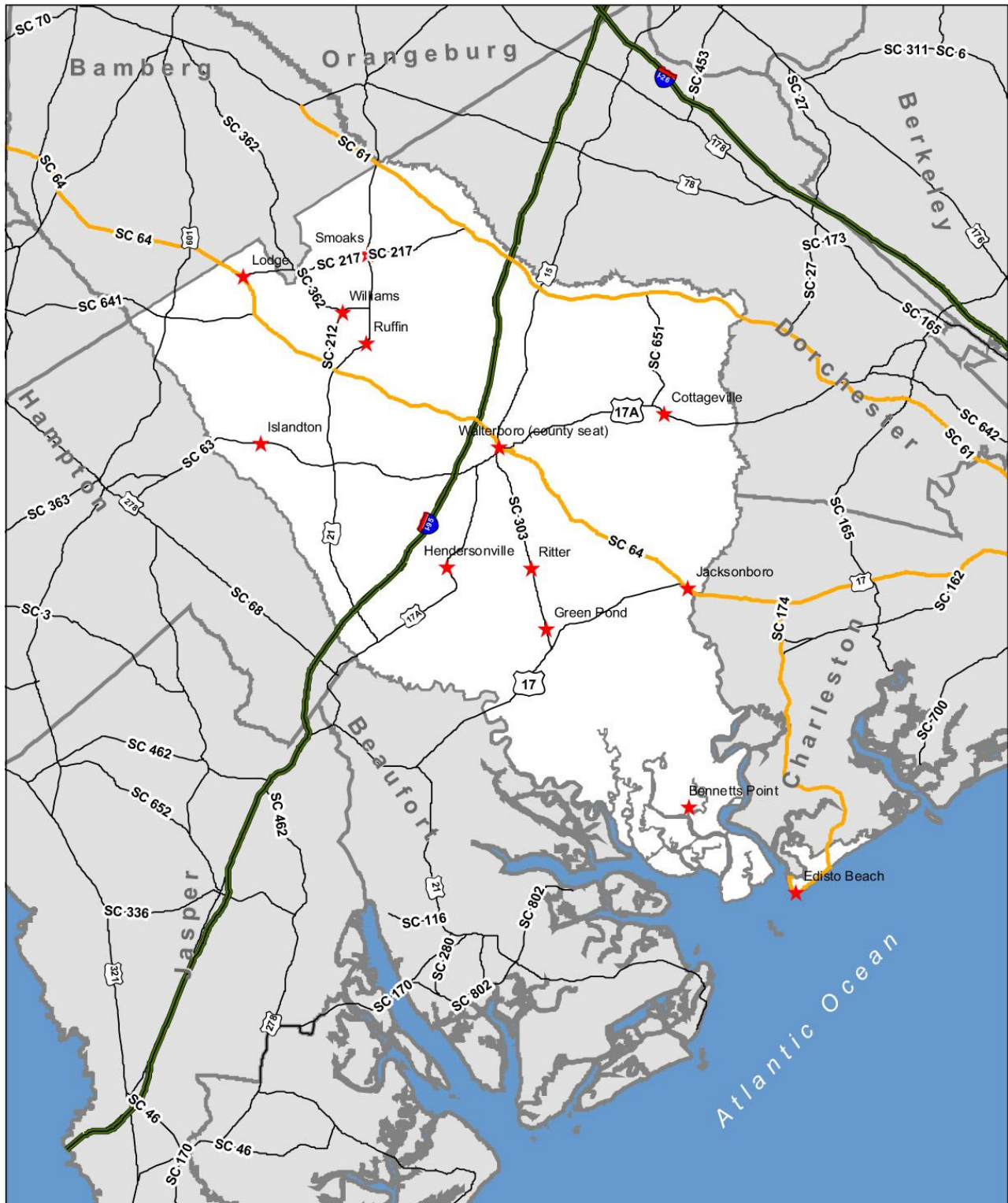


July 2008

Colleton County Fire and Rescue Station Locations



Figure F-8: Colleton County Evacuation Routes



The information contained on this map is made available to the public as a service of the Colleton County GIS Division. This information is intended for general reference purposes only. Colleton County does not assume any liability for damages arising from errors, omissions, or use of this information. This information is offered to the public AS IS WITHOUT WARRANTY OF ANY KIND.



Colleton County Evacuation Routes

- ★ Colleton Towns
- ↘ Evacuation Routes
- ↘ SC Hwys
- ▭ Colleton County
- ↘ SC Interstates
- ↘ SC US Hwys
- ▭ SC Counties



D. Governmental / Public Facilities

1. Government Facilities

The Colleton County Facilities Management department maintains all county-owned buildings, grounds and boat landings. The primary county facilities are listed below.

- Council Chamber/Museum (109 Benson Street)
- Voter Registration (115-A Benson Street)
- Public Defender (115 Benson Street)
- Breland Bldg-Vacant (119 Benson Street)
- Jail (22 Klein Street)
- Padgett (Magistrates) (40 Klein Street)
- Memorial Library (600 Hampton Street)
- Coroners Bldg (609 Black Street)
- Admin Bldg Harrelson (31 Klein Street)
- Probate Bldg (200 Washington Street)
- Court House (100 Hampton Street)
- Fire Rescue/Fleet Main HQ (113 Mable T Willis Street)
- Solid Waste HQ/Landfill (3288 Greenpond)
- Animal Shelter (330 Poor Farm Road)

Future Facilities and Plans

Colleton County is in the process of planning the location of the following facilities within the next 10 years:

- Jail/Sheriff's office/Magistrates' Office
 - \$12-\$14 million—Near the Roberson Boulevard area
- Transfer Station
 - \$500,000-\$2million--- in the landfill area
- Fleet Maintenance Expansion
 - \$1-3 million---Mable T. Willis Complex
- Records Retention
 - \$500,000-\$1 million—Warshaw Building
- Recreation ball fields, pool, gym, tennis courts, soccer fields, etc.
 - \$12-\$14million—Recreation center, Colleton HS Football Field, etc.

2. Education

Colleton recognizes the importance of the education system and facilities in attracting economic development. Currently there are 11 public schools that

include 7 Elementary, 3 Middle and 1 High School. The schools are looking ahead and have adopted an aggressive facilities plan that lays out a strategy for building new facilities. The proposed new High School construction is underway as well as a new elementary school in Cottageville.

School Facilities Plan Highlights

- Build a new high school - \$70,000,000
- Build a new elementary school for Cottageville - \$ 9,900,000
- Convert Colleton County High School to a middle school - \$ 400,000
- Convert Forest Circle Middle School to an elementary school - \$ 500,000
- Convert Forest Hill Elementary School to an early childhood center - \$ 700,000
- Contingency— building projects - \$ 7,000,000
- Miscellaneous projects - \$ 1,380, 632

Figure F-9: Colleton County Public Education Highlights

Colleton County Public Education Highlights	
Number of Schools	11 (7 elementary, 3 middle, 1 high)
Dollars per Student	\$7,051
Enrollment	6,200
Pupil/Teacher Ratio	19.9:1
SAT Math	469
SAT Verbal	466
Web Site	Visit (http://www.colleton.k12.sc.us/)

Listed below are the details of the district’s construction plans. This list may be revised at a later date. Additional construction will take place along with these specific construction areas. Specific construction areas are subject to revision.

Construct a new 300,000 square foot high school

Includes:

- Land Purchase
- Civil Engineering (testing, soil boring, etc.)
- Buildings Construction
- 6000 seat Stadium (*minimum*)
- All athletic fields (football, football practice, baseball, softball, tennis courts, band practice, wrestling room, track, soccer, lighting and bleachers, etc.)
- Athletic support buildings
- On-site utilities
- On-site grading/paving
- Off-site turn lanes
- Water/Sewer
- Architectural & Engineering Fees
- All furniture/fixtures, etc.
- Telephone System
- Security System/PA System
- Security Cameras
- Some Computers
- 1100 seat Auditorium
- Gym & Auxiliary Gym

- Freshman Academy
- NJROTC Area
- Chorus/Band Rooms – Practice Rooms

Construct a New 68,000 SF Elementary School in Cottageville

Includes:

- Civil Engineering (testing, soil boring, etc.)
- Buildings Construction
- On-site utilities
- On-site grading/paving
- Off-site turn lanes
- Water/Sewer
- Architectural & Engineering Fees
- All furniture/fixtures, etc.
- Telephone System
- Security System/PA System
- Security Cameras
- Some Computers

Converting Colleton County High School into a Middle School

Includes:

- ADA Upgrades
- Dividing walls separating grade levels
- Security system upgrades
- Telephone system upgrades

Converting Forest Circle Middle to an Elementary

Includes:

- Adding self contained bathrooms in existing classroom
- Installing new ceiling, lights, and floor tiles in 16 classrooms

Converting Forest Hill Elementary into Pre-school Center

Includes:

- Adding self contained toilets in each classroom
- New toilets, sinks, etc.
- New ceilings, lights, doors

Additional Construction at Bells Elementary, Black Street Elementary, and Ruffin Middle School

3. Libraries

The Colleton County Memorial Library operates its main library in Walterboro, a branch at Edisto Beach, and offers Bookmobile services throughout Colleton County. Library services are funded through Colleton County government and other state monies. The Library Board of Trustees is appointed by County Council.

4. Colleton County Utilities

- Electricity
 - Coastal Electric Cooperative
 - A member-owned electric utility serving 12,000 customers in Colleton, Bamberg, and Dorchester Counties. Member of Touchstone Energy, a national alliance of cooperatives.
 - South Carolina Electric & Gas Company
 - Principle subsidiary of the SCANA Corporation, an \$10 billion Fortune 500 energy-based holding company. SCE&G generates, transmits, distributes, and sells electricity to over 636,000 customers in South Carolina and provides natural gas service to over 1.2 million industrial, residential and commercial customers in the Carolinas and Georgia.

- Telecommunications
 - Palmetto Rural Telephone Cooperative
 - Member owned cooperative serving 15,000 customers over 1,054 square miles. Provides voice, long distance, broadband internet service, modern fiber optic network, and digital switching facilities.
 - Verizon
 - Provides local phone service inside Walterboro city limits.

III. Observations

- Colleton County's groundwater quality and quantity is adequate enough to supply residents' needs through the plan period of 2020 and beyond.
- If a water supply system was pursued by the County, the ACE Basin area should be avoided and the preliminary system re-evaluated against this plan.
- A "county wide" water supply system (minus the ACE Basin) will be costly both fiscally and environmentally as Colleton residents desire to maintain a rural atmosphere throughout the county
- Private well and septic are the dominant and most feasible systems for residential development within the foreseeable future.
- Consider future population needs, the solid waste facilities should not need any major changes over the planning period; however, the contract with the Oakridge Landfill will need to be renewed in 2015
- Recycling still needs improvement within the County to meet the State goals

- Recycling improvements may be a major reason that the overall cost of disposing of waster per capita and total has been reduced from 2004 to 2007
- Fire-Rescue and the Emergency Medical Services are well covered throughout the county with two new facilities being planned
- Several major county facilities are planned within the 10 year plan period to include a jail, recreation facilities, solid waste transfer station and other such facilities
- Several new school facilities are planned including the anticipated opening of the new high school in Walterboro and elementary school in Cottageville



APPENDIX G. TRANSPORTATION ELEMENT

I. Introduction

The transportation element considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element was developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development.

II. Inventory

A. Basic Transportation Systems

Colleton County has a simple transportation layout with Interstate 95 bisecting the county North to South with various State and US Highways radiating out from Walterboro into various parts of the County. The major routes can easily be seen in Figure G-2: Transportation Map. Colleton County has a regional airport and some rail access as well. At this time, the County does not have an alternative transportation plan such as walking trails, bike lanes/trails and other forms of alternative transportation. One interesting transportation fact, to reach Edisto Beach, Colleton County Residents must travel over 40 miles outside of Colleton County through Charleston County to reach Edisto Beach.

