



Colleton County

South
Carolina

Comprehensive Plan 2030

Prepared for
Colleton County

Prepared by
Benchmark Planning

Adopted
January 2020



COLLETON COUNTY

FOUNDED 1682

Sponsor(s)
First Reading
Committee Referral
Committee Consideration Date
Committee Recommendation
Second Reading
Public Hearing
Third Reading
Effective Date

County Council
November 5, 2019
N/A
N/A
N/A
December 3, 2019
January 7, 2020
January 7, 2020
Immediately

I, Ruth Mayer
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on 10/03/2019

ORDINANCE NO. 19-05

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

COUNTY OF COLLETON, COMPREHENSIVE PLAN UPDATE


WHEREAS:

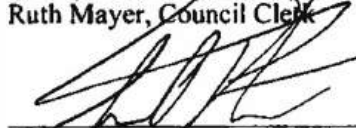
1. Pursuant to the *South Carolina Local Government Comprehensive Planning Enabling Act of 1994* and at the direction of County Council, the Colleton County Planning Commission undertook the task of preparing the required ten-year update to the Colleton County Comprehensive Plan adopted on June 2, 2009 as Ordinance No. 09-0-06.
2. At their meeting on September 23, 2019, the Colleton County Planning Commission unanimously recommended the adoption of said Plan update via Resolution.

BE IT ORDAINED BY COLLETON COUNTY COUNCIL DULY ASSEMBLED THAT:

1. In accordance with the *South Carolina Local Government Comprehensive Planning Enabling Act of 1994*, The Colleton County Comprehensive Plan Update, as prepared by the Colleton County Planning Commission and Staff, with technical assistance provided by Benchmark CMR, Inc. and recommended for adoption by the Colleton County Planning Commission on September 23, 2019, is hereby adopted as a long range vision for the County and the Town of Cottageville and as a guide for future development decisions.
2. This ordinance shall take effect upon approval by the Colleton County Council.
3. Provisions in other County Ordinances, Resolutions, policies or by-laws in conflict with this Ordinance are hereby repealed.
4. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid portion or section.

ATTEST:


Ruth Mayer, Council Clerk


Approved as to Form
Sean P. Thornton, County Attorney

SIGNED:


Steven D. Murdaugh, Chairman

Council Vote: Unanimous

Opposed:



COLLETON COUNTY

FOUNDED 1682

ACKNOWLEDGMENTS

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Colleton County Council

Art Williams, Seat #2

Phillip M. Taylor Sr., Seat #3

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County Administrator

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Planning & Development Director

Zach Montgomery

Prepared by

Benchmark Planning

Date Adopted

January 7, 2020



COLLETON COUNTY

FOUNDED 1682

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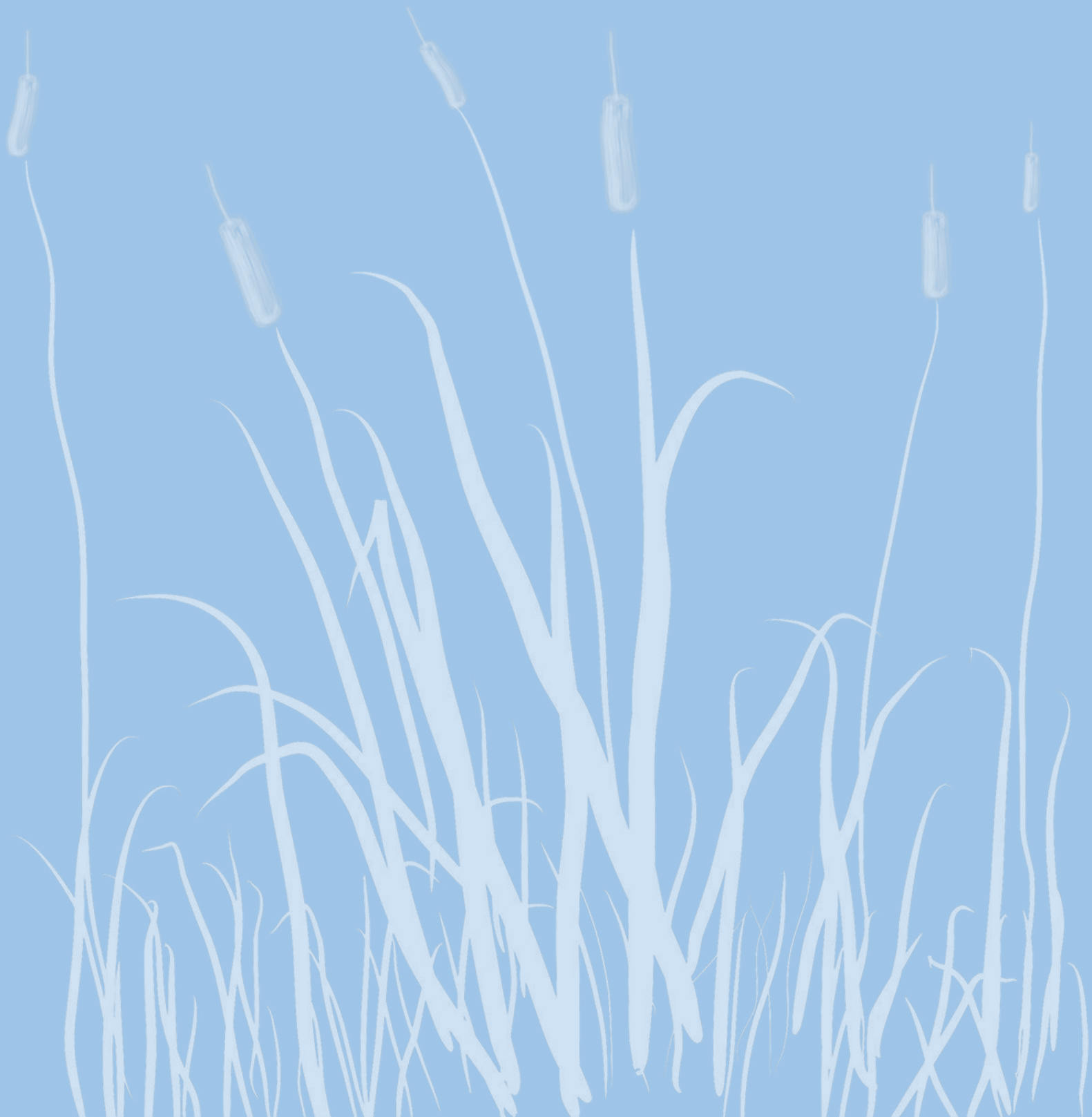
J. Health 161



COLLETON COUNTY

FOUNDED 1682

THE COMPREHENSIVE PLAN



THE COMPREHENSIVE PLAN

Overview

The 2030 Comprehensive Plan for Colleton County serves as the foundational document that guides all aspects of the ongoing growth and development within the County's jurisdiction and the Town of Cottageville's jurisdiction. The Plan provides guidance on the long-range strategic direction to elected and appointed officials and administrative staff as they develop and implement projects, programs and policies that affect each jurisdiction, their residents, businesses and community organizations. The Comprehensive Plan is intended to be updated on a regular basis, with planning periods typically covering a 10 year planning horizon in order to ensure ongoing relevancy as well as to comply with statutory mandates for a full update of the plan every 10 years, with an interim mandated review during the 5th year following adoption. The mandated reviews and updates help to ensure the relevancy of the information and guidance that the plan provides, ensuring the plan's ongoing applicability to the community.

The Comprehensive Plan is considered a "living" document that establishes a set of guidelines and procedures for implementing the long-range vision, goals and strategies 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 goals and strategies built around the following 10 plan elements:

- | | |
|-------------------------|------------------------|
| 1. Population | 6. Housing |
| 2. Economic Development | 7. Land Use |
| 3. Natural Resources | 8. Transportation |
| 4. History & Culture | 9. Priority Investment |
| 5. Community Facilities | 10. Health |

Legal Authority

In 1994, the South Carolina Legislature passed the South Carolina Government Comprehensive Planning Enabling Act that granted authority to prepare and maintain comprehensive plans to local governments as set forth in South Carolina Code of Laws Title 6, Chapter 29. This Act consolidated former separate state legislative acts regarding local authority to create comprehensive plans. While not a legally binding "ordinance" in the degree of authority conferred by the adopted plan, it does inform land use and development ordinances, particularly as the Planning Commission and County

Council carry out their duties in guiding and facilitating the growth of the county. The Comprehensive Plan becomes effective when County Council, after a thirty day notice of a public hearing, adopts the elements through a single or series of successful ordinances.

How to use this Plan

The framework of the Plan is intended to be readily accessible for elected officials, staff, residents and property owners to find information and make more informed decisions for the issues that matter most to the future of Colleton County. The Comprehensive Plan contains information about the process, the vision, goals, strategies and implementation. The Plan also provides a thorough examination of existing conditions contained within each of the 10 Plan elements. While the Plan is not a regulatory document, there are many ways in which the vision and goals of the Plan can be achieved. This Plan provides the following opportunities for it's 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 vision, 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 other entities.
- Amend the Plan if new information becomes available in order to keep the plan current and relevant.

The Planning Process

The 10-year update to the Comprehensive Plan was carried out in three distinct phases. The initial phase focused on collecting and analyzing data, developing recommendations based on those findings, and preparing an initial draft of the Comprehensive Plan for Colleton County staff review. The second phase focused on conducting public outreach and engagement, with opportunities for the community to review and comment on the draft Plan. The final phase focused on working with the Colleton County Planning Commission and County Council to hold required hearings and proceed through the adoption of the Plan.

The process began in September of 2018 with an organizational meeting with County staff followed by stakeholder meetings with a variety of individuals representing public and private entities with knowledge about the growth and development of the County in October of 2018. The stakeholder interviews focused on real estate, economic development, local government, utilities and infrastructure representatives and experts. An initial presentation was made to the Planning Commission in November of 2018 to discuss the Plan update process. This Plan update builds upon the vision and goals from the 2020 Comprehensive Plan with input meetings held during the research phase of the project, input from the Planning Commission, and public input received during review of the draft Comprehensive Plan in July of 2019.

The public engagement and outreach phase included a series of three public drop-in meetings held in Edisto Beach, Cottageville and Walterboro on July 9, 2019. These meetings provided opportunities for direct public input and engagement with County staff and the consultants. Approximately 40 people attended the meetings, with 20 people attending the meeting held at the County Council Chambers. In addition to the public input meetings, a community survey was placed on the project website (www.plancolleton.com) and a Facebook page was created for the Comprehensive Plan update. The project website had 696 unique pageviews, while over 7,000 people were reached through Facebook. A total of 165 survey responses were collected. Over 98% of the respondents indicated they live in Colleton County with nearly 50% of the survey respondents indicating they work in Walterboro, while another 18% indicated they worked in Colleton County. Survey respondents indicated that they value the rural way of life, the people and small town atmosphere in Colleton County. Respondents also indicated that growth should be directed more toward urban areas, protecting the County's rich farmland and natural resources. In addition, respondents indicated they have concerns about the schools/education, poor road conditions, lack of recreational opportunities and jobs.

After the public review of the draft Plan during the months of July through August, the Planning Commission and Planning Staff reviewed input received from the public and recommended a final draft of the 2030 Comprehensive Plan to the County Council for a Public Hearing and their consideration for adoption.

▼ TABLE 1.1 COMPREHENSIVE PLAN MAJOR MILESTONES

COMPREHENSIVE PLAN PROCESS	DATE
Planning Staff Organizational Meeting	September 2018
Stakeholder Listening Sessions	October 2018
Planning Commission Initial meeting	November 2018
Background research & Plan Development Phase	December 2018 - June 2019
Planning Commission Review of Draft Plan	June 2019
Public Meetings and Survey	July 1 - July 31, 2019
Public Drop-in Meeting #1 (Town of Edisto Beach Civic Center)	July 9, 2019
Public Drop-in Meeting #2 (Town of Cottageville Court Room)	July 9, 2019
Public Drop-in Meeting #3 (Colleton County Council Chambers / Walterboro)	July 9, 2019
Planning Commission Review and Planning Staff Review of Public Comments on Draft Plan	July - August 2019
Planning Commission Recommendation to County Council	September 23, 2019
County Council 1st Reading and Presentation of the 2030 Comprehensive Plan	November 5, 2019
County Council 2nd Reading and Presentation of the 2030 Comprehensive Plan	December 3, 2019
County Council 3rd Reading and Public Hearing of the 2030 Comprehensive Plan	January 7, 2020

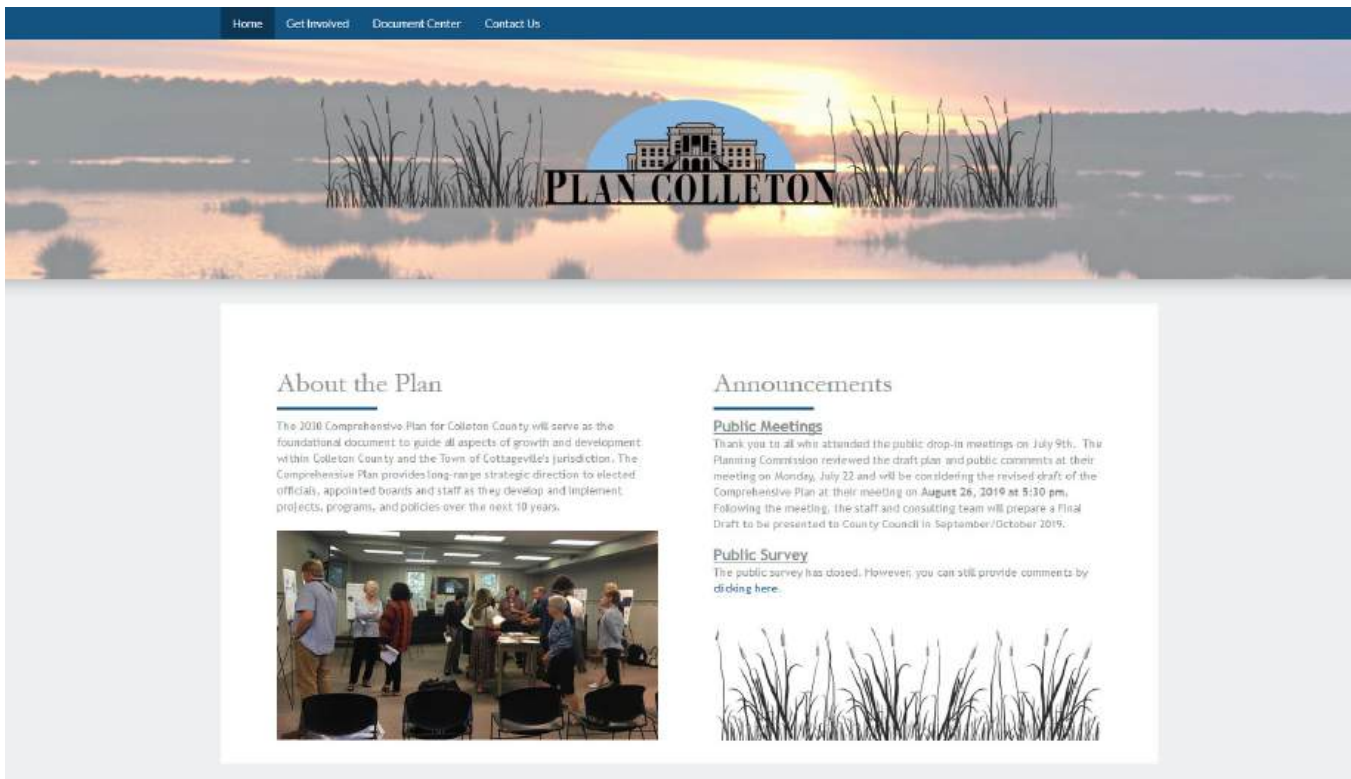
▼ FIGURE 1.1 COUNTY COUNCIL CHAMBERS MEETING



▼ FIGURE 1.2 EDISTO BEACH CIVIC CENTER MEETING



▼ FIGURE 1.3 PROJECT WEBSITE (WWW.PLANCOLLETON.COM)



▼ FIGURE 1.4 PROJECT FACEBOOK PAGE



2030 Comprehensive Plan Vision

Colleton County recognizes its unique position as a well-established community with an abundant and thriving agricultural and estuarine environment that is vulnerable to the rapid urbanization occurring in adjacent counties, potentially challenging the County's traditional quality of life.

The County desires to facilitate a future growth pattern that is focused around its municipalities where urban services are available, encouraging very low density land usage in areas outside of its municipalities in order to enhance and protect the County's significant natural resources, rural way of life, and economic development opportunities.

The County will invest its resources in a manner that supports a focused development pattern around its municipalities, creating high-impact job opportunities and a healthy living environment to meet the current and future needs of its residents.

Goals

In order to achieve the Plan's vision, a series of goals were developed. The goals were informed by the research and observations contained within the ten elements of the Plan. The goals, in the context of this Plan, are statements about what the County aims to achieve; providing a clear idea about the intended direction of the County.

Goal 1: Maintain low density rural development outside of municipalities.

Goal 2: Maintain Colleton County's rich rural and agricultural heritage.

Goal 3: Protect and preserve the pristine estuarine and coastal environmental resources throughout the County.

Goal 4: Preserve and protect lands designated for economic development and employment generating activities.

Goal 5: Attract jobs to Colleton County that offer higher earning potential for the County's workforce.

Goal 6: Expand the availability of quality housing options that are attainable for residents making less than 80% of the areas median income.

Goal 7: Develop and maintain a transportation network that efficiently connects the workforce to jobs, industries to markets and the community to the greater region.

Goals 8: Create a healthy living environment for all County residents.

Goal 9: Ensure that infrastructure and other community facilities and programs meet the current needs of the population, while preparing for future growth.

Goal 10: Improve intergovernmental coordination between the County, it's municipalities, and other entities to provide for the effective and efficient delivery of high quality infrastructure, community facilities and services throughout the County.

Implementation Strategies

The strategies listed below provide guidance on specific actions that are necessary to implement the Plan's vision and goals. Many of the strategies are designed to achieve more than one of the Plan's goals.

Strategy 1. Prepare Zoning and Land Development Ordinance amendments to implement the Comprehensive Plan.

Initiate a process to amend the Zoning and Land Development Ordinances that are consistent with the place type categories and the future land use place type map. This strategy will help implement Goals 1 - 4.

Practical Application: The future land use place type map and vision is largely based on encouraging the development of unique places throughout the community that are strongly identified by existing or planned characteristics and the existing or planned availability of supporting infrastructure for future development. This approach to future land use extends beyond the traditional land use approach that focuses only on the specific use of the land. The place type approach envisioned by the Comprehensive Plan requires revisions to the existing ordinances to help maintain or establish the character of the identified places throughout the County.

Strategy 2. Prepare a Zoning Map amendment to align the Zoning Map with the future land use place types and Zoning and Land Use Ordinance amendments.

Upon adoption of the Comprehensive Plan, the new future land use place type map should be utilized for determining consistency with rezonings, capital improvement planning, infrastructure expansion, transportation plans and other similar short and long range land use related decisions. Initiate a Zoning Map amendment process to rezone areas of the County in a manner that aligns with the future land use place types. This strategy will help implement Goals 1 - 4.

Practical Application: The future land use place type map is implemented over time by a series of zoning and land development policy decisions whereby elected officials, planning commissioners and planning staff provide guidance for development and redevelopment of land throughout the county as both public and private development decisions are made that are consistent with the Plan's vision. Collectively, these decisions will help shape the future as the map displays appropriate locations for future uses and activities while establishing a set of important design characteristics for place type areas throughout the planning area. The future land use place type map does not constitute zoning regulations or establish zoning district boundaries, but it does provide general direction for new development and redevelopment projects.

A single action can be initiated similar to the county-wide zoning map amendment process in 2010 to implement the 2020 Comprehensive Plan.

Strategy 3. Develop and Implement a 10-year Capital Improvement Plan

The County should consider preparing a ten-year Capital Improvement Plan that will coincide with the regular and long-term updating process of the Comprehensive Plan. This process will allow for the establishment of additional partnerships throughout the region and help extend the capacity of the County to plan for and deliver a greater level of services, community facilities and other identified priority investments and projects over an extended period of time. This strategy will help implement Goals 9 and 10.

Practical Application: The maintenance and provision of high-quality infrastructure is important to the economic vitality and quality of life in communities. A long-range capital improvement planning and budgeting process will help the County plan for investments that will meet the current and future needs of its population in an efficient manner. By implementing this strategy, the County can begin a process of updating the Comprehensive Plan and Capital Improvement Plan together to ensure the County's investments are aligned with the overarching goals and vision for the future of the County.

Strategy 4. Expand public transportation options to serve the mobility needs of all residents in the county.

Continue working with the Lowcountry Council of Governments, and the County's municipalities to further develop public transportation options throughout the County. This strategy will help implement Goals 7, 9 and 10.

Practical Application: Affordable transportation choices and options are critical to support the overall health and financial well-being of a community's workforce, helping meet the overall mobility needs of all county residents. The County should continue to partner with the Lowcountry Council of Governments, employers, educational providers and the City of Walterboro to expand public transportation options to serve the mobility needs of all residents in the county.

Strategy 5. Develop an action plan to create policies, programs and projects that will encourage active and healthy lifestyles for Colleton County's residents.

The County shall develop a plan of action to encourage active and healthy lifestyles to combat the growing health risk factors including obesity, inactivity and smoking. The plan should include a comprehensive approach that will help put into place policies, programs and projects aimed at educating residents and providing accessible opportunities to live a more healthy and active lifestyle. This strategy will help implement Goals 7 - 10.

Practical Application: Colleton County ranks in the bottom 11 Counties of the 46 counties in South Carolina in both overall health outcomes and various health factors. Colleton County has the opportunity to plan for becoming a more healthy and active community in the future. Healthy communities are defined as places where all individuals have access to healthy built, social, economic, and natural environments that give them the opportunity to live to their fullest potential regardless of their race, ethnicity, gender, income, age, abilities, or other socially defined circumstances. The implementation of this strategy will require extensive coordination with a variety of governmental agencies, private entities and community-based organizations throughout Colleton County and the region.

Strategy 6. Organize a bi-annual Colleton County 'Progress Summit' that brings together County, municipal and other relevant entities to coordinate economic development, growth, infrastructure development and service delivery throughout the County.

Identify representatives from the County, its municipalities and regional partners to establish a semi-formal group that will meet within the first year of plan adoption to begin discussing individual and shared needs across the County. This strategy will help implement all of the Comprehensive Plan goals.

Practical Application: It is important for the County to work closely with other jurisdictions and partners within the County and the region to coordinate plans and achieve efficiency in the implementation of policies, programs and projects that extend beyond jurisdictional boundaries. The meetings can be utilized to discuss growth policies, economic development, annexation, infrastructure development, transportation and overall actions to implement initiatives to improve the lives of all County residents regardless of their attachment to a particular political geography.

Strategy 7. Facilitate a strategic planning process with public assistance agencies, realtors, and home builders on an annual basis to identify housing affordability gaps and strategies to improve housing options for low to moderate income residents.