- Primary NS route- I-95
- Major thoroughfares Highway 64, 63, and 303
- Highway 17-primary route from Charleston to Savannah
- Many major thoroughfares inadequate for current and future capacities
- Highway 17 scheduled widening; but nothing on project list for Hwy 64
- Recommend pushing for widening of US Highway 17A

Figure G-1: Colleton County Transportation

Colleton County Transportation	
Interstates:	I-95; Five exits in Colleton County
	I-26 (30 miles north)
	I-16 (60 miles south)
Local Airport:	Lowcountry Regional Airport
	ILS in 2007
	Runway 5/23: length 6,000 ft.
	Runway 17/35: length 5,705 feet
	Runway 9/27: Length 5,500 feet

Commercial Airport:s	Charleston International Airport, 1 hour
	Savannah-Hilton Head International Airport, 1 hour
Nearest Foreign Trade Zones:	Colleton County Commerce Center, I-95 Exit 62, status pending
Port Facility:	South Carolina Port Authority, Charleston, 1 hour
	Georgia Port Authority, Savannah, 1 hour
Railroads:	CSX, H&B Shortline Railroad

B. Average Daily Traffic Counts

APR-18-2008 AVERAGE DAILY TRAFFIC

EST. AADT

STAT ROUT NO. ROUTE LOCATION AADT YEAR COUNTY

 100 US 15 U.S. 17 ALT. TO S.C. 64 19100 2007 Colleton
 101 US 15 S.C. 64 Bus TO SC 64 15500 2007 Colleton
 103 US 15 SC 64 TO S-459 8100 2007 Colleton
 105 US 15 S-459 TO Dorchester Co. Line 2600 2007 Colleton
 107 US 17 Beaufort Co. Line S.C. 64 10000 2007 Colleton
 108 US 17 S.C. 64 TO Charleston Co. 15100 2007 Colleton
 109 US 17 ALT Hampton Co. Line TO S.C. 63 1450 2007 Colleton
 111 US 17 ALT S.C. 63 TO S.C. 303/S-282 12700 2007 Colleton
 113 US 17 ALT S.C. 303/S-282 TO U.S. 15 19600 2007 Colleton
 115 US 17 ALT U.S. 15 TO S.C. 64 Bus 6100 2007 Colleton
 117 US 17 ALT S.C. 64 Bus TO S.C. 64 Bus 7900 2007 Colleton
 119 US 17 ALT S.C. 64 Bus TO S-21 5300 2007 Colleton
 121 US 17 ALT S-21 TO S-91 7800 2007 Colleton
 122 US 17 ALT S-91 To Dorchester Co. Line 7700 2007 Colleton
 123 US 21 U.S. 17 ALT. TO I-95 950 2007 Colleton
 124 US 21 I-95 To SC 63 1100 2007 Colleton
 125 US 21 SC 63 To SC 64 1250 2007 Colleton
 126 US 21 SC 64 To SC 217 1300 2007 Colleton
 127 US 601 Hampton Co. TO Bamberg Co. 1150 2007 Colleton
 128 US 21 SC 217 To Bamberg Co. Line 1250 2007 Colleton
 129 SC 61 SC 217 To I-95 2500 2007 Colleton
 130 SC 61 Bamberg Co. Line To SC 217 1450 2007 Colleton
 131 SC 63 Hampton County Line TO US 21 3400 2007 Colleton
 132 SC 63 I-95 TO U.S. 17 ALT. 9500 2007 Colleton
 133 SC 63 U.S. 17 ALT. TO S.C. 64 5200 2007 Colleton
 134 SC 63 US 21 To I-95 4000 2007 Colleton
 135 SC 64 Bamberg Co. Line TO S.C. 217 1100 2007 Colleton
 136 SC 61 SC 651 To Dorchester Co Line 2200 2007 Colleton
 137 SC 64 S.C. 217 TO S.C. 641 1000 2007 Colleton
 138 SC 61 I-95 To SC 651 2800 2007 Colleton
 139 SC 64 S.C. 641 TO U.S. 21 2600 2007 Colleton
 141 SC 64 U.S. 21 TO I-95 3600 2007 Colleton

143 SC 64 I-95 TO S-206/SC 64 Bus 17400 2007 Colleton
 145 SC 64 BUS SC 64 TO U.S. 15 13000 2007 Colleton
 147 SC 64 BUS U.S. 15 TO U.S. 17 ALT. 3800 2007 Colleton
 149 SC 64 BUS U.S. 17 ALT. TO S.C. 64 2900 2007 Colleton
 151 SC 64 S.C. 64 Bus TO S-199 5900 2007 Colleton
 152 SC 64 S-199 To US 17 4800 2007 Colleton
 153 SC 174 LOCAL RD TO Charleston Co. 5900 2007 Colleton
 155 SC 212 S.C. 64 TO U.S. 21 450 2007 Colleton
 156 SC 212 CON S.C. 212 TO S.C. 64 125 2007 Colleton
 157 SC 217 S.C. 64 TO S-53 450 2007 Colleton
 158 SC 217 S-53 To SC 61 800 2007 Colleton
 159 SC 303 U.S. 17 TO S-377 2200 2007 Colleton
 161 SC 303 S-377 TO U.S. 17 ALT. 4100 2007 Colleton
 163 SC 362 S.C. 212 TO S.C. 217 325 2007 Colleton
 165 SC 641 Bamberg Co. Line S.C. 64 750 2007 Colleton
 167 SC 651 U.S. 17 ALT. TO S.C. 61 1500 2007 Colleton
 169 SC 64 S-206/SC 64 Bus TO U.S. 15 14000 2007 Colleton
 171 SC 64 U.S. 15 TO U.S. 17 ALT. 11600 2007 Colleton
 173 SC 64 U.S. 17 ALT. TO S.C. 64 Bus 8000 2007 Colleton
 175 S- 38 S.C. 63 TO U.S. 601 125 2007 Colleton
 177 S- 42 S.C. 64 TO U.S. 601 75 2007 Colleton
 179 S- 18 S.C. 64 TO S.C. 63 250 2007 Colleton
 181 S- 27 S-38 TO S.C. 217 225 2007 Colleton
 183 S- 53 Bamberg Co. Line TO S.C. 217 225 2007 Colleton
 185 S- 63 S-48 TO S-537 350 2007 Colleton
 187 S- 50 S.C. 61 TO S-24 250 2007 Colleton
 189 S- 24 S.C. 64 TO I-95 3700 2007 Colleton
 191 S- 24 I-95 TO U.S. 21 1150 2007 Colleton
 193 S- 235 S.C.61 TO S-34 225 2007 Colleton
 195 S- 34 S-45 TO I-95 850 2007 Colleton
 197 S- 34 I-95 TO S-24 600 2007 Colleton
 199 S- 456 S-34 TO S-21 300 2007 Colleton
 201 S- 429 S-45 TO Dead End 350 2007 Colleton
 203 S- 45 S-40 TO S.C. 61 800 2007 Colleton
 205 S- 21 S-459 To Dorchester Co. 2100 2007 Colleton
 207 S- 31 S-158 TO S-27 300 2007 Colleton
 209 S- 33 S-64 TO S.C. 64 275 2007 Colleton
 211 S- 64 S-51 TO U.S. 21 900 2007 Colleton
 213 S- 44 S-736 TO U.S. 21 1200 2007 Colleton
 215 S- 51 S.C. 64 TO S.C. 63 375 2007 Colleton
 217 S- 193 S-28 TO S.C. 63 850 2007 Colleton
 219 S- 28 U.S. 21 TO U.S. 17 ALT. 350 2007 Colleton
 221 S- 233 U.S. 17 ALT. TO S-28 350 2007 Colleton

223 S- 114 S-193 TO U.S. 21 350 2007 Colleton	301 S- 37 Bamberg Co. Line TO S. C. 641 75 2007 Colleton
225 S- 49 S-24 TO S-44 550 2007 Colleton	302 L- 47 0.21 mi E. of S-18 To S-18 25 2007 Colleton
227 S- 100 S-65 TO S-21 700 2007 Colleton	303 S- 47 S-18 TO S-38 75 2007 Colleton
229 S- 65 S-45 TO U.S. 17 ALT. 850 2007 Colleton	305 S- 48 S.C. 217 TO U.S. 21 100 2007 Colleton
231 S- 117 S.C. 651 TO S-45 550 2007 Colleton	307 S- 55 U.S. 17 Alt. TO S-36 2300 2007 Colleton
233 S- 449 S.C. 64 TO S-377 450 2007 Colleton	309 S- 69 S.C. 217 TO Bamberg Co.Line 75 2007 Colleton
235 S- 377 S.C. 303 TO S-41 475 2007 Colleton	311 S- 77 S.C. 64 TO S-68 950 2007 Colleton
237 S- 40 S.C. 64 TO U.S. 17 ALT. 900 2007 Colleton	313 S- 125 U.S. 17 Alt. TO S-186 450 2007 Colleton
239 S- 30 U.S. 17 TO Local Rd. 800 2007 Colleton	315 S- 126 S-346 TO S-51 325 2007 Colleton
241 S- 41 U.S. 17 ALT. TO S.C. 64 900 2007 Colleton	317 S- 127 U.S. 15 TO S-34 700 2007 Colleton
243 S- 436 S.C. 303 TO S-41 325 2007 Colleton	319 S- 166 S-190 TO S-64 325 2007 Colleton
245 S- 535 S-436 TO S-119 150 2007 Colleton	321 S- 190 S-166 TO U.S. 21 325 2007 Colleton
247 S- 119 U.S. 17 TO End 350 2007 Colleton	323 S- 210 S-77 TO S-211 900 2007 Colleton
249 S- 66 5.60 Mi. W. of S-119 To S-119 75 2007 Colleton	325 S- 211 S-214 TO S-210 750 2007 Colleton
251 S- 14 S.C. 303 To US 17/S-14 Con 850 2007 Colleton	327 S- 214 S-211 TO S-128 750 2007 Colleton
253 S- 99 U.S. 17 To SC 303 300 2007 Colleton	329 S- 263 S.C. 303 TO End 250 2007 Colleton
255 S- 26 U.S. 17 TO Local Rd. 300 2007 Colleton	331 S- 346 S-126 TO S-64 125 2007 Colleton
257 S- 459 U.S. 15 TO S-21 3600 2007 Colleton	333 S- 683 S.C. 174 TO S.C. 174 3600 2007 Colleton
259 S- 461 S-21 TO S-459 2100 2007 Colleton	335 S- 684 S.C. 174 TO S-683 1700 2007 Colleton
261 S- 21 U.S. 17 Alt. TO S-459 6000 2007 Colleton	337 S- 754 U.S. 15 TO S-461 3500 2007 Colleton
263 S- 68 U.S. 15 TO S-204 2000 2007 Colleton	2371 I- 95 U.S. 21 (Colleton) To S.C. 63 39100 2007 Colleton
265 S- 68 S-204 TO S.C. 64 1000 2007 Colleton	2373 I- 95 S.C. 63 TO S.C. 64 38100 2007 Colleton
267 S- 128 S-214 TO S-36 1100 2007 Colleton	2375 I- 95 S.C. 64 TO S-34 39100 2007 Colleton
269 S- 216 S.C. 64 TO U.S. 15 2100 2007 Colleton	2377 I- 95 S-34 TO S.C. 61 39500 2007 Colleton
271 S- 335 U.S. 17 ALT. TO U.S. 15 2100 2007 Colleton	-----
273 S- 229 S-152 TO U.S. 15 1350 2007 Colleton	---
274 L- 152 S-108 To SC 63 1200 2007 Colleton	Disclaimer - The South Carolina Department of Transportation makes no representation or warranties, implied or expressed, concerning the accuracy, completeness, reliability, or suitability for any particular purpose of the information and data contained on this printout.
275 S- 152 SC 64 To S-108 1300 2007 Colleton	-----
277 S- 78 S.C. 64 TO S-79 950 2007 Colleton	---
279 S- 36 U.S. 17 ALT. TO S-331 1150 2007 Colleton	SCDOT
281 S- 184 S.C. 64 TO S.C. 64 550 2007 Colleton	
283 S- 121 U.S. 17 ALT. TO End 1750 2007 Colleton	
285 S- 54 U.S. 17 Alt. TO S.C. 303 1700 2007 Colleton	
287 S- 54 S.C. 303 TO S-333 1500 2007 Colleton	
289 S- 54 S-333 TO S-59 1500 2007 Colleton	
291 S- 295 S.C. 64 TO S.C. 64 1150 2007 Colleton	
293 S- 59 S-168 TO S-54 1900 2007 Colleton	
295 S- 59 S-54 TO S.C. 303 2400 2007 Colleton	
297 S- 25 S-38 TO Hampton Co. Line 150 2007 Colleton	
299 S- 35 S.C. 61 TO U.S. 17 BUS. 700 2007 Colleton	