Identify an existing organization or individual leader in the community to take the lead role in establishing an affordable housing committee/group to examine ways to improve the quality of housing choices in Colleton County for low to moderate income residents making below 80% of the median income. This strategy will help implement Goals 6, 8, 9 and 10.

Practical Application: Colleton County residents earning wages that are less than 80% of the median income have limited affordable housing options available to meet their individual and family needs. This effort will bring together a variety of stakeholders to examine ways to improve affordable housing offerings throughout the County.

Strategy 8. Create an economic development plan.

Prepare an economic development plan that will support existing industry, create economic diversification and foster the growth of emerging business and industry sectors. This strategy will help implement Goals 4, 5, 9 and 10.

Practical Application: It is important to continue supporting the needs of existing industries to ensure their growth and potential expansion within the County. It is also important to ensure that an adequate supply of land, building product and infrastructure is available to meet the future economic needs of the County and the region. The economic development plan will help identify short and long-term strategies needed to support the growth and expansion of business and industry throughout the County that will offer higher wages for the County workforce. The plan should also examine emerging sectors of the economy, while cultivating asset-based economic development that leverages the County's existing strengths.

Strategy 9. Conduct ongoing plan evaluation and regular updates.

The County should continue to perform annual reviews of the Comprehensive Plan and policy decisions to identify areas where interim updates may be necessary in response to new development trends and opportunities that may arise. In addition, State law requires an update at the 5-year milestone and a full update of the Plan every 10 years. This strategy will help implement all of the Plan's goals.

Practical Application: During the day-to-day administrative activities carried out by the County staff, they shall continue to make note of needed changes in the Comprehensive Plan as it relates to the practical application of the recommendations and policies. If the needed updates are minor and do not necessitate an immediate suggested change to adopted policies, the updates can be carried forward through the public hearing process for consideration of adoption at the 5-year update or the 10-year complete update phase.

ELEMENT A. POPULATION

A



POPULATION

Introduction

The population section of this plan highlights key demographic patterns within the current population estimates. In addition to historic trends and future projections, this element includes information on the number, size, and characteristics of households; educational attainment levels and trends; income characteristics and trends; and sex, age, and other regional growth trends in order to develop an understanding of how population effects the future development of the county.

Inventory and Analysis

Historic and Current Population Trends

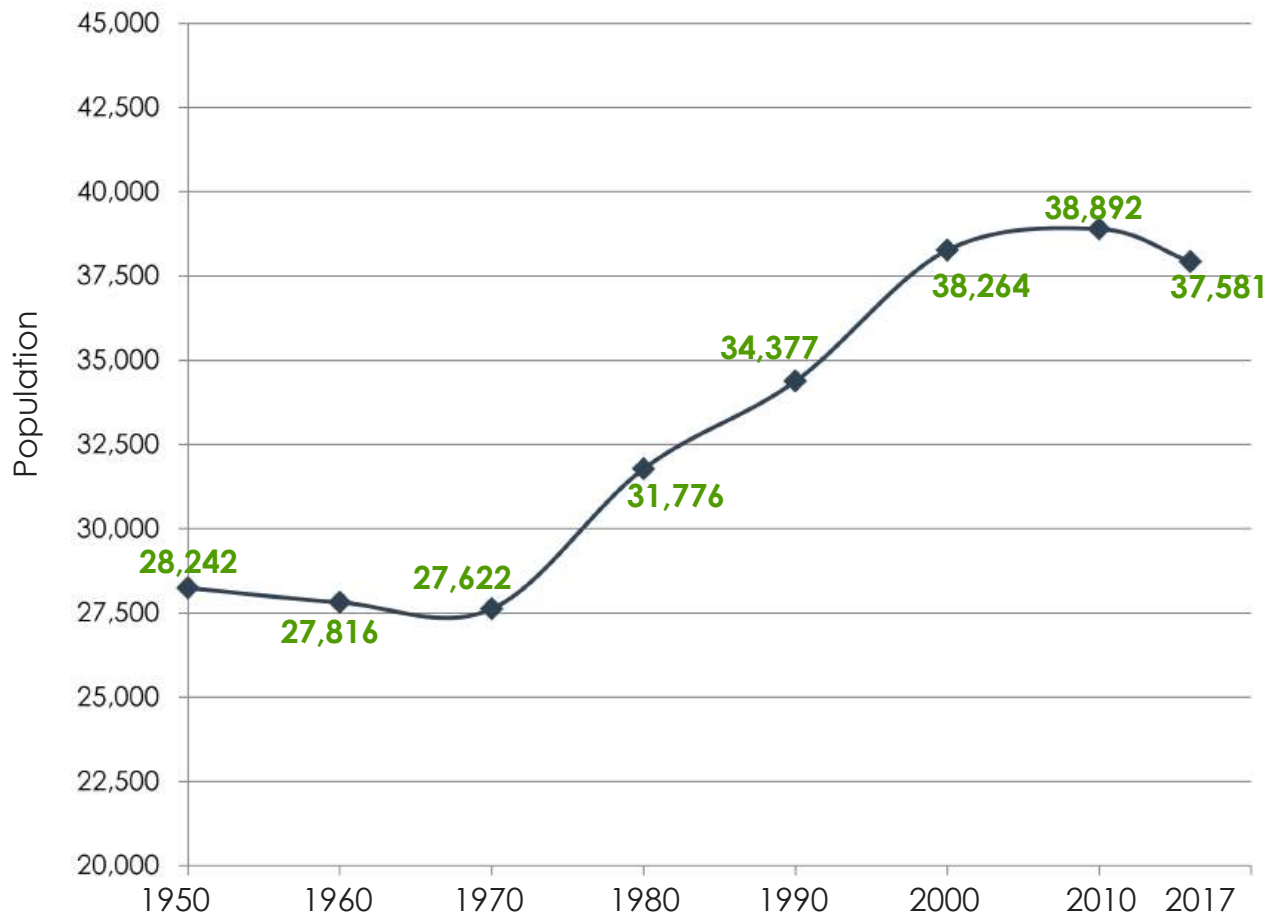
Historically, Colleton County experienced a steady rate of growth in its population between 1970 and 2010. Between 2000 and 2010, growth began to slow, and current US Census estimates indicate that the county might possibly see a slight decline in population from the 2010 peak when the 2020 Census is conducted. Since 2000, the Census Bureau estimates that each of the municipalities in the county have lost population, with the exception of Cottageville, which has grown by around 33% during this period. Based on current estimates (2017), residents of the unincorporated area of the county account for around 82% of the population, which is virtually unchanged since the 2000 Census. Given the relatively small size of the sample used in interim Census estimates, the municipalities that have seen the smallest declines may actually be revealed to have seen some growth when the next complete count is conducted in 2020.

Of the several County Census Divisions that define subareas of the county, the Walterboro CCD with a population of 21,571, continues to contain the largest share of the overall county population, which increased from 53.7% to 55.5% of the overall county population between 2000 and 2010. During that decade, Cottageville CCD saw a similar increase in its share of the county population, while each of the other CCDs share of the county's total population declined.

As a whole, the four-county Lowcountry Council of Governments (COG) region has experienced growth estimated at just over 7% since 2010, with Beaufort and Jasper Counties both seeing 10%+ growth, while Colleton and Hampton counties saw slight declines in their estimated population. To the north and east of Colleton County, the counties in the Charleston metro area (Berkeley, Charleston and Dorchester) each saw steady growth, while the rural counties north and west of Colleton (including Allendale, Bamberg, Barnwell and Orangeburg) all saw flat growth or slight decreases in population.

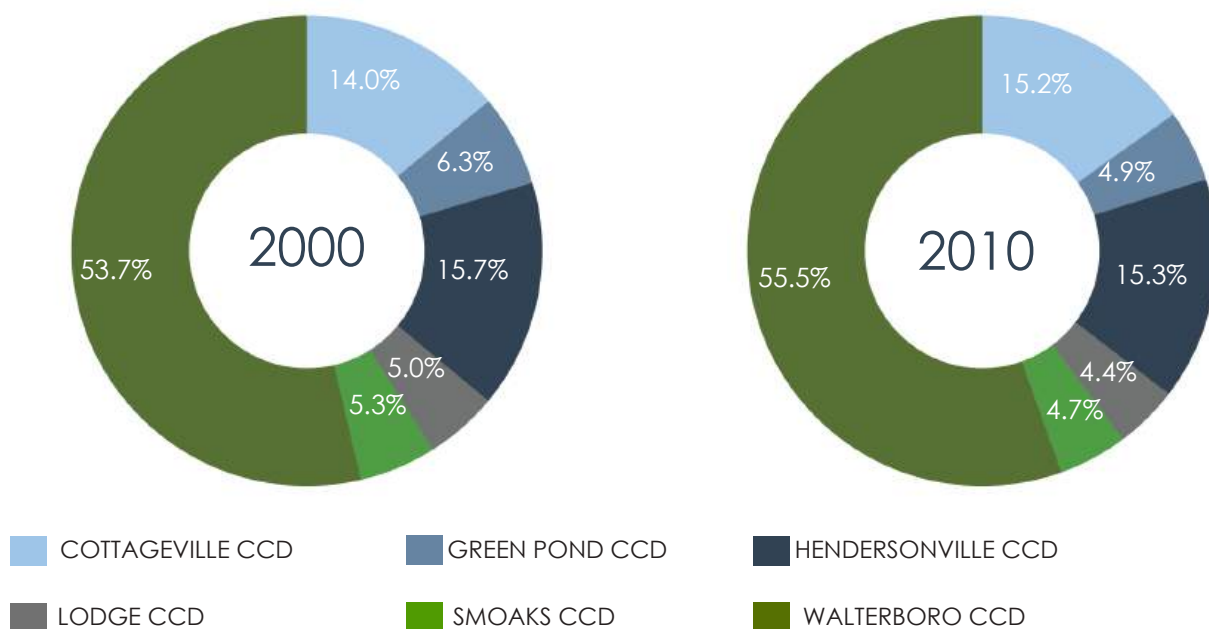
▼ FIGURE A.1 HISTORIC POPULATION GROWTH

Source: U.S. Census Bureau, American Community Survey Benchmark Planning



▼ FIGURE A.2 CENSUS DIVISIONS AS A PERCENTAGE OF THE POPULATION IN COLLETON COUNTY 2000,2010

Source: U.S. Census Bureau, American Community Survey



▼ TABLE A.1 COUNTY POPULATION BY PLACE 2000, 2010, 2017

Source: U.S. Census Bureau, American Community Survey

Place	2000	2010	2017	% Change 2000-2017
Colleton County	38,264	38,892	37,581	-1.8%
Town of Cottageville	707	762	943	33.3%
Town of Edisto Beach	641	414	582	-9.2%
Town of Lodge	114	120	46	-56.6%
Town of Smoaks	140	126	111	-20.7%
City of Walterboro	5,153	5,398	5,143	-0.2%
Town of Williams	116	117	102	-12.0%
Unincorporated Area	31,393	31,955	30,654	-2.3%

▼ TABLE A.2 REGIONAL POPULATION COMPARISON FOR THE LOWCOUNTRY COG REGION, 2000, 2010, 2017

Source: U.S. Census Bureau, Lowcountry Council of Governments

Lowcountry COG Region	2010	2017	% Change 2010-2017
Beaufort	162,233	179,316	10.5%
Colleton County	38,892	37,581	-3.4%
Hampton	21,090	20,066	-4.9%
Jasper	24,777	27,465	10.8%
Regional Total	246,992	264,428	7.1%
South Carolina	4,625,364	4,893,444	5.8%