C. Mode of Transportation to Work

In 2000, 72% of the Colleton County workforce drove alone to work, which was slightly below the state percentage of 79%. Nearly 22% of Colleton workers carpooled and very few workers utilized alternative forms of transportation such as public transportation, walking, or other means. Colleton still has a low-density population and relatively little traffic congestion. Some areas within the City of Walterboro provide traffic challenges during peak hours; however, traveling by vehicle is not difficult.

Figure G-2: Commuting to Work

COMMUTING TO WORK	Colleton		SC	
Workers 16 years and over	14,627	100%	1,822,969	100%
Car, truck, or van -- drove alone	10,527	72%	1,447,338	79.40%
Car, truck, or van -- carpooled	3,165	21.60%	255,857	14%
Public transportation (including taxicab)	190	1.30%	15,468	0.80%
Walked	204	1.40%	42,567	2.30%
Other means	242	1.70%	23,504	1.30%
Worked at home	299	2%	38,235	2.10%
Mean travel time to work (minutes)	32.7	na	25.5	na

As the economy and gas prices continue to fluctuate, more workers may chose to look into alternative forms of transportation. The City of Walterboro is planning ahead for an aging population and the potential challenges the older population may face with transportation options. Colleton County may want to consider connecting developing neighborhoods immediately around the city with walking and biking trails – possibly considering sidewalks where more dense residential neighborhoods are located.

C. Planned Transportation Improvements and the Land Use Connection

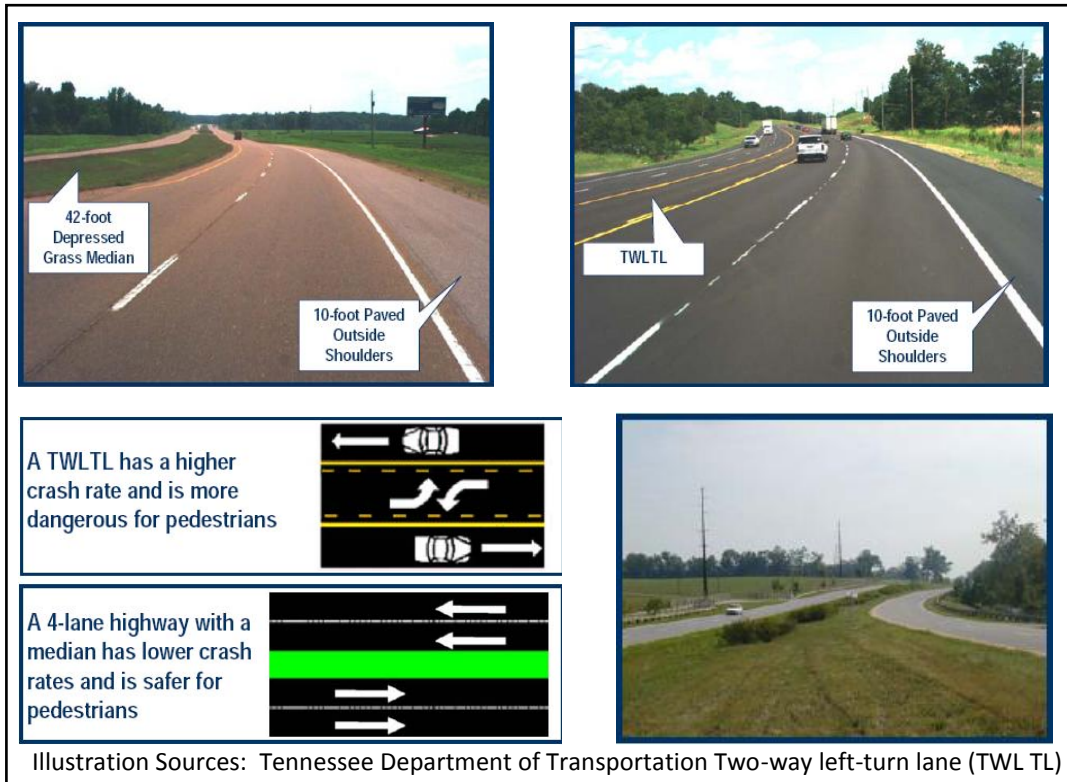
Colleton County has two major roadway improvements planned that include the widening of US 17 to four or five lanes and the construction of a Walterboro Bypass in conjunction with SC 64. Both of these projects have potential impacts on existing and future land uses within the proposed project areas.

US 17 Widening

Two alternatives will exist as this project moves ahead through the ACE Basin. Colleton County will need to determine if the roadway will be a four lane facility with a grassed and/or landscaped median or a five lane facility with a continuous strip of pavement in the middle as a two-way left-turn lane.

Both alternatives have pros and cons. The construction costs, appearance and overall traffic flow will be much improved with a four lane facility, while maintenance will have to be budgeted for keeping the median in high quality condition. The five lane option will provide for immediate access to all adjoining property and may require less maintenance in the median; however, traffic flow will be interrupted with cars turning at virtually anywhere along the facility and the aesthetics are not as appealing as a grassed and landscaped median. In addition, many Federal, State, and Local transportation departments through the analysis of crash data have concluded five lane facilities have increased accident rates when compared with four lane facilities with a grassed/divided median.

Figure G-3: 4 Lane and 5 Lane Highway Illustrations



SC 64/Walterboro Bypass

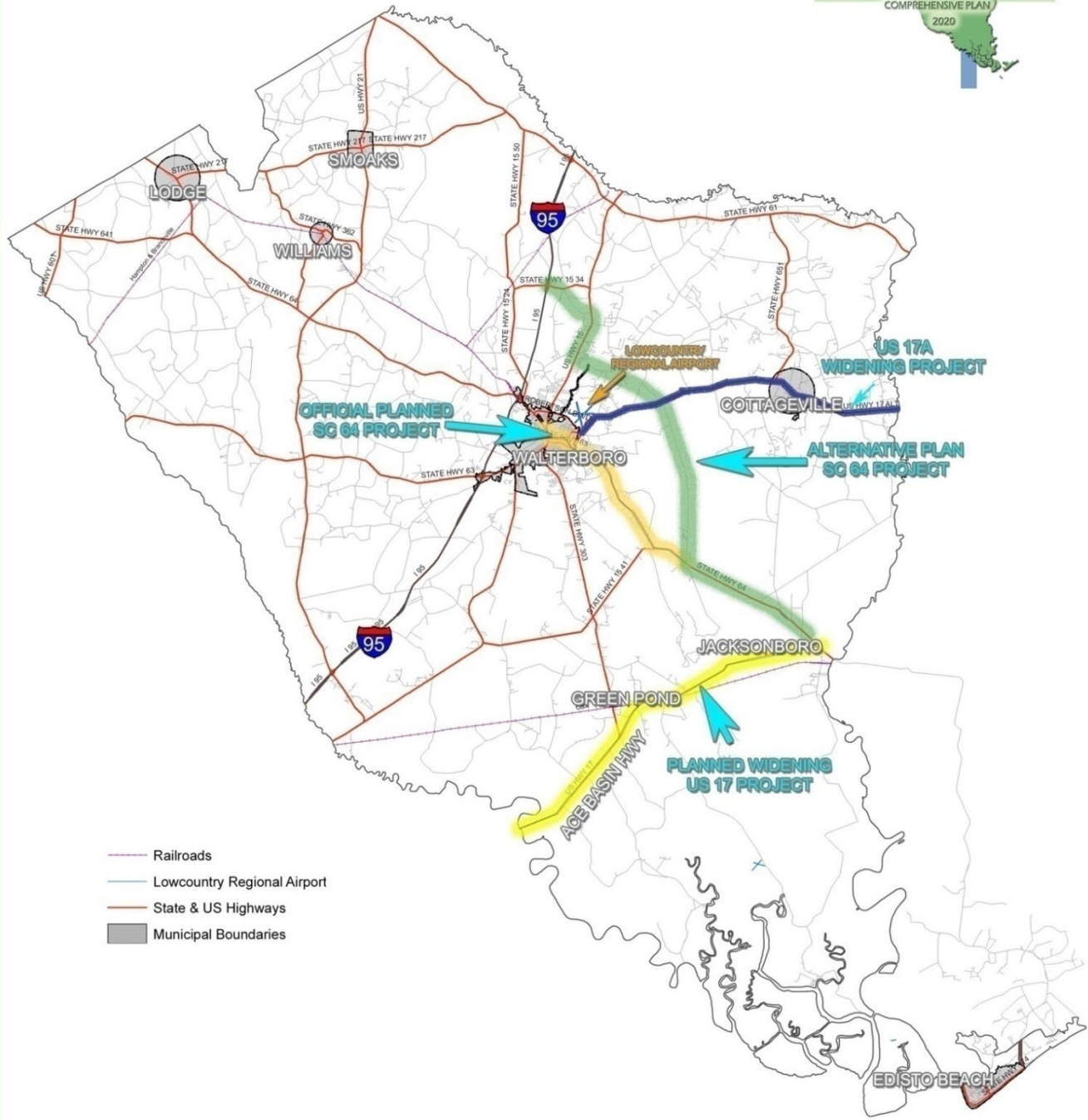
Money has been programmed to construct a new facility connecting to the north side of Walterboro. It is important that this route tie in with 15/501 and eventually provide four land access to the Interstate and the Commerce Center. An alternative route proposed by the Economic Development Alliance and other community leaders recommends a broader route that will provide a more direct connect to Interstate I-95 and the Commerce Center. A direct link will help attract an in-land distribution center that may develop close to I-95 in the Commerce Center – taking advantage of tax incentives and the Foreign Trade Zone designation. In addition to the economic benefits of this route, from a regional safety perspective, this project is advantageous to Charleston County and the Edisto Beach area because it will improve the Hurricane Evacuation Route.

US 17A

Another potential project suggested in the 2005 Comprehensive Plan update is the widening of US 17A between Dorchester and Walterboro – impacting the future growth of Cottageville. Cottageville has and may continue to experience “spill-over” growth from the Charleston-Dorchester area. From 2000 to 2007, Dorchester County ranked 1st in percent change in population and Charleston County ranked 10th. Although the growth in Cottageville and the eastern side of Colleton has not been dramatic, over time the link between Walterboro, Cottageville and Dorchester may become more important as the area may experience growth.