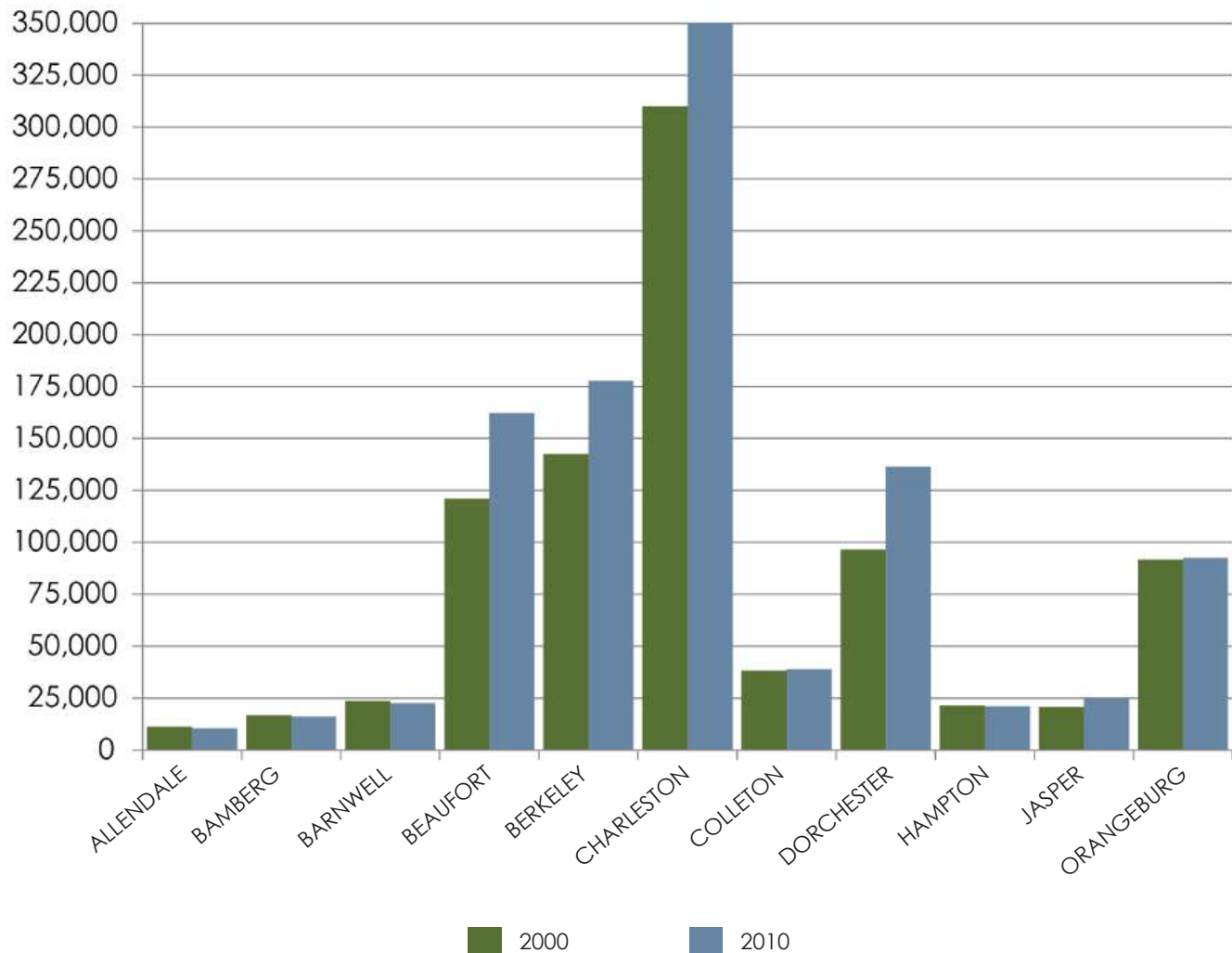
▼ TABLE A.3 COLLETON COUNTY MIGRATION FLOWS 2012-2016

Source: U.S. Census Bureau, American Community Survey 5-year Estimates

County	State	Inbound Migration	Outbound Migration	Net
Dorchester	SC	257	278	-21
Fayette	KY	84	0	+84
Bamberg	SC	83	9	+74
Berkeley	SC	42	142	-100
Charleston	SC	74	118	-44
Beaufort	SC	71	44	+27
Chatham	GA	0	144	-144
Toombs	GA	72	0	+72

▼ FIGURE A.3 REGIONAL POPULATION COMPARISON 2000, 2010

Source: U.S. Census Bureau, American Community Survey



Population Projections

The 2020 Comprehensive Plan projected a population of 44,940 residents by 2020. Based on current trends and interim annual Census estimates, the county is unlikely to reach this population level in 2020. Despite the recent Census estimates, the SC Revenue and Fiscal Affairs office is still projecting only a slightly smaller 2020 population compared to the previous projection. The official state estimate envisions steady growth over the next 20 years, with more population growth occurring in the next decade and then leveling out as it approaches the 2035 horizon year of the current projection. It appears that current and past projections have anticipated an acceleration of suburban growth from the Charleston metro area spilling into Colleton County. While this has been a catalyst for growth in certain areas of the county, it has not yet reached the point that would lead to growth rates seen in past decades. It remains reasonable to expect that Colleton County will eventually experience renewed population growth tied to a development boom as developers in Charleston and Dorchester Counties, in particular, begin to explore opportunities in Colleton County to meet the demands of the fast-growing region.

▼ TABLE A.4 POPULATION PROJECTIONS

Source: South Carolina Revenue and Fiscal Affairs Office, US Census

	Projection
2010	38,892*
2020	43,080
2025	44,680
2030	46,250
2035	47,850

*Official 2010 Census Count

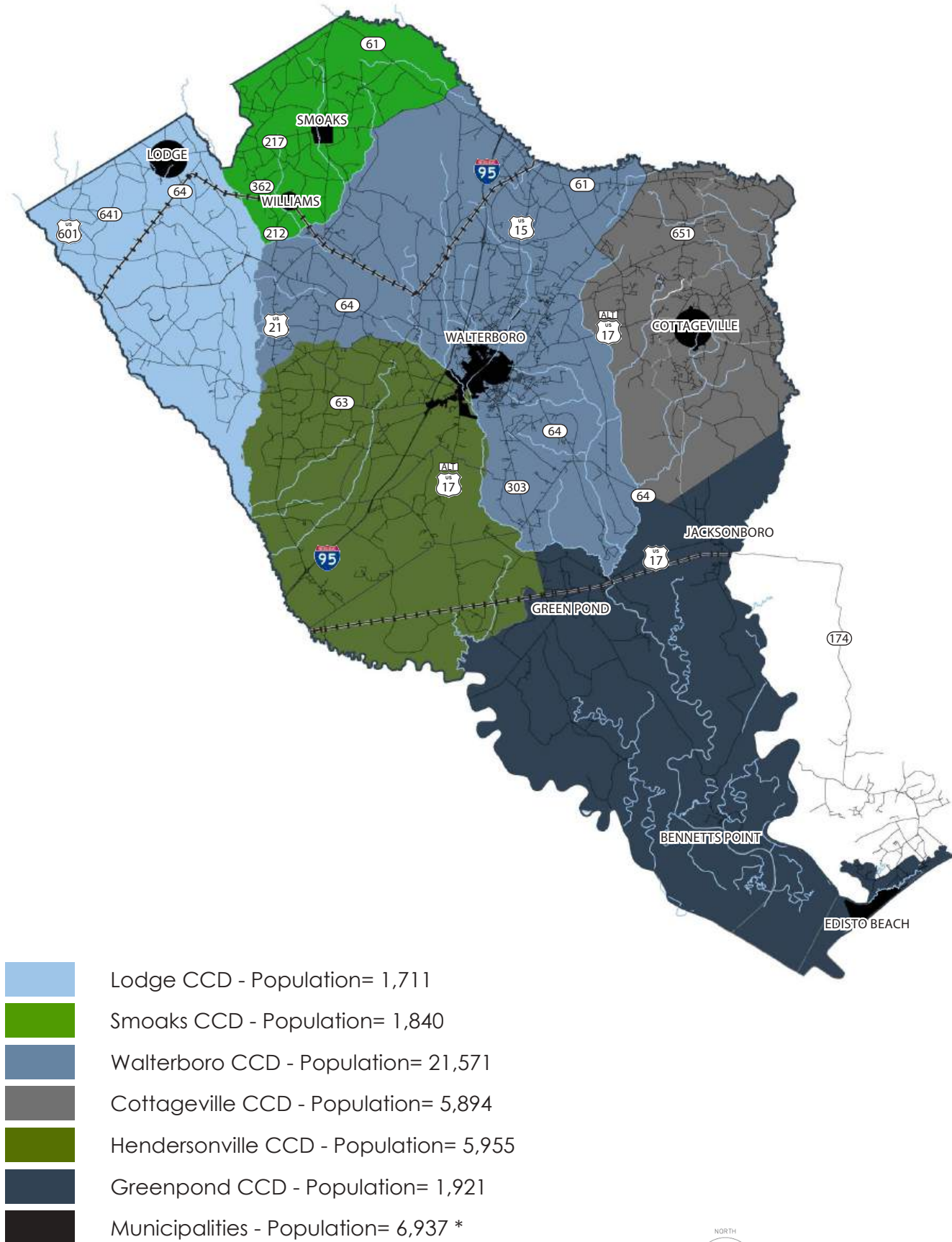
Population Distribution

Among the County Census Divisions (CCDs), the Walterboro CCD is the most populous with over 21,500 residents. The Walterboro CCD includes most of the City of Walterboro within its boundaries and represents over half of the County's total population. The majority of the remainder of the county's population is split nearly evenly between the Cottageville and Hendersonville CCDs, where each have nearly 6,000 residents. The remaining population is split between the other three CCDs, where each have between 1,700 and 1,900 residents. The CCDs are shown in Map A.1 on the following page.

Looking more closely at the population distribution, Map A.2, provides a more granular view of how population density is distributed at the Census block level throughout the county. The areas with the greatest density are found generally around Walterboro and along the I-95 corridor in the northern portion of the county, as well as along the US 17 Alternate corridor around Cottageville in the eastern part of the county.

In the context of the wider region, the population density in Colleton County is relatively low, as compared to the urbanized portion of the Charleston metropolitan area, Beaufort and Hilton Head (see map A.3). Population density in the north and east portions of the county is quite similar, however, to the suburban areas of Dorchester and Berkeley counties, as well as southern Charleston County. Over time, it is anticipated that the spillover from the Charleston metro area will attract more growth to the I-95 and US 17 corridors - increasing density along these major transportation routes.