Figure G-4: Major Transportation and Plans

Major Transportation Routes and Plans



III. Observations

- Overall, Colleton County's transportation network is meeting most transportation needs in terms of travel times, overall level of service and quality of the road network
- Colleton County has several planned improvements with one of those, the SC 64/Walterboro Bypass, raising alternative locations to assist with continued economic development and the Colleton County Business Park. Colleton County should examine the impacts and benefits of the proposed routes and determine which should be funded. The County would also support the City's desire to extend Robertson Boulevard to South Jefferies Highway.
- Colleton County does not have any planned alternative forms of transportation county-wide.
- A Bicycle and Pedestrian Plan may be needed in the Urban Transition area to promote connections with Walterboro and the surrounding neighborhoods.

2020 COMPREHENSIVE PLAN
❖
COLLETON COUNTY, SOUTH CAROLINA



APPENDIX H. INTERGOVERNMENTAL COORDINATION ELEMENT

I. Introduction

It is important for all units of government within a County to cooperate and plan together to insure the county grows in coordinated manner – maximizing resources of the county and municipal governments. County-wide plans, such as this one, must take into consideration each of the jurisdictions within its limits, even if the County does not have planning and development control in all of these areas. This Plan treats Colleton County as a whole, and the information provided here is comprehensive in scope.

During the planning process, regional and local plans were considered. Local comprehensive plans under way that were considered included Walterboro, Cottageville, Edisto Beach, Charleston County, Hampton County and Dorchester County. Beaufort County's existing comprehensive plan was also examined. Colleton County Planning Staff and the Planning Consultant met with the various local governments throughout the development of this plan (See Key Stakeholder Meeting March 2008). Efforts to coordinate the land use elements among the local government comprehensive plans were addressed through staff meetings and presentations among area planning commissions during the drafting process.

II. Intergovernmental Coordination Issues

A. Annexation

Staff discussions were held between the County and the City of Walterboro, Cottageville and Edisto Beach regarding annexation issues and future growth patterns. Recommendations that grew out of those discussions include proposed annexation areas for the City of Walterboro and the Town of Cottageville for the purpose of providing urban services to adjacent growing residential/commercial areas.

B. Water/Sewer

After meeting with the County Economic Development Office and the City of Walterboro, recommendations on future extensions of water and sewer were identified for planning purposes. The primary areas for sewer expansion include the east and western boundaries of the Airport Industrial Park that can served by a gravity line. A loop connection for a future water main between Exit 53/Sniders Highway and Exit 62/Commerce Center was also identified as a potential improvement for economic development efforts. Staff will continue to work with the City of Walterboro and the Economic Development Office to advance these projects.

Areas outside of the Town of Cottageville were also identified for potential water service expansion to coincide with potential annexation areas and economic development opportunities.

C. Schools

Discussions with the School District confirmed that the recently approved school bond for new construction will meet the needs of the County through the planning period. Unless there is an unexpected development change outside the scope of this plan, additional facilities are not anticipated. Where a significant change has occurred staff will engage the school district to determine future sites to meet additional needs.

D. Transportation

The Plan incorporates the recommendations outlined in the Low Country Council of Governments Long Range Regional Transportation Plan. However, this Plan recognizes an alternative route for the SC Highway 64 to improve the connection to Interstate 95, which may enhance Economic Development opportunities at the Commerce Park and provide a less congested Hurricane Evacuation Route for Edisto Beach and Charleston County (See Figure G-4: Major Transportation Routes and Plans). This Plan also recognizes the potential benefits of widening US 17A in anticipation of the MeadWestvaco East Edisto project.

III. Investment Issues

The 1994 Local Government Comprehensive Planning Enabling Act was amended in 2007 to include the South Carolina Priority Investment Act (PIA). The Priority Investment Element ties the capital improvement needs identified in other elements of the Comprehensive Plan to project revenues for the ten year plan period. It is similar to a ten-year Capital Improvements Plan and should provide guidance to the County Council when reviewing budget requests and planning new facilities.

A. Investment Projects

Over the next ten-years in Colleton County several facilities are planned that will require significant coordination. Those facilities include the new schools, 14 county facilities, the Walterboro Bypass and the widening of US 17 to four or five lanes.

Figure H-1: Planned County Projects/Facilities

County Projects	Cost
Jail/Sheriff's office/Magistrates' Office	\$12 to \$14 Million
Transfer Station	\$500,000 to \$2 Million
Fleet Maintenance Expansion	\$1 to \$3 Million
Records Retention	\$500,000 to \$1 Million
Recreation ball fields, pool, gym, tennis courts, soccer, etc.	\$12 to \$14 Million
9 New Fire Stations	\$3 Million

Figure H-2: Planned School Projects/Facilities

School Projects	Cost
New High School	\$70,000,000
New Elementary School (Cottageville)	\$9,900,000
Convert CCHS— middle school	\$400,000
Convert FCM— elem. school	\$500,000
Convert FHE— Early Childhood Center	\$700,000

Figure H-3: Planned Transportation Projects/Facilities

Transportation Projects	Cost
Walterboro Bypass (SC 64)	\$10,298,000
US 17 (ACE Basin) widening to 4 or 5 lanes	\$140,000,000

Source: State of SC Transportation Improvement Plan 2007 - 2012

B. Required Coordination

- County Projects
 - The County will need to coordinate with all agencies and local governments to insure the planned facilities are adequately meeting the needs of county residents and have adequate funding.
- School Projects
 - Utilities are in place and coordination has taken place for completing the new High School and Elementary School in Cottageville
 - Coordination will be needed on future facilities
- Transportation Projects
 - Walterboro Bypass (New facility from SC 64 – east of Walterboro to SC 303)

- Will the current bypass route meet all needs and objectives of the county as whole, including the municipal and economic development objectives
- US 17 – Widen to 4 or 5 lanes(Gardens Corner – Beaufort area - to Jacksonboro)

IV. Observations

- The municipalities and County do not meet on a regular basis to discuss growth issues throughout Colleton County
- Colleton County needs to include appropriate county agencies, organizations and municipal governments in planning ahead for major capital improvements
- Colleton County is well ahead in coordinating for the future school improvements. This planning process for the new High School was a well publicized and lengthy process.
- Colleton County needs to work together with Cottageville and Walterboro to determine the best route and alternative for the SC 64 / Walterboro Bypass to the Colleton County Commerce Center. This is an important connection that will require much coordination between all parties.



APPENDIX I. LAND USE ELEMENT

I. Introduction

Land use covers the development characteristics of the land – examining residential, commercial, industrial, agricultural, parks and other such uses.

II. Inventory and Analysis

A. Existing Zoning Patterns

The Colleton County Official Zoning Map consists of four major zoning districts; the Urban Development (UD), Industrial Development (ID), Resource Conservation (RC), and Rural Development (RD). The county is primarily zoned RD; Walterboro, Cottageville and its surrounding areas are mostly classified as UD; and the Green Pond/ACE Basin area is categorized as RC. Although not specifically displayed in the zoning map, the Single-family residential (RS) exists but is not utilized. Smaller areas throughout the County where limited commercial activity takes place are zoned Community commercial (CC), with three special purpose districts, Planned development (PDD), Flood hazard (FH), and Airport compatibility (AC). The districts help implement the land use goals of the 1999 Comprehensive Plan and apply specifically to individual properties - regulating the use of the land.

Figure I-1: Primary Zoning Districts

Primary Zoning District	Name
RS	Single-family residential
UD	Urban development
ID	Industrial development
RC	Resource conservation
RD	Rural development
CC	Community commercial

The Primary Zoning Districts Defined

1. Single-Family Residential District (RS)

The purpose of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

2. Urban Development District (UD)

This district is intended to accommodate most of the projected growth in the unincorporated area of Colleton during the time span of the County's 1999 Comprehensive Plan. It corresponds generally with the urban area of the county, as delineated by the Colleton County comprehensive plan. This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements which will attract development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit development of a generally suburban character, providing for a full range of residential uses as well as commercial, institutional, and industrial uses.

3. Resource Conservation District (RC)

The purpose of this district is to protect lands from misuse and to ensure for future generations the county's environmentally sensitive, wetlands, marshes, beaches and sand dunes, rivers, creeks, and other natural resources critical to the ecosystems they support; however, the above is not intended to discourage upscale development.

Due to the fragile nature of these resources, comprising much of the southeastern third of the county, development standards for this district generally are more rigid than elsewhere in the county, requiring closer attention to the environment, and mitigation of land disturbing activity which would negatively impact such resources.

4. Rural Development District (RD)

The intent of this classification is to conserve, sustain, and protect from urban encroachment rural areas and resources, particularly agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

5. Community Commercial (CC)

The intent of this district is to provide commercial nodes in convenient and strategic locations of the county to meet “community needs,” and to encourage clustering commercial development as opposed to strip commercial development and commercial sprawl.

6. Industrial Development District (ID)

The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs, and the operations of such uses monitored by performance standards to ensure environmental compatibility.

B. Special Purpose Districts.

1. Planned Development District (PDD)

The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use, and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PDD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of “planned development,” it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

2. Flood Hazard Districts (FH)

It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located

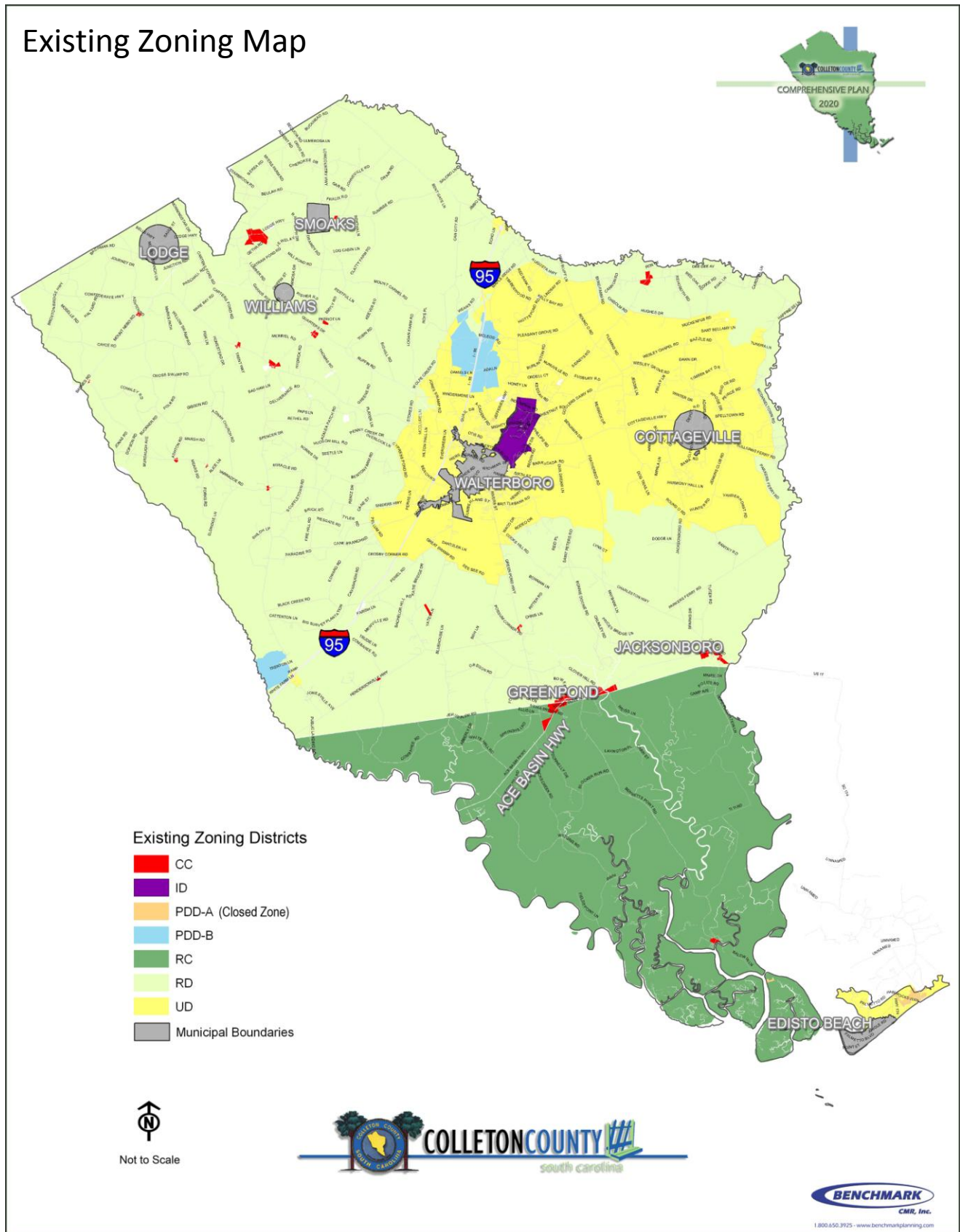
in the floodplain, and prolonged business interruptions, and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

3. Airport Compatibility District (AC)

It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- a. Protect and promote the general health, safety, economy, and welfare of airport environs,
- b. Prevent the impairment and promote the utility and safety of airports,
- c. Promote land use compatibility between airports and surrounding development,
- d. Protect the character and stability of existing land uses, and
- e. Enhance environmental conditions in areas affected by airports and airport operations.