▼ MAP A.1 COLLETON COUNTY CENSUS DIVISION POPULATION-2010 CENSUS

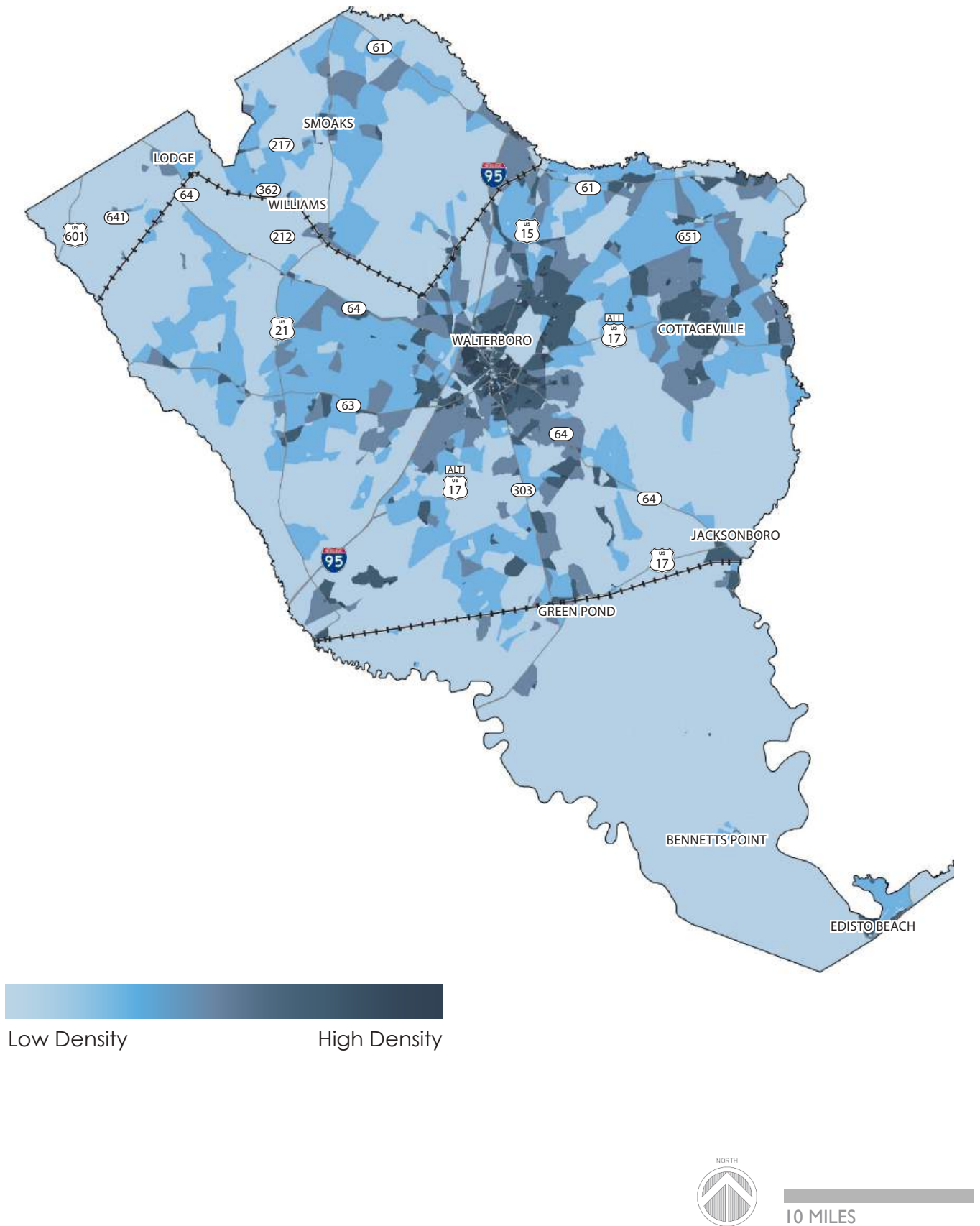


* NOTE: MUNICIPAL POPULATION INCLUDED IN RELEVANT CCD

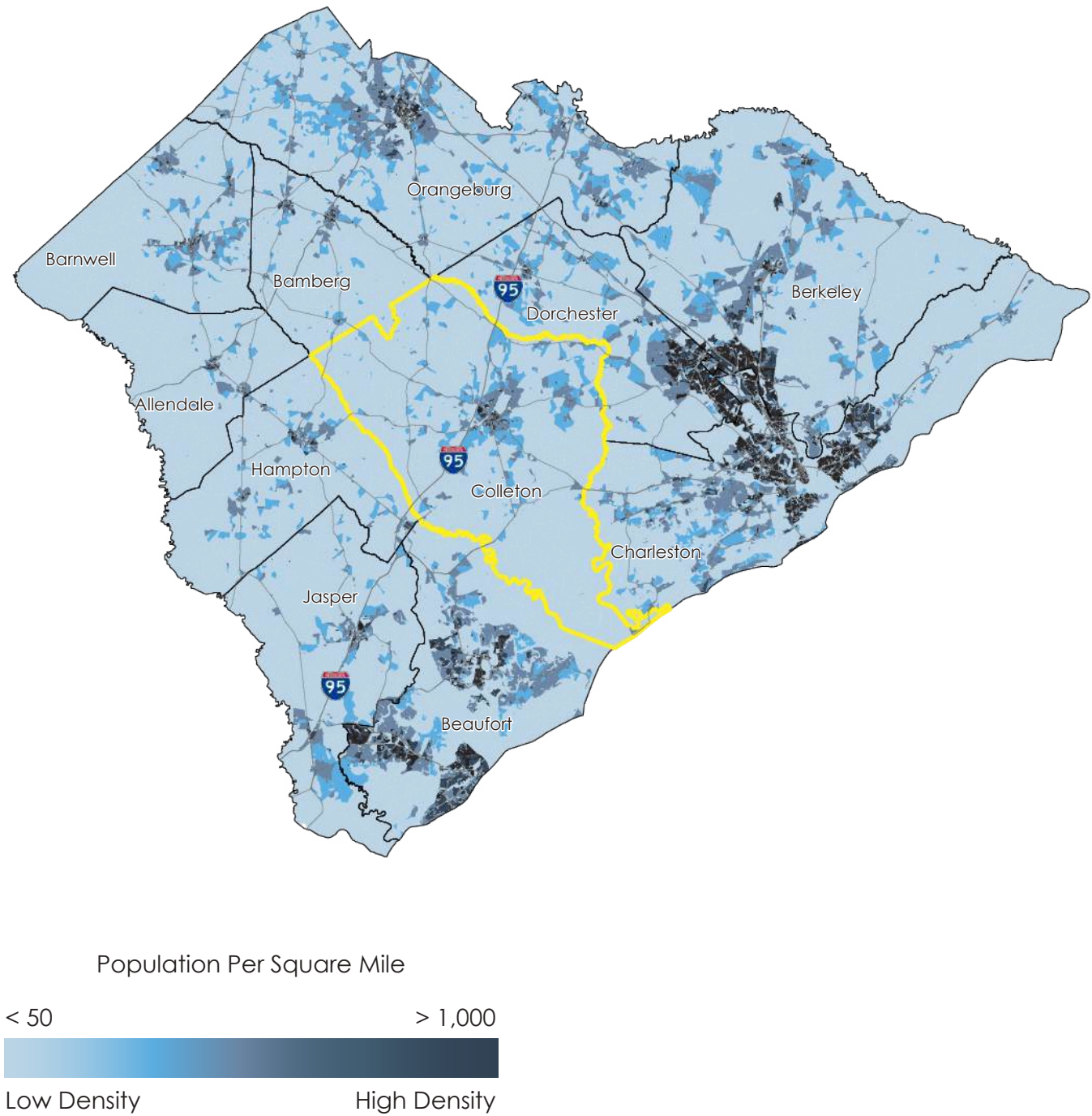


10 MILES

▼ MAP A.2 COLLETON COUNTY POPULATION DENSITY PER SQUARE MILE -2010



▼ MAP A.3 LOWCOUNTRY POPULATION DENSITY PER SQUARE MILE -2010



10 MILES

Households and Families

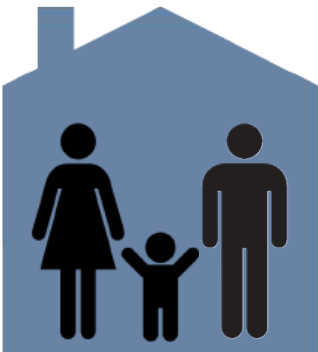
Current Census estimates indicate a slight decline in both the average household size and average family size in Colleton County since the 2010 Census. This is supported by a simultaneous reduction in the share of the overall number of households with children decreasing from 33.5% to 31% and the share of households with a resident over the age of 65 increasing from 9.6% to 13.1% during the period of 2010-17. Just over a quarter of the households in the county are now estimated to be comprised of an individual living alone, while around 11% of the total number of households include a single person over the age of 65 living alone.

▼ TABLE A.5 HOUSEHOLD CHARACTERISTICS AND PERCENT CHANGE BETWEEN 2010 AND 2017
Source: U.S. Census Bureau, American Community Survey

	2010	2017	2010-2017 Change
Total Households	15,131	15,134	0.02%
Average Household Size	2.54	2.44	-3.9%
Total Families	10,449	10,068	-3.6%
Average Family Size	3.07	3.02	-1.6%
Households with Children under 18	33.5%	31.0%	-7.5%
Householder 65 years and over	9.6%	13.1%	36.5%



26.8%
LIVING ALONE



27.2%
FAMILY WITH CHILDREN



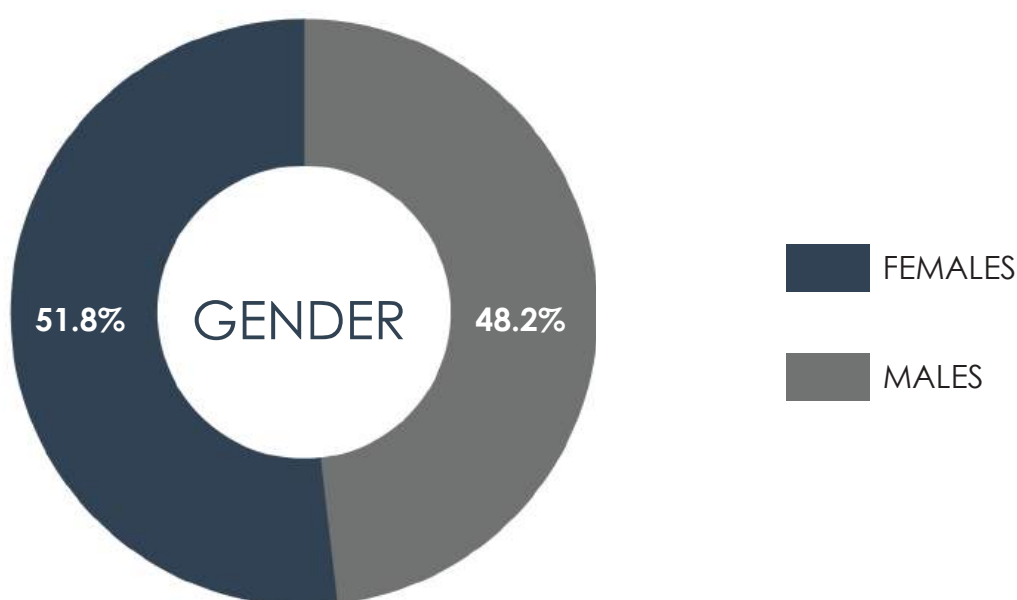
10.7%
OVER 65 LIVING ALONE

Gender Distribution

The gender distribution of the population of Colleton County is slightly different than the national distribution, with a slightly larger share of the county's population identifying as female - 51.8% compared to 50.8% of the national population. This, of course, means that there is a slightly smaller share of male residents in the county's population as compared to the nation as a whole. One of the likely influences of this is that the county has a larger share of residents over the age of 65 than the national share of population in that age group, and older populations tend to have a larger share of females due to their longer life expectancies.

▼ FIGURE A.4 GENDER DISTRIBUTION, 2010

Source: U.S. Census Bureau, American Community Survey



Age Distribution

The median age of Colleton county residents was 42.2 years in 2017, which is considerably higher than the national median age of 37.8 years. Current estimates indicate that within the county, the Hendersonville CCD has the largest share of residents under the age of 5, as well as the smallest share of residents over the age of 65, while the Greenpond CCD has the largest share of residents over the age of 65 and the smallest share of young residents of any of the CCDs. The largest school age populations (between the ages of 5 and 17) reside in the Walterboro and Smoaks CCDs (each around 20%), while the Cottageville and Lodge CCDs have the largest share of residents in the workforce age group (age 25-64) at around 60% each. Compared to other counties in the Lowcountry COG region, Colleton County tends to have a slightly larger share of residents in the younger age groups, although this is only slightly larger than in the other counties. Colleton's workforce is slightly older than the other counties, while its retirement age population is in-line with the regional norm, although Beaufort's large retirement age population is an outlier given its national popularity as a retirement destination.