Figure I-2: Existing (Current) Zoning Map



III. Existing Land Use Patterns

Geography of Existing Land Use

Eight clearly identifiable areas are present within the County. The areas include:

- Rural Farmland areas north and west of Interstate 95
- Natural Areas South of the Ace Basin Highway
- Rural Residential Areas surrounding the municipalities
- Edisto Beach Area
- Urban Areas
- Small Towns
- Village Communities
- Rural Crossroads

Rural Farmland Areas

This area is roughly bounded by and includes lands north and west of I-95. . The current development patterns include low density, scattered residential sites with large tracts of land in cropland or timberland. A water line does extend out to the Bells and Ruffin area, but significant development has not occurred to date. Small towns in this area include Smoaks, Williams and Lodge. The rural crossroads include Bells, Ruffin and Islandton.

Rural Residential Areas

Surrounding the municipalities of Walterboro and Cottageville are areas that are transitioning from rural to more urban places. Scattered residential areas of 3 to 9.99 acres are located within these areas. Some farmland is woven within these areas as well. Some utilities are available in these areas with a greater development potential than many areas within the County. Observing the parcel development map, the areas are evidenced by the parcels highlighted in red and orange that are located more densely between Cottageville and Walterboro.

Natural Areas

Mostly in the southern portion of the county, within what is known as the ACE Basin, are lands with significant impediments to development including environmentally sensitive lands with significant flood area, wetlands, rivers and streams. Many of the lands are family owned and exhibit extremely low density scattered development pattern that is less dense than the rural farming areas north of I-95. Also, thousands of acres of land are preserved/protected from development in this area and maintain a thriving natural environment for endangered species and wildlife in general.

Unincorporated Edisto Beach Island

A unique land area within Colleton County is Edisto Beach. Although it has experienced development and has a town located within this area, much of the

beach and surrounding dunes and environs are still preserved and located within conservation easements or protected by the state through the Edisto Beach State Park.

Urban Areas

Cottageville and Walterboro are the two major municipalities located within Colleton County. Most major commercial development is located within Walterboro where ample infrastructure is available with some commercial development located in Cottageville to a much lesser extent.

Small Towns

The Towns of Lodge, Smoaks and Williams are very low density and have between 100 and 150 persons in each place. The small towns offer limited services and infrastructure and are not experiencing growth.

Village Communities

The communities of Greenpond and Jacksonboro are not incorporated towns; however, they exhibit a mix of land uses that would be present in a village community. The communities have fire and rescue services within the area, small scale commercial uses, a post office and other such uses that are a greater density than what would be found a rural crossroads area.

Rural Crossroads

Many crossroads areas exist throughout the county where small scale and community oriented businesses have developed overtime. The types of uses at these areas include a convenience store, vegetable and fruit stands, and other such general community businesses. The areas include Ashton, Padgett, Ruffin, Bells, Sniders, near Holly Ridge, Round O, Ritter, and Hendersonville.

IV. Parcel Development Patterns

The parcel development patterns reflect the overall arrangement of land observed in the County. The County is still very rural in nature and has very low density development in areas outside of Walterboro and Cottageville; although, as noted on the parcel development map, a higher concentration of subdivided and smaller parcels, are located between Cottageville and Walterboro.

Within Colleton County large tracts of land are still very common. The rural parcels that are greater than 10 acres in size account for 93% of the total acreage in Colleton. In fact, nearly 44% of the county's parcels are 500 acres or greater. Approximately 4% of the total county land is subdivided into 3 to 9.99 acres and only 3% is subdivided into parcels less than 3 acres.

Figure I-3: Parcel Development in Colleton County

Parcel Category	Acreage	%
> 10 acres	618,237	93.2%
3 - 9.99 acres	27,197	4.1%
< 3 acres	17,910	2.7%
Total	663,344	100.0%

Figure I-4: Parcels greater than 500 acres in Colleton County

Parcel Category	Acreage	%
500 acres or greater	291,124	43.9%
Balance of county	372,220	56.1%
Total	663,344	100.0%

Figure I-5: Parcel Development Patterns Map

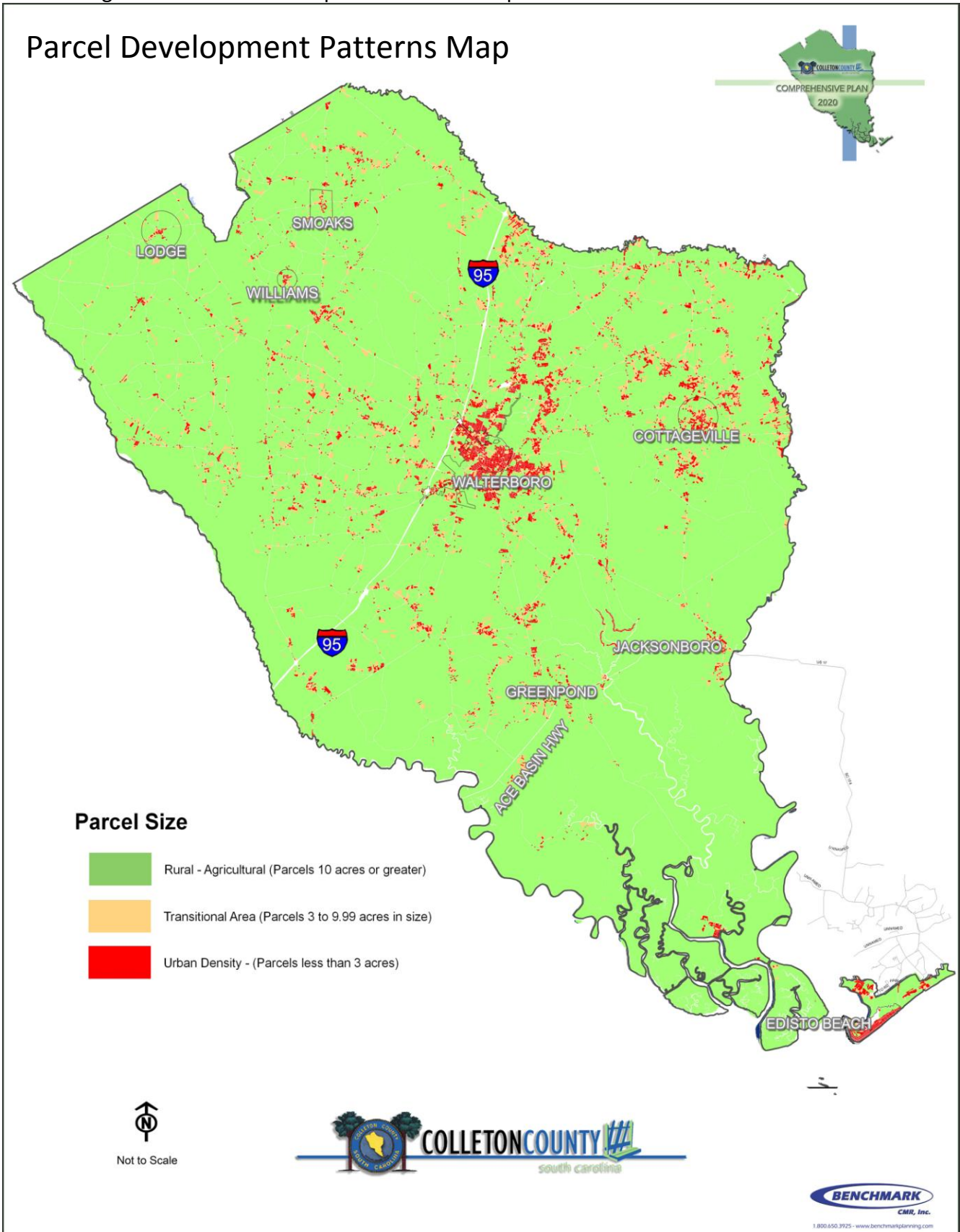
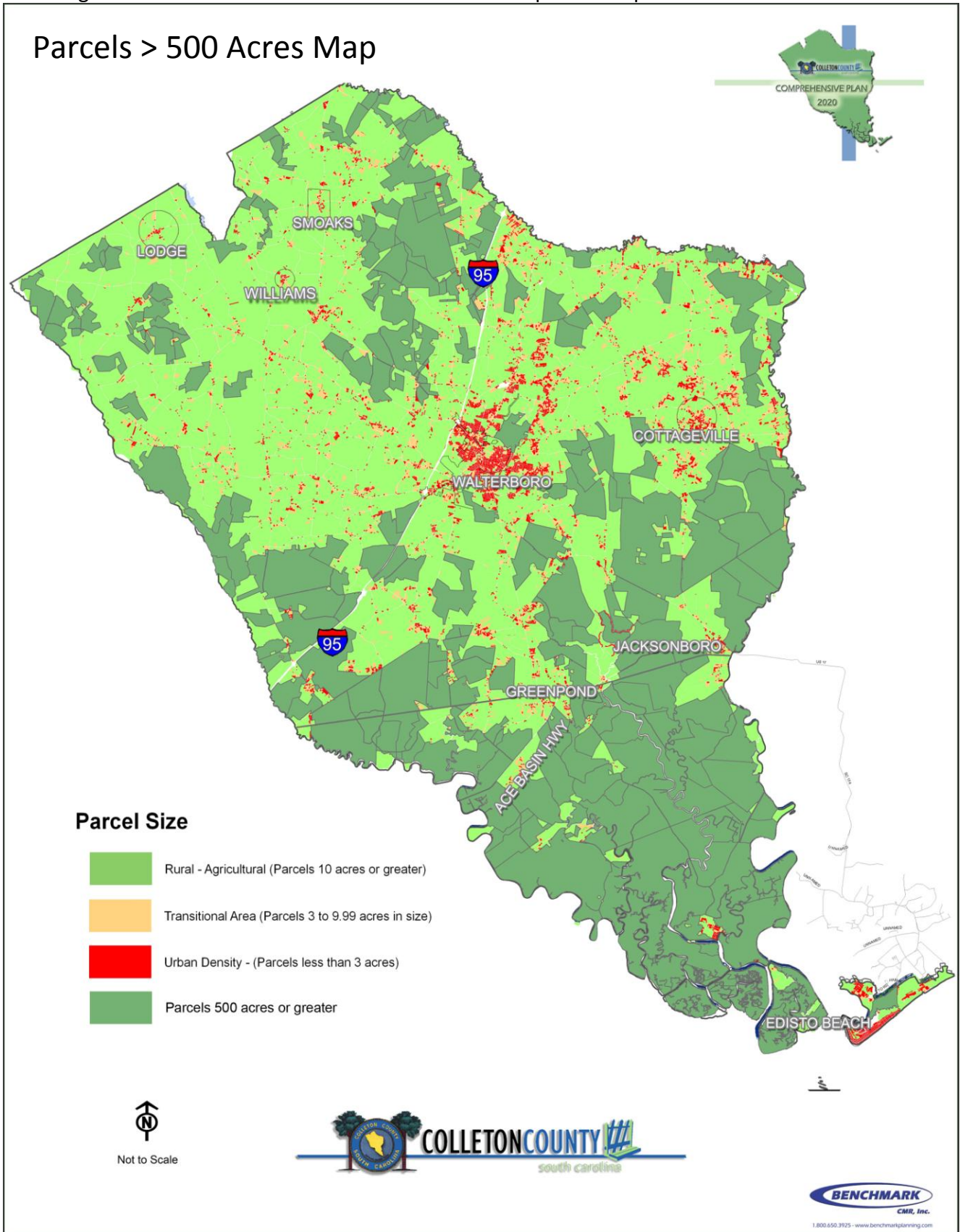


Figure I-6: Parcels Greater Than 500 acres Development Map



V. The 1999 Future Land Use Plan Map

In 1999, the Comprehensive Plan embraced a concept of an expansive urbanizing area linking Walterboro and Cottageville. Utilities were expected to be developed throughout that projected urban area. Since 1999, the infrastructure has not developed and Colleton County now desires to invest infrastructure improvements around the existing cities and towns helping maintain a rural environment outside of the urban areas.

The 1999 plan defined the following future land use categories.

Resource Conservation – The object of this area was to protect land from misuse and to ensure for future generations the County’s environmentally sensitive lands, wetlands, marshes, beaches, sand dunes, rivers, creeks and other natural resources critical to the ecosystems they support. The Plan supported a minimum lot size of 1 acre.

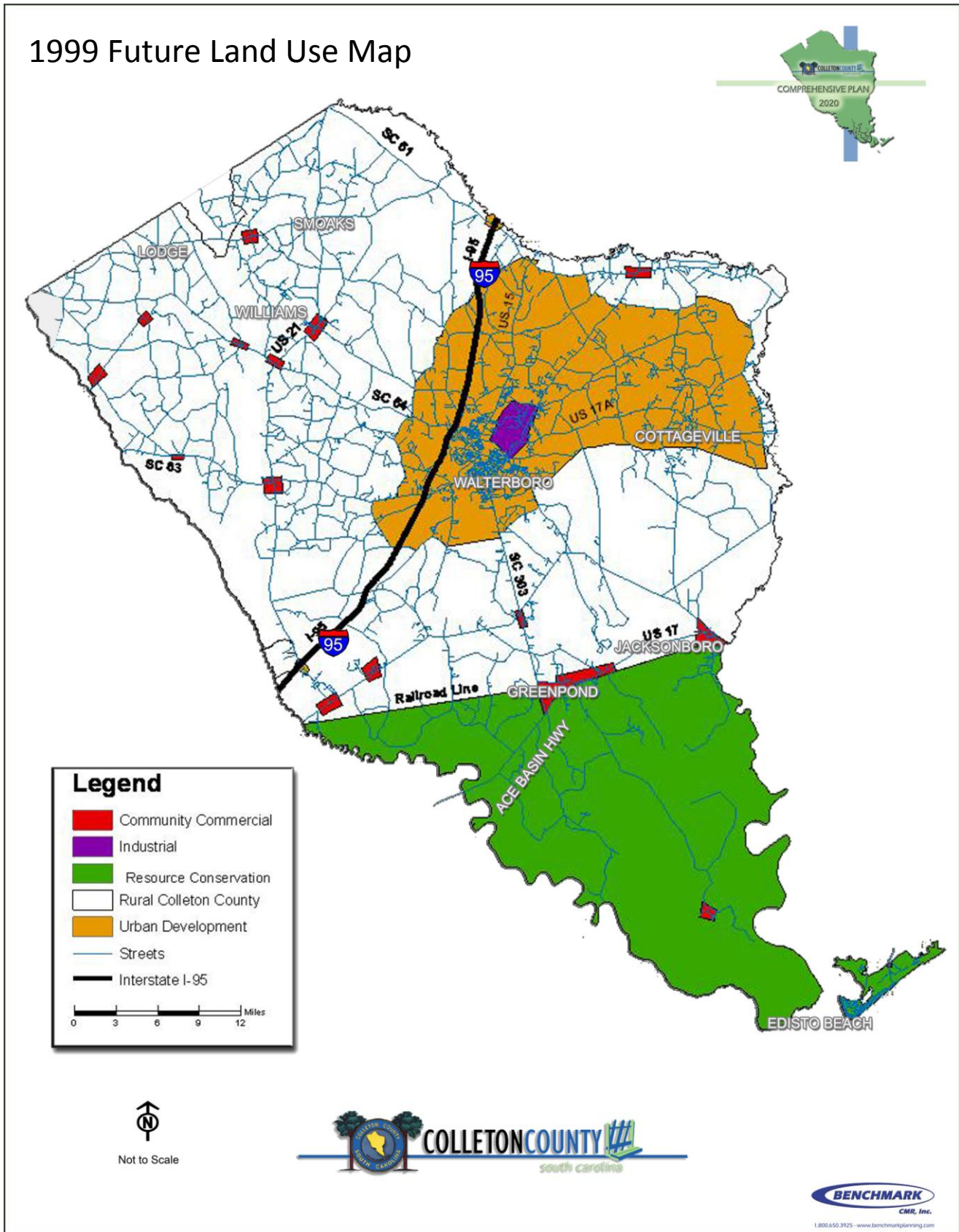
Urban Development – This area was intended to accommodate most of the growth in the County to the year 2015. It was designed to support a mix of residential and commercial growth typically found in cities with planned infrastructure improvements including water, sewer, schools that will attract new development. It assumes water and sewer availability. The Plan supported a range of four to seven dwellings per acre.

Community Commercial – This area was to provide for commercial locations in convenient areas of the County to meet “local” needs and to encourage clustering of commercial development as opposed to strip commercial development and sprawl. The old plan supported a lot size of about $\frac{1}{4}$ per acre.

Industrial – This area was to accommodate certain industrial uses which, based on their operational characteristics are potentially unsuited next to residential, social, medical, and commercial development. As a result, this area is located in a manner to separate itself from activities that are best kept apart from residential and commercial activities. It is assumed water and sewer are available. The Plan supports a lot size of a little over $\frac{1}{4}$ acre.

Rural – This area was intended to conserve and protect from premature urban encroachment into the County’s rural areas and resources, particularly agricultural and forestry activities. This area is characterized by a rural setting that is preferred by many people over more development generally found closer to a city or town. The Plan supported a minimum lot size of about $\frac{3}{4}$ of an acre.

Figure I-7: 1999 Future Land Use Plan Map



VI. Unknown Land Use Factor: MeadWestvaco Development Strategies

It is recognized that Mead Westvaco will be transitioning many of their former timberlands into marketable real estate and development projects in Colleton County and other areas in South Carolina. One example is the “East Edisto” development that is proposed just across the Colleton County Boundary in Dorchester and Charleston counties. This type of development scenario could occur in Colleton as well and have significant influence on future transportation systems, school facilities and the environment.

MeadWestvaco Unveils East Edisto Preliminary Master Plan

Source: MeadWestvaco newsroom - <http://www.eastedisto.com/newsroom/>

The East Edisto master plan reflects the guiding principles MWV has continually stated throughout the planning process: to respect community heritage; to preserve and protect natural resources; to preserve rural character and avoid creating additional financial burden on taxpayers; to create affordable, diverse and balanced housing options; to enhance life-long learning opportunities; and to develop walkable communities and avoid congestion.

MWV was pleased to see these principles mirrored in the numerous comments received from almost 1,000 people who either attended the ten public meetings or submitted comments on the Web site, EastEdisto.com. Some of the public's key areas of focus include:

- Preserving the rural character of the land
- Protecting the Edisto River
- Living in sustainable communities conducive to work and play without having to drive long distances
- Offering educational opportunities for all ages
- Creating new communities that are inclusive and available to people of all income levels
- Creating new communities that neither overburden the region's traffic system nor impose any additional financial burden on taxpayers

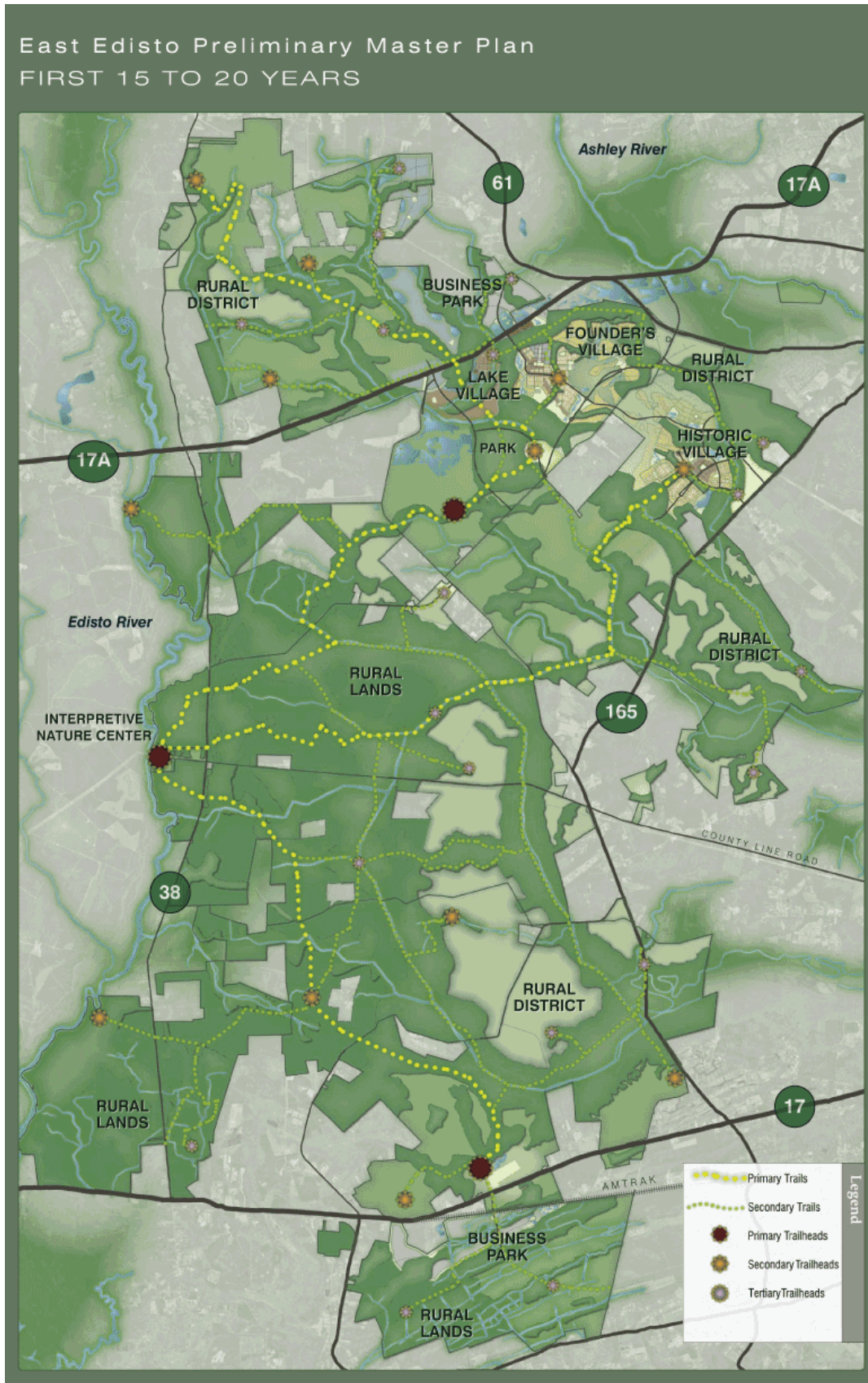
Another central theme that paralleled MWV's desire to preserve the rural character of East Edisto, was to contribute to the region's growth solution.