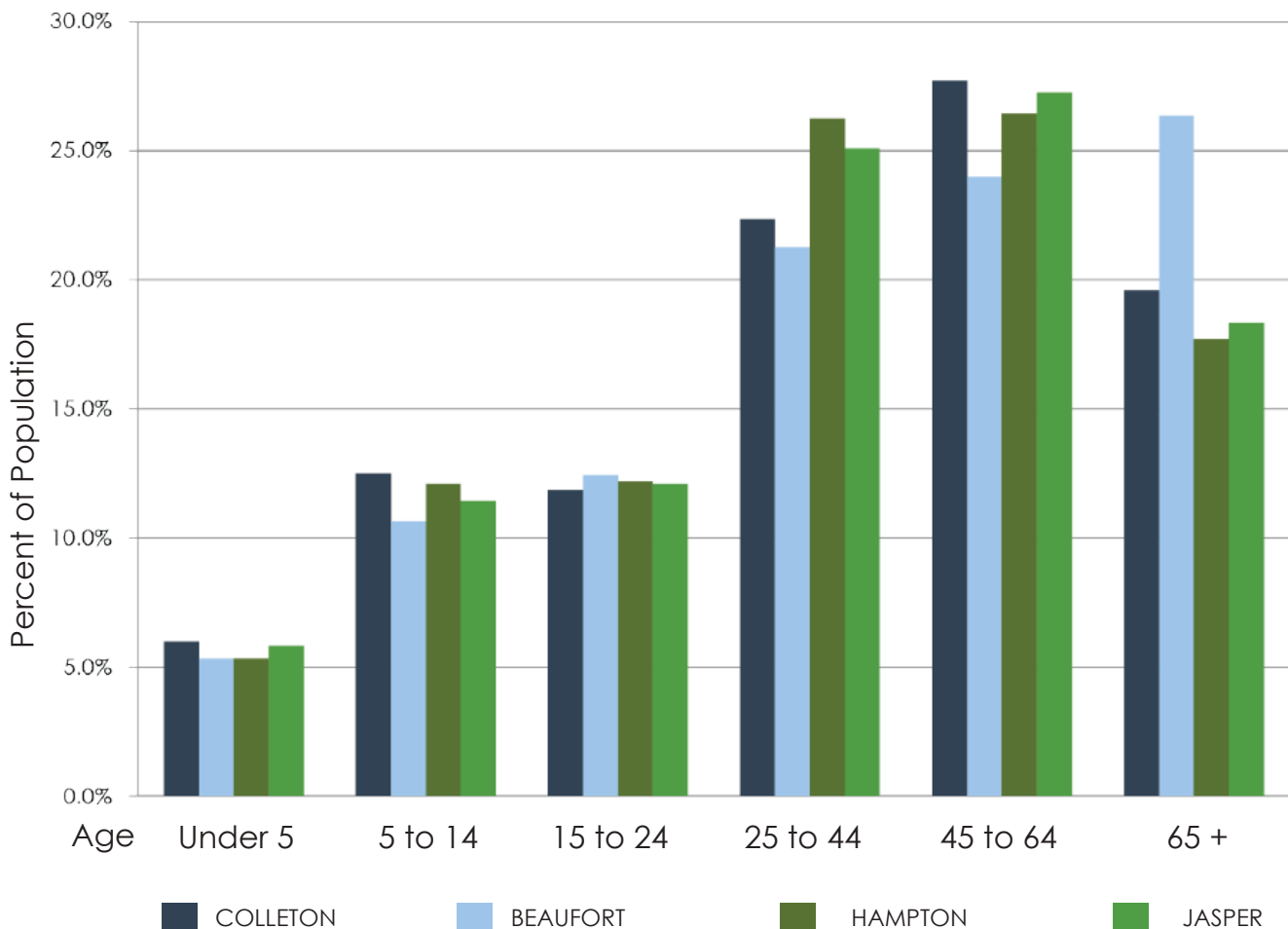
▼ TABLE A.6 SIMPLIFIED AGE GROUP COMPARISON FOR CENSUS DIVISIONS USING 2017 POPULATION ESTIMATES

Source: U.S. Census Bureau, American Community Survey

	County Total	Cottageville CCD	Greenpond CCD	Hendersonville CCD	Lodge CCD	Smooks CCD	Walterboro CCD
Total	37,581	6,077	2,025	6,258	1,538	1,668	20,015
Under 5	5.7%	4.5%	2.4%	14.6%	3.9%	3.7%	4.0%
5 to 17	17.1%	14.4%	9.8%	13.6%	11.9%	20.6%	19.9%
18 to 24	7.8%	5.7%	12.2%	13.2%	4.9%	6.5%	6.6%
25 to 44	22.7%	28.6%	14.4%	22.4%	25.2%	17.2%	22.0%
45 to 64	27.9%	31.5%	30.2%	22.4%	35.3%	31.3%	27.6%
65+	18.7%	15.3%	31.3%	13.9%	18.9%	20.7%	19.9%

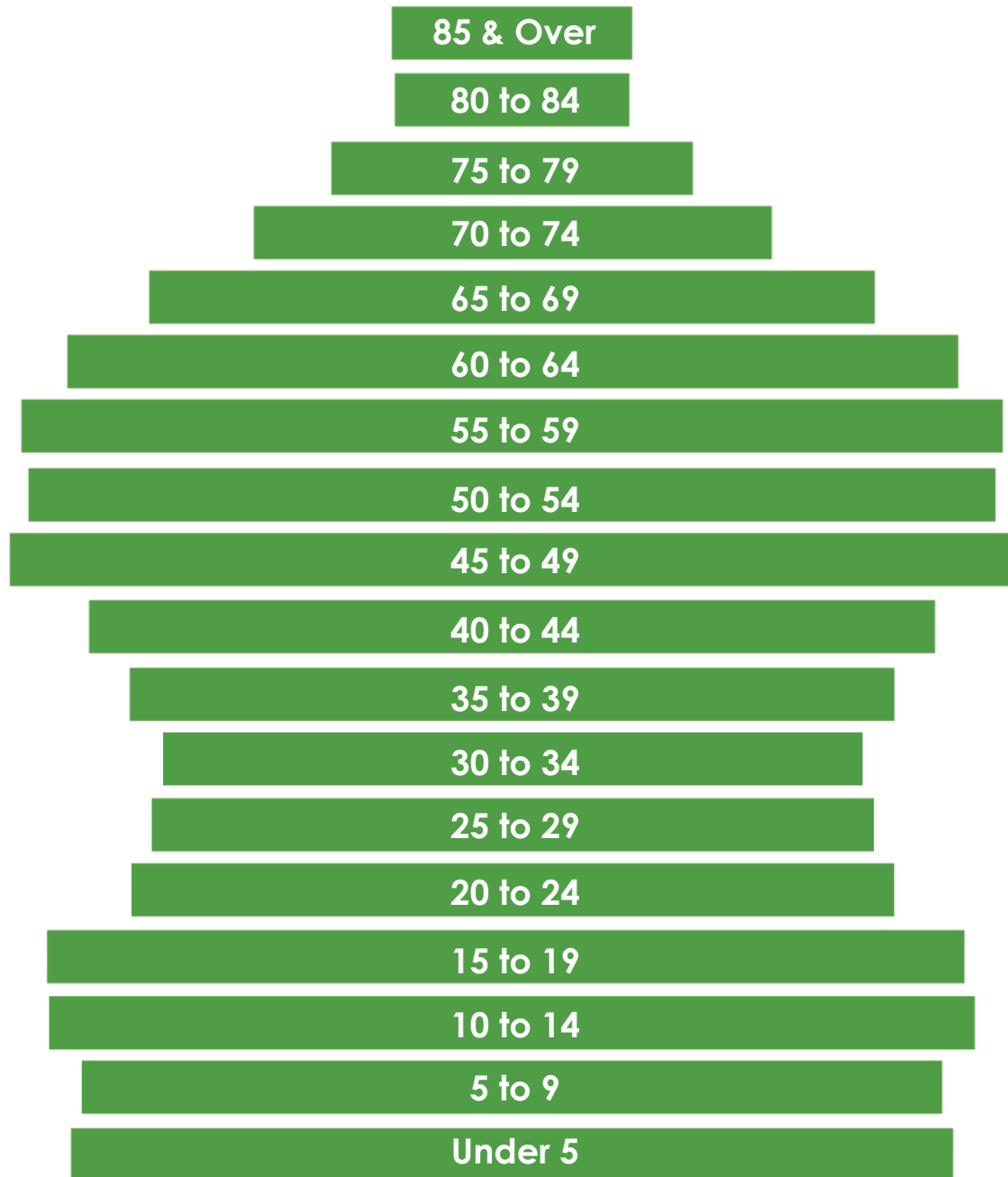
▼ FIGURE A.5 AGE GROUP COMPARISON WITHIN THE LOWCOUNTRY COG REGION -2017

Source: The People and Economy of the Lowcountry



▼ FIGURE A.6 POPULATION PYRAMID OF RELATIVE SIZE OF AGE GROUPS 2010

Source: U.S. Census Bureau, American Community Survey



Educational Attainment

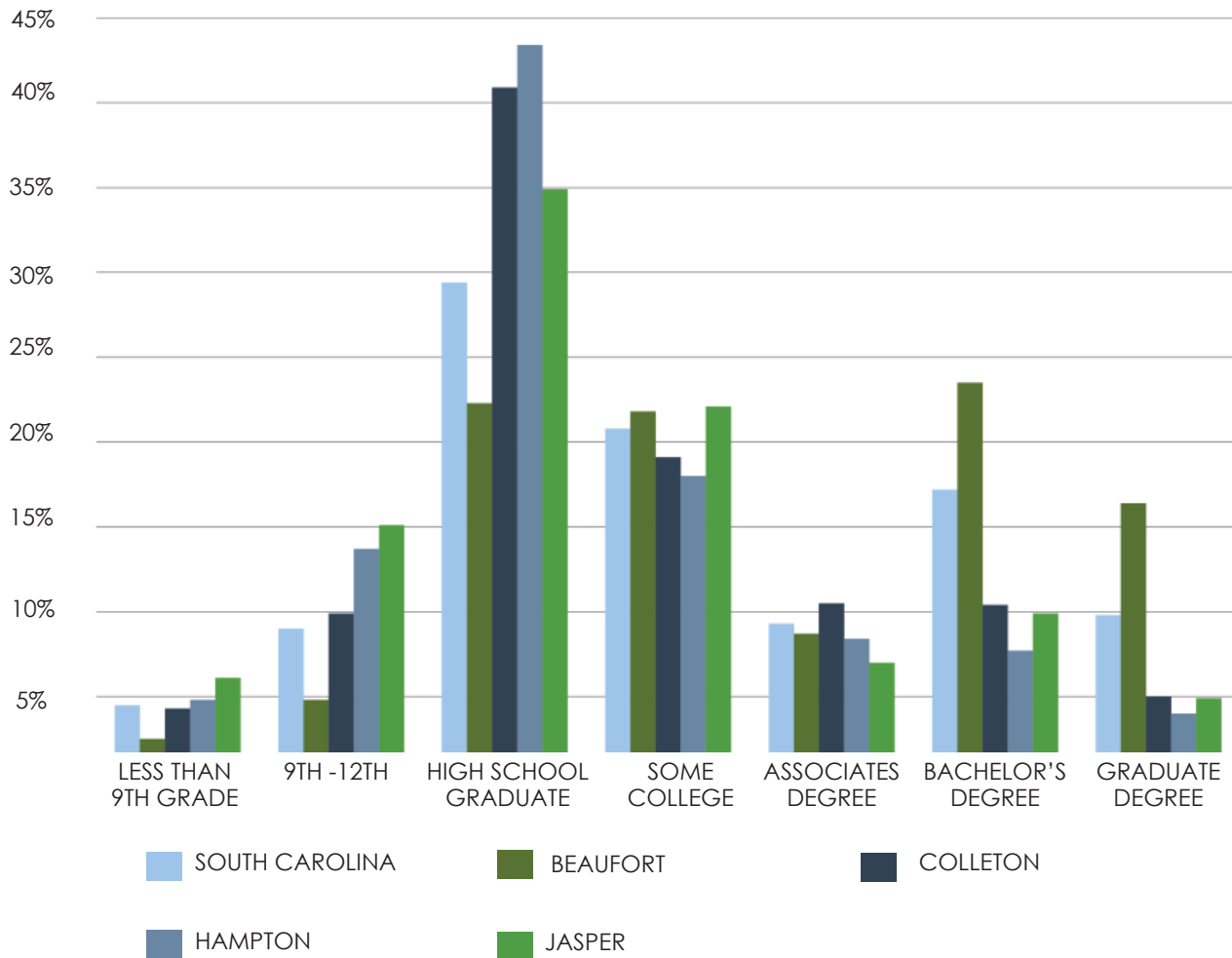
In the most recent Census estimate (2017), the data revealed that of the county's resident's aged 25 and older, around 25% had completed an associates or higher level college degree, while another 20% had attended college but had not graduated. The share of the county's population with less than a 9th grade education (4.3%) or who had greater than a 9th grade education, but who had not completed high school (9.9%) are very similar to the statewide share of the population with those educational levels. The county's population who attained a high school diploma, but who had not gone on to college, however, was significantly higher (40% vs. just under 30%) than the state's overall share of the population in this category. Compared to the state as a whole, those residents with some college or who had completed an associates degree were also very similar to the statewide share of the population. The main point of divergence, when compared to the state, is found in the share of the county's residents with a bachelors or graduate degree - with only 15% of the county's population attaining this level of education compared to over a quarter of the statewide population over the age of 25.