- Size of villages - With the greatest growth pressure coming from the northern side of East Edisto, during the next 15-20 years, the plan calls for a business park near Highway 17A and three villages. The plan is for the villages to be similar in size or smaller than The Ponds development on the other side of Highway 17A from East Edisto—a development approved last fall by Dorchester County and endorsed by the Coastal Conservation League.

- Depth and breadth of villages - The plan envisions the villages being more than places to live; the intention is for them to be places to work, play, worship and learn. It calls for quality schools at all levels-elementary through high school, as well as adult education opportunities and institutions of higher learning.
- Character of villages - Each village and town in East Edisto will have its own distinctive character and style reflective of the Lowcountry way of life and influenced by the natural surroundings.
- Business Park - During the next 15-20 years, a business park adjacent to Highway 17 is planned to provide jobs for local residents.
- Rural residential district - A low-density, rural community, ideal for farms and country living is planned for west of Highway 165 near Hollywood and Ravenel.

While the Colleton County 2020 Comprehensive Plan embraces many of the development principles of an East Edisto style project, development proposals would require a comprehensive review and analysis to ensure density ceilings and infrastructure needs were properly considered.

Figure I-8: East Edisto Preliminary Master Plan (West Charleston)



VII. Observations

- Clear, low density development patterns throughout county with more moderate residential development between Cottageville and Walterboro
- High density and heavy commercial uses are contained mostly within Walterboro and in Cottageville to a much lesser extent.
- Since 1999, urban development has occurred between Walterboro and Cottageville; however, the water and sewer improvements envisioned in the 1999 plan have not occurred and the large urban development area has not been filled in.
- The Resource Conservation and Rural Development areas identified in the 1999 plan have remained rural and low density.
- More than enough land is available to accommodate the projected population and housing growth through 2020.
- Although Colleton is not experiencing significant growth at the moment, the potential exists with MeadWestvaco property possibly being converted to development, residential or non-residential. The first phase of East Edisto is projected to develop over the next 15 to 20 years. The success of that project may influence the potential of development within Colleton County.
- MeadWestvaco also has significant holdings adjacent or near I-95. As areas around Colleton experience development, these properties could possibly be developed as well given their proximity to the Interstate.



APPENDIX J. SURVEY RESULTS

I. Introduction

From March through July, surveys were distributed at all public information meetings to receive as much input as possible into the process. 113 surveys were completed and are summarized below.

II. Survey Results

1. I am a.....

	# of responses	percentage
County Resident	80	37%
City or Town Resident	33	15%
Land Owner	70	32%
Farmer	8	4%
Business Owner	16	7%
Other	12	5%
TOTAL	219	100%

1A. Other

County employee
Next door neighbor Edisto Island
DHEC OCRM
Educator
Retired
Work here
Retired
Paramedic / Fire fighter

2. If you reside in Colleton County (check all that apply)

	# of responses	percentage
Born and raised in the area	56	16%
Work in Colleton County	64	19%
Rural setting	58	17%

Low cost of living	31	9%
Adequate housing at modest cost	26	8%
Low taxes	17	5%
Relatives in the area	39	11%
Outdoor activities or recreation	40	12%
I don't live in Colleton County	4	1%
Other	5	1%
TOTAL	340	100%

2A. Other

Required to stay b/c of job
Low travel time
Will retire in CC

3. How long have you lived in Colleton County?

	# of responses	percentage
0-2 years	8	7%
2-5 years	2	2%
5-10 years	5	4%
10-20 years	28	25%
Over 20 years	33	29%
Entire life	34	30%
I do not live in Colleton County	4	4%
TOTAL	114	100%

4. If you reside within Colleton County, what community do you live in?

	# of responses	percentage
Walterboro	34	39%
Edisto Island	3	3%
Edisto Beach	4	5%
Greenpond	8	9%
Cottageville	12	14%
Round O	8	9%
Neyles	1	1%

Lodge/Ashton	1	1%
Wolfe Creek	1	1%
Black Creek Area	1	1%
Drs. Creek	1	1%
Jacksonboro	1	1%
Dogwood Hills	1	1%
Stokes	2	2%
Canadys	2	2%
Ruffin	2	2%
Mashawville	1	1%
Hendersonville	1	1%
McDanieltown Road	4	5%
TOTAL	88	85%

5. Please identify the top 3 things you value most about Colleton County.

	# of responses	percentage
People (friends,relatives,neighbors)	66	17%
Quietness	56	14%
Recreational activities	38	10%
Modest traffic	32	8%
Low taxes	12	3%
Nature and open space	56	14%
Rural/country living	52	13%
Small town atmosphere	43	11%
Proximity to Charleston or other locations	33	8%
Other	2	1%
TOTAL	390	100%

5A. Other

Agricultural heritage
Airport facilities

6. What issues are of concern to you in the County today?

	# of responses	percentage
Availability of water and sewer	23	7%
Flooding	9	3%
Development encroaching on farmland	27	8%
Too much traffic	22	6%

Loss of natural areas	37	11%
Not enough recreational opportunities	42	12%
Lack of fire protection	4	1%
Too much noise	5	1%
Lack of jobs	68	20%
Poor roads	53	15%
No affordable housing	25	7%
Rundown or dilapidated homes	27	8%
TOTAL	342	100%

7. Are there any issues that were not listed that you feel are important?

<ul style="list-style-type: none"> • Quality of K-12 education
<ul style="list-style-type: none"> • Lack of medical care facilities, employment for young people coming out of HS, college
<ul style="list-style-type: none"> • Lack of cultural and culinary opportunities
<ul style="list-style-type: none"> • Property taxes too high in Edisto Beach
<ul style="list-style-type: none"> • Area on Edisto Island needs to be part of the planning process for Edisto Board, zoning altered to reflect character of area
<ul style="list-style-type: none"> • Jobs for young college students to stay home
<ul style="list-style-type: none"> • Lack of good educational system
<ul style="list-style-type: none"> • Seem to have more low pay jobs to service tourists v. manufacturing jobs
<ul style="list-style-type: none"> • Limited economic/job opportunities
<ul style="list-style-type: none"> • Economic development needed other than tourism with low paying jobs
<ul style="list-style-type: none"> • Potential for unchecked future development
<ul style="list-style-type: none"> • Development
<ul style="list-style-type: none"> • Education
<ul style="list-style-type: none"> • Development of beach hay, avail. Of drinking water, protection of coast and ace basin
<ul style="list-style-type: none"> • Sprawl, lack of consistent zoning
<ul style="list-style-type: none"> • Edisto Beach needs more funds and infrastructure
<ul style="list-style-type: none"> • Limit residential growth through strict zoning, limit lot size
<ul style="list-style-type: none"> • Hunting and fishing need to be addressed. Timber business important economic factor
<ul style="list-style-type: none"> • Increase in crime
<ul style="list-style-type: none"> • Crime increase
<ul style="list-style-type: none"> • Beginning influx of crime
<ul style="list-style-type: none"> • Too much government
<ul style="list-style-type: none"> • Too government control
<ul style="list-style-type: none"> • Improving education for our citizens
<ul style="list-style-type: none"> • Gangs, crime, nothing for children to do, littering
<ul style="list-style-type: none"> • Industry needs more incentive and reasons for coming, more good jobs
<ul style="list-style-type: none"> • Quality of education
<ul style="list-style-type: none"> • Trash on roadways
<ul style="list-style-type: none"> • Not enough stores

• Not enough schools, tech schools/vocational schools
• Keeping the trees away from the road
• Cooperative planning effort between city and county
• Improve Education
• Employment for young people
• High property taxes
• Low paying jobs
• Centered on tourism
• Lack of consistent zoning/need more strict zoning
• Development/limit lot size
• More funding for infrastructure
• Protection of coast and Ace Basin

8. Do you have any ideas how the issues you feel are important should be solved?

• Proper planning and zoning to the attributes and characteristics of the various areas in county
• Promote tourism, attract clean industry
• Promote job growth in lower impact industries
• Control urban development, promote ecotourism, develop arts and restaurants, outdoor recreation
• Edisto Beach no getting share of property tax money with respect to property taxes paid
• Joint planning between the island part of Colleton Co and the town
• City and county need to work together
• Development to attract more jobs with retirement
• Explore our geographic advantages
• Planning and marketing
• Zoning
• Protect and limit access to Edisto
• Consist city county zoning, prevent jurisdiction ?
• More support from county
• Economic development is essential for the survival of the county
• A lot could be resolved by zoning
• Conservation manage growth
• Proper zoning
• Enact a strict comprehensive plan and enforce it
• Better educated citizens, state should give us more money for roads
• Limit development (size of lots = 1/15ac) develop area from Walterboro to Cottageville
• Change RD zoning to 1 unit/15 acres
• Stop police presence, investigation resources and limit what judges can bail out or let off with time served

• Police substations in rural settings
• Listen to the people
• Impossible without govt regulations of which I am against
• More involvement with the community
• Educate the public, involve them in process
• City council officials should work together with local landowner/developers to discuss issues often with the public for input and explanation
• Revision of antiquated ordinances
• Feeling that education is not important
• Trash pick- up days, volunteers would select a roadway and pick up between 2,3 telephone poles
• More recreation and summer camps
• Hope county staff will address the issue at hand
• Gang activity, crime
• Better educated citizens
• Proper zoning
• More support from county
• Develop to attract more jobs
• City and county joint planning
• Manage growth
• More funding for roads

9. How would you rate the quality of life in Colleton County?

	# of responses	percentage
Excellent	24	21%
Good	49	44%
Fair	28	25%
Poor	8	7%
No opinion	3	3%
TOTAL	112	100%

10. Over the next ten years, would you like to see more growth and development (houses, stores, shops, business) occurring within the county?

	# of responses	percentage
Yes	82	80%
No	20	20%
TOTAL	102	100%

10A. If you answered yes, where would you like to see the growth and development?

	# of responses	percentage
Close to Walterboro and Cottageville only	25	27%
Anywhere in the county	20	22%
Mostly around Walterboro and Cottageville	46	49%
No opinion	2	2%
TOTAL	93	100%

11. If over the next ten years, people start moving to Colleton County in large numbers (like Dorchester, Beaufort and Berkley Counties), what should the County do?