▼ TABLE A.7 HIGHEST DEGREE OF EDUCATIONAL ATTAINMENT BY TOWN, POPULATION 25 AND OLDER (2017)

Source: U.S.. Census Bureau, American Community Survey

	County	Town of Cottageville	Town of Edisto Beach	Town of Lodge	Town of Smoaks	City of Walterboro	Town of Williams
Less than 9th Grade	4.3%	3.3%	0.4%	0.0%	0.0%	4.1%	0.0%
9th to 12th Grade, no Diploma	9.9%	15.0%	0.7%	9.5%	12.8%	5.5%	11.3%
High School Graduate	40.9%	39.3%	9.9%	50%	37.2%	40.0%	31.3%
Some College, no Degree	19.1%	16.8%	15.6%	7.1%	23.4%	21.8%	22.5%
Associate Degree	10.5%	13.7%	9.2%	14.3%	10.6%	6.3%	10.0%
Bachelor's Degree	10.4%	9.2%	34.8%	4.8%	6.4%	13.2%	13.8%
Graduate or Professional Degree	5.0%	2.7%	29.4%	14.3%	9.6%	9.1%	11.3%

▼ **FIGURE A.7 COMPARISON OF EDUCATIONAL ATTAINMENT BY COUNTY, POPULATION 25 AND OLDER IN 2017**
 Source: U.S. Census Bureau, American Community Survey



Income Characteristics and Trends

Colleton County's median household income continues to lag behind the state as a whole. In 2010, the county median income was over \$10,000 lower than the state, and this gap had widened to almost \$14,000 according to the 2017 Census estimate. During the last recession, the county experienced an unemployment rate that exceeded the state unemployment rate by over 2 percentage points, but has since come down dramatically, and it is now within 0.5% of the state rate (both of which are now below 5%). Although the unemployment rate is relatively low, the lower incomes earned by county residents contribute to a poverty rate that is 6 percentage points higher than the state poverty rate, with nearly one quarter of county residents living below the poverty line.

▼ TABLE A.8 MEDIAN HOUSEHOLD INCOME, POVERTY AND UNEMPLOYMENT CHARACTERISTICS COMPARISON

Source: U.S. Census Bureau, American Community Survey 2010-2017

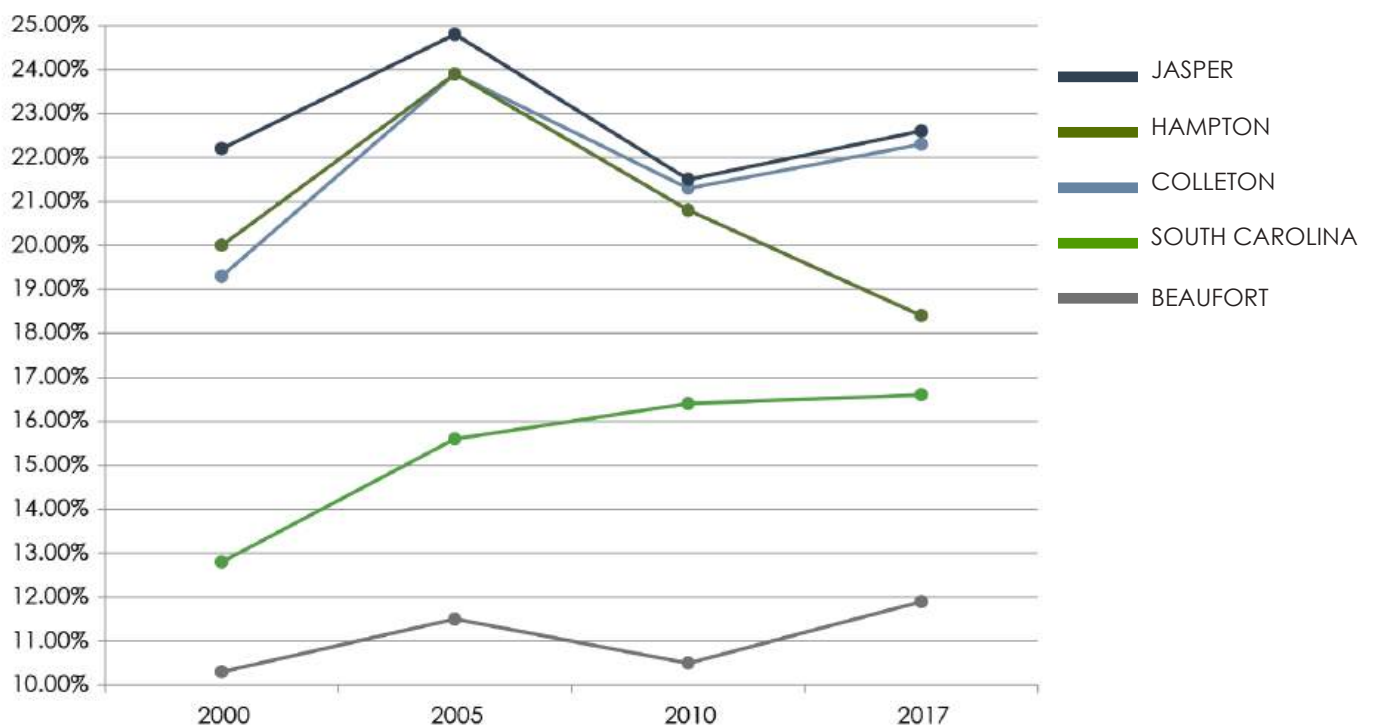
	Median Household Income		
	2010	2017	% Change
Colleton County	\$33,263	\$34,996	5%
South Carolina	\$43,939	\$48,781	11%

	Unemployment		
	2010	2017	% Change
Colleton County	13.8%	4.8%	-65.2%
South Carolina	11.5%	4.3%	-62.6%

	Below Poverty		
	2010	2017	% Change
Colleton County	21.3%	22.3%	5%
South Carolina	16.4%	16.6%	1%

▼ FIGURE A.8 POVERTY RATES FOR THE LOW-COUNTY 2000-2017

Source: U.S. Census Bureau, Low-county Council of Governments



Observations

Colleton County is adjacent to some of the fastest growing counties in South Carolina on its east and south boundaries. Dorchester, Charleston, and Beaufort are all exhibiting regional growth patterns that have shown the potential to spread development along major highways and into Colleton County. Despite the current estimates which show a stall, or potential for a slight decline in population, the tightening of the land supply, increased regulation and higher cost of living in the surrounding counties may make Colleton more attractive to regional homebuilders in the near future.

Key Observations

- The population growth rate appears to be flattening out or potentially declining.
- Coastal counties and counties in the Charleston metro area adjacent to Colleton County are experiencing high rates of growth.
- Much of the county has a very low population density, with the highest concentrations around the City of Walterboro and the I-95 corridor as well as in the Cottageville CCD on the east side of the county.
- Small declines in both the average household size and average family size are estimated to have occurred since 2010.
- The population is getting older in Colleton County. The number of householders 65 and over have increased over the last decade and the median age of the populations is nearly 5 years older than the national median age.
- It is estimated that the number of family households with a child present has seen a small decline since 2010.
- The school age population represents the greatest share of the overall population in the Walterboro and Smoaks CCDs.
- Nearly one-third of the residents of the Greenpond CCD are over the age of 65. This is nearly 15 percentage points higher than the county as a whole
- The share of the county's population over the age of 25 that has not attained at least a high school diploma or equivalent is roughly in line with what is observed in the state as a whole.
- The share of the county's population with a bachelor's degree or higher level of educational attainment is much lower than what is observed in the state as a whole.
- Household income growth has been lagging the growth seen across South Carolina, and the gap between the county's median household income and the state median household income has widened as a result.
- Despite a relatively low unemployment rate, which is close to the state unemployment rate, the share of the county's population living in poverty has increased, and has grown faster than the state as a whole.



COLLETON COUNTY

FOUNDED 1682

ELEMENT B.
ECONOMIC
DEVELOPMENT

B



ECONOMIC DEVELOPMENT

Introduction

The economic development element is an important aspect of the comprehensive plan, as it outlines historic trends and projections related to the labor force, where the people who live in the community work, where the people who work in the community reside, available employment characteristics and trends, an economic base analysis and other factors affecting the local economy.

Inventory and Analysis

Employment Status

In Colleton County 57.7% of the population over the age of 16 is in the workforce. Of these 17,391 individuals, approximately 96% were employed in 2017. The most recent data indicates that the county unemployment rate is 4.3%, which is higher than both the state and nation as a whole, but relatively low from a historic perspective. As the unemployment rate has fallen since the end of the last recession, it has converged and become more similar to the regional and state average unemployment rates.