	# of responses	percentage
Keep development close to established areas like Walterboro or Cottageville	43	22%
Allow development to occur throughout the county	32	16%
Encourage development away from farmland	24	12%
Encourage development where water and sewer are located only instead of just wells and septic	34	17%
Protect rural lands by requiring larger lot sizes (2 or more acres)	31	16%
Encourage development in some areas of the county and leave the remainder rural	29	15%
Other	4	2%
TOTAL	197	100%

11A. Area (s) of county (response to second to last option)

• Walterboro/Cottageville area
• North of I-95 and South of 17
• Handle cost of growth by impact fees
• Not enough knowledge to say
• Smaller lots if family owned land/have minimal amount of driveways from roads
• PUD's
• East of I-95 (ACE Basin)
• South of hwy 17
• Unincorporated area
• Edisto Island, all of Ace Basin areas
• Area west of I-95

• West of Hwy21
• Good planning on growth (regulate)
• Hwy 15N and Bells hwy and some areas towards Charleston and N Charleston
• Ace Basin, I-95 corridor, S and NW part of county should remain rural
• This statement sounds like you are trying to please a certain group of people
• Middle and south
• Large tracts of timber and farmland
• Cottageville
• Mostly around Cottageville and Walterboro, moderate around other areas like Jacksonboro, Smoales, Lodge
• Especially off 17 in Greensboro

12. How would you feel about more growth in or around where you live in the County over the next 10 years?

	Favor it		Object to it		No opinion	
Residential growth	62	64%	24	25%	11	11%
Commercial growth	62	65%	27	28%	6	6%
Industrial growth	63	64%	29	30%	6	6%
Public/Recreation growth	76	79%	8	8%	12	13%
Agricultural growth	63	68%	9	10%	21	23%
TOTAL	326		97		56	

13. Do you think housing is affordable in Colleton County?

	# of responses	percentage
Yes	57	53%
No	38	36%
No opinion	12	11%
TOTAL	107	100%

13A.

• But changing fast
• Except at Edisto
• Not in Edisto Beach
• In most areas
• Some housing that is over- priced is not as good as a well built home, need a variety
• Depends on your opinion of affordable

- Not for majority of residence
- Gas and housing prices are high, salaries are low

14. If you answered ‘No’ to Question 13, please identify the types of housing you would like to see more of in the County to meet these needs.

	# of responses	percentage
Single-family	24	24%
Condominiums or townhomes	14	14%
Apartments	7	7%
Retirement housing	17	17%
Low-cost housing	29	28%
Cluster housing	6	6%
Manufactured (mobile) homes	4	4%
Other	1	1%
TOTAL	102	100%

15. Colleton County provides a variety of employment opportunities for its residents.

	# of responses	percentage
Agree	19	17%
Disagree	76	70%
No opinion	14	13%
TOTAL	109	100%

16. The current amount of recreation facilities in Colleton County is sufficient to meet the needs of the residents.

	# of responses	percentage
Agree	22	20%
Disagree	68	2%
No opinion	20	18%
TOTAL	110	100%

17. Please mark all of the following transportation issues that you believe are affecting Colleton County today.

	# of responses	percentage
Too much traffic	17	8%
Unsafe roads (two-lane roads, speeding)	74	36%
Lack of sidewalks	42	21%
Lack of bicycle lanes	39	19%
There are no major transportation issues	18	9%
Other	13	6%
TOTAL	203	100%

17A.

• Improve traffic flow on major corridor
• Need connector roads
• Lack maintenance on roads
• No taxi services
• Speeding enforcement
• Centerline reflection
• Mass transit
• Limited public transportation
• Golf cart lanes
• Public transportation
• Buses
• Public transportation
• Need buses for the children and Elderly
• Buses
• Bus
• Buses for elderly

18. I currently have:

	# of responses	percentage
City water and sewer	28	25%
City water and septic tank	17	15%

Septic tank and well	63	57%
I don't know	2	2%
TOTAL	110	100%

19. The provision of water and sewer in the County is adequate to meet any current needs.

	# of responses	percentage
Agree	33	31%
Disagree	54	51%
No opinion	18	17%
TOTAL	105	100%

20. The County should preserve agricultural land for farming.

	# of responses	percentage
Agree	81	79%
Disagree	11	11%
No opinion	11	11%
TOTAL	103	100%

21. Streams, water, marsh and swamp areas should be preserved for development

	# of responses	percentage
Agree	90	86%
Disagree	10	10%
No opinion	5	5%
TOTAL	105	100%

22. With regards to future development, do you favor a development that provides more open space for outdoor recreation?

	# of responses	percentage
Agree	82	80%
Disagree	6	6%
No opinion	14	14%
TOTAL	102	100%

23. Historic and cultural resources are important aspects of Colleton County's character.

	# of responses	percentage
Agree	94	90%
Disagree	3	3%
No opinion	8	8%
TOTAL	105	100%

24. Historic and cultural structures are currently receiving an adequate level of protection and preservation.

	# of responses	percentage
Agree	44	42%
Disagree	34	33%
No opinion	26	25%
TOTAL	104	100%

25. What issues do you think Colleton County should address through better regulations?

	# of responses	percentage
Protect farms and farm operations from residential development	46	10%
Require better landscaping on commercial and public property	38	9%
Allow more homes on smaller lots where water and sewer is available	32	7%
Maintain rural character of the county	68	15%
Improve quality of mobile home parks	55	12%
Improve quality of roads	82	19%
Restrict the location of billboards	51	12%
Control where mines or quarries can be built	28	6%
Allow horses or livestock in residential areas	10	2%
Protect against flooding in developed areas	32	7%
TOTAL	442	100%

26. Are there any other issues or areas where you feel regulations should be RELAXED?

- Private home construction and repairs
- Water and sewer growth when it comes to working w developers who want good for the community

- Repairing housing like building permits

27. Are there any other issues or areas you feel regulations should be TIGHTENED?

- Limit mobile homes
- Unincorporated area of the county
- Tighter zoning restrictions
- Protect Edisto Beach
- Road access
- Subdivisions
- Protect non-jurisdictional wetlands
- Littering
- Too many title loan businesses
- Encourage development in urban areas
- Recycling
- Signage-consistent size/design in city especially, garbage disposal vs. littering and recycling options for pickup (residential, commercial)
- Animal control

28. Does the county provide adequate service in the following area?

	Need to improve		Adequate		No opinion	
Solid Waste Service Centers	33	33%	51	52%	15	15%
Playfields or Ball fields	45	45%	41	41%	13	13%
Boat landings	32	34%	38	41%	23	25%
Road Maintenance	84	80%	15	14%	6	6%
Drainage	59	58%	23	23%	20	20%
Fire protection	15	16%	69	73%	10	11%
Emergency rescue	15	16%	69	73%	11	12%
Public safety	29	30%	58	60%	9	9%
Library services	15	15%	70	71%	13	13%
Other	0	0%	0	0%	0	0%
TOTAL	327		434		120	

29. What is your current age?

	# of responses	percentage
17 or under	0	0%
18-24	2	2%
25-34	6	6%

35-44	12	11%
45-54	25	24%
55-64	32	30%
65+	28	27%
TOTAL	105	100%

30. What is your gender?

	# of responses	percentage
Male	59	56%
Female	47	44%
TOTAL	106	100%

31. Housing status:

	# of responses	percentage
Owner	97	92%
Renter	8	8%
TOTAL	105	100%



APPENDIX K. DEFINITIONS

Affordable Housing

“Affordable housing” means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty eight percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD. (SC Priority Investment Act Section 4.)

Annexation

The inclusion of new territory in a city or special district through expansion of current city limits.

Agri-tourism

In general, agri-tourism is the practice of attracting travelers or visitors to an area or areas used primarily for agricultural purposes. Very often, the idea of tourism stimulates images of mass-produced travel that attracts a large number of travelers. These images may discourage small business owners from considering tourism as an option for enhancing their agriculture revenues. However, agri-tourism can be viewed much like eco-tourism in that it is small-scale, low-impact, and, in most cases, education-focused.

Buffer

Open space, landscape areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Buildable Area

The area of a lot remaining after the minimum yard and open space requirements of the zoning district are met.

Bulk and Area Regulations

The combination of land development regulations that establishes the maximum size of a building and its location on a parcel of land. Components of bulk regulations include: size and height of building; location of exterior walls at all levels with respect to lot lines, streets, or other buildings, building coverage, gross floor area of buildings in relation to lot area; open space requirements; and amount of lot area provided per dwelling unit.

Clustering

A form of development where houses are built close together in areas. By grouping houses on a small section of a large parcel of land, clustering is a technique that can be used to protect open space

Comprehensive Plan – The adopted official statement of a local government’s legislative body for future development and conservation. It sets forth goals; analyzes existing conditions and trends; describes and illustrates a vision for the physical, social, and economic characteristics of the community in the years ahead; and outlines policies and guidelines intended to implement that vision. Comprehensive Plans address a broad range of interrelated topics in a unified way. It is not zoning.

Conditional Use – A use permitted within a particular zoning district upon satisfaction that such use in a specified location will comply with all the conditions and standards of location or operation of the use as specified in the zoning ordinance and authorized by the approving agency.

Conservation Easement

A legally recorded, voluntary agreement that limits land to specific uses. Easements may apply to entire parcels of land or to specific parts of a property. Most are permanent; term easements impose restrictions for a limited number of years. Land protected by conservation easements remains on the tax rolls and is privately-owned and managed.

Corridor Plan – A plan that focuses primarily on the impacts of a linear public investment, in this case transportation, on linear land use policies. The scale of a corridor plan varies; however, they typically include development that draws access and identity from the transportation corridor. Recommendations in a corridor plan generally include setting a vision for the corridor, coordinating public investment, and providing guidance to land owners and developers for access, aesthetics, and permitted uses envisioned along the corridor.

Curb Cut – The opening along the curb line at which point vehicles may enter or leave the roadway.

Density

The number of housing units per unit of land. The density of a development of 100 units occupying 50 acres is 2 units per acre. The control of density is one of the basic purposes of zoning.

Easement

A grant of one or more property rights by the property owner for use by the public, a corporation, or another person or entity. Examples include easements for greenways, water/sewer lines, driveway access to interior properties and easements for conservation purposes. Easements do not convey ownership but only permission to use another property for a stated purpose.

Farmland Soils (Prime Farmland)

Soils that are determined by the Natural Resources Conservation Service (NCRS) to be prime farmland, as well as soils that are considered unique farmland, and farmland of statewide importance capable of producing crops. NCRS has established criteria that are used to assign soils to each category of farmland soils. Farmland soils are identified and mapped on a countywide basis by the NCRS.

Green Space

An open space available for unstructured recreation; typically contains large open grassy areas with trees and vegetation.

Highest and Best Use

A term used by real estate appraisers and realtors for determining value of property. It is not a planning term, nor used as justification for land use decisions outside the framework of a comprehensive plan.

Infill Development

Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity.

Land Development Regulations

Regulations regarding the development of land within the County including development review procedures, zoning, subdivision, and development standards.

Lot

A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to a common use.

Mixed-Use Development

The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, institutional, or entertainment, in a compact urban form.

Open Space

Any parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

Permitted Use

Any land use allowed in a zoning district subject to the restrictions applicable to that zoning district.

Public Infrastructure

Transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, school systems or facilities, open space/park and recreation systems and facilities, government systems or facilities, electric utilities, gas utilities, cable facilities, or other capital facilities providing services to the public.

Right-of-Way

Land acquired by reservation, dedication, forced dedication, prescription, or condemnation to either the federal, state, city or county government for a public purpose, and generally intended for infrastructure.

Setback

The distance between the buildings and any lot line. Typically reported as either front, side, or rear yard setback with varying minimum distances established by zoning category.

Sign

Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means; including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

Site Plan

The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, wetlands, and waterways; landscaping and open space; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required so that an informed decision can be made by the approving authority.

Subdivision Ordinance (Land Development Regulations) – Establishes the procedures and standards for development and subdivision of land within a community. These documents typically include provisions for the dedication or reservation of land for public purpose and ensure adequate provision of public facilities and services.

Zoning Ordinance

The primary regulatory document used to implements the comprehensive plan. Zoning divides a community into districts or "zones" which specify the permitted and prohibited uses. The ordinance typically includes provisions for regulating uses, minimum lot size, maximum building height, setbacks, and other such characteristics of the land use.

Zoning Map

The zoning map is a part of the zoning ordinance and delineates the boundaries of the individual zoning districts.