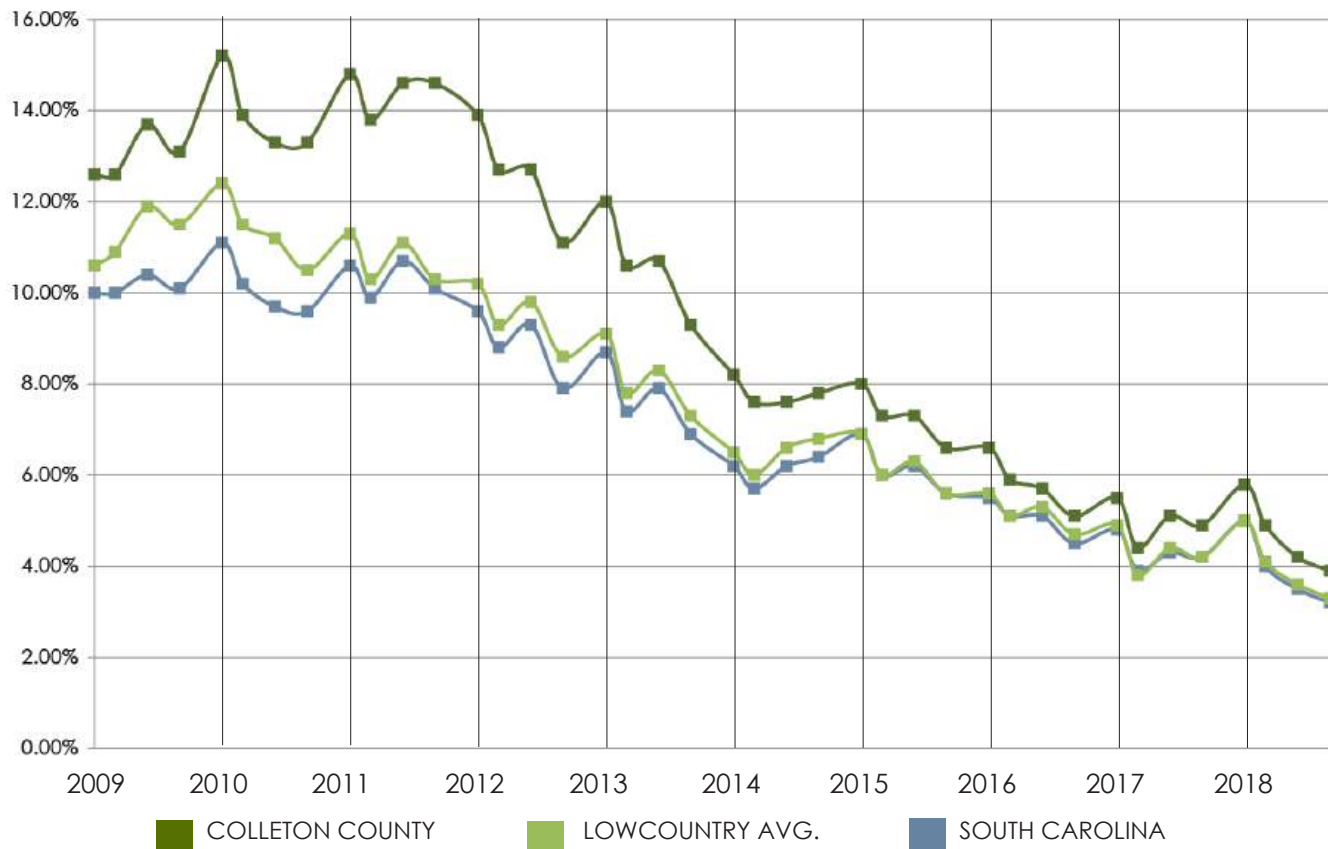
The largest industries in Colleton County in 2017 were healthcare services (3,869), retail trade (1,892), and construction (1,488). The highest paying industries based on weekly wages are Information and mining/oil. Colleton has experienced steady improvement in wages within the private sector along with the rest of the region. However, private sector wages have remained well below those of the surrounding Lowcountry counties, the state, and the nation.

▼ **TABLE B.1 LOWCOUNTRY LABOR FORCE 2017**

Source: LCOG Comprehensive Economic Development Strategy , Bureau of Labor Statistics

County	Labor Force	Total Employment	Unemployment	% Unemployed
Beaufort	73,050	70,342	2,708	3.7
Colleton	17,391	16,639	752	4.3
Hampton	8,326	7,979	347	4.2
Jasper	12,049	11,651	398	3.3
Region	110,816	106,611	4,205	3.8
State	2,324,112	2,232,770	91,342	3.9
US	161,146,000	154,345,000	6,801,000	4.2

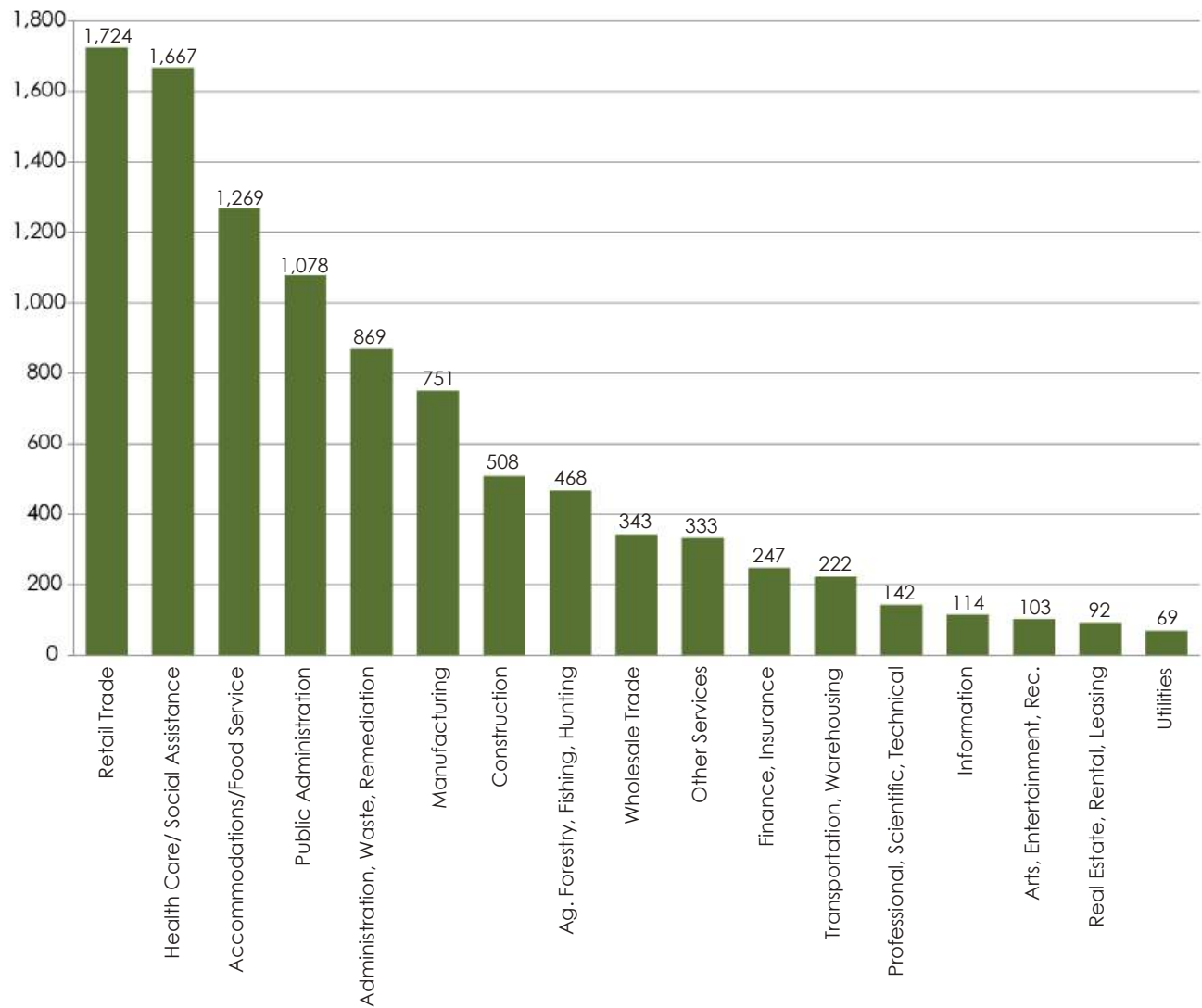
▼ FIGURE B.1 CHANGE IN UNEMPLOYMENT RATE 2009-2018
Source: Lowcountry Council of Governments 2018



20 largest employers in Colleton County (listed alphabetically) for 2018:

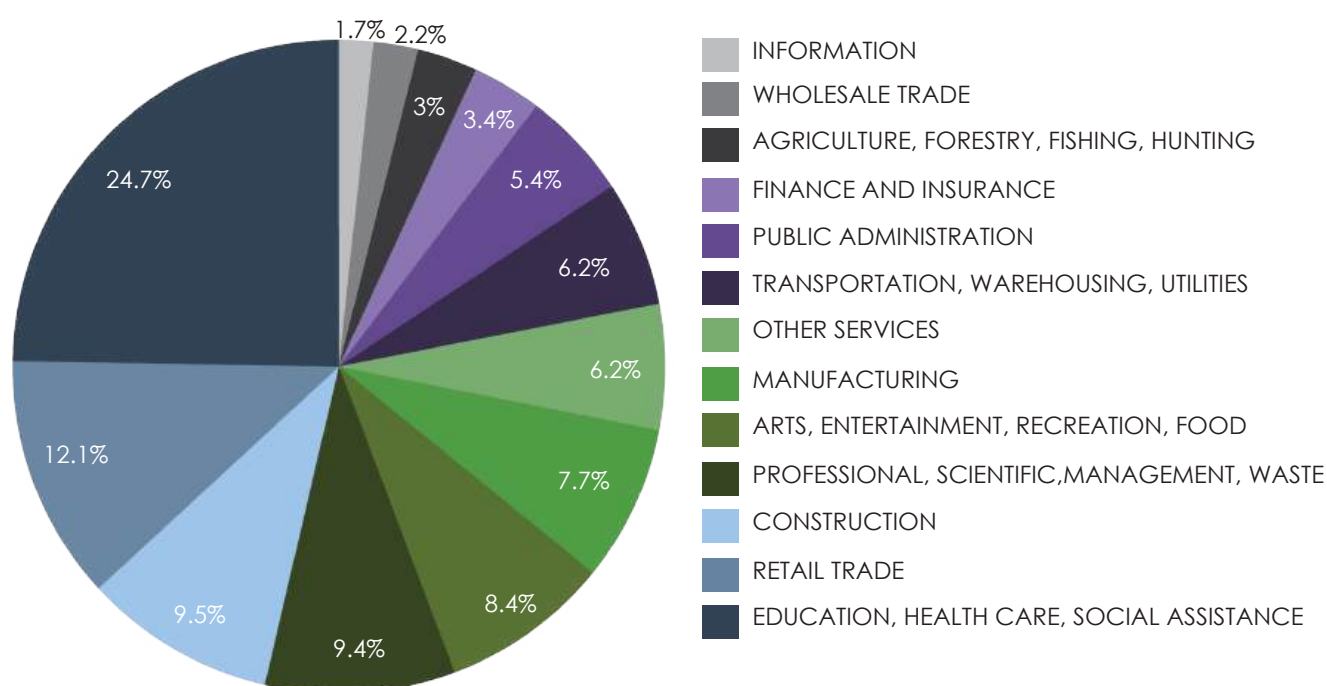
- | | |
|--|---------------------------------------|
| 1. Advantage Veterans Services of Walt | 11. Mastercopr INC |
| 2. Agape Community Hospice | 12. Palmetto Exterminators Inc. |
| 3. Bilo LLC | 13. Pruitt Health Walterboro LLC |
| 4. Carolina Composites LLC | 14. R C I Resort Management Inc |
| 5. City of Walterboro | 15. Shaw Industries Group Inc |
| 6. Colleton County Board of Disabilities | 16. Southern Health Partners Inc |
| 7. Colleton County Government | 17. Stone Forestry Services Inc |
| 8. Colleton County School District | 18. Wal-Mart Associates Inc |
| 9. Cracker Barrel Old Country Store | 19. Walterboro Community Hospital Inc |
| 10. JH Hiers Constructions LLC | 20. Williams Brothers Trucking |

▼ FIGURE B.2 EMPLOYMENT BY INDUSTRY 2018
Source: SC Department of Employment and Workforce



▼ **FIGURE B.3 EMPLOYMENT BY INDUSTRY SECTOR FOR 2017**

Source: ACS 5-year estimates 2017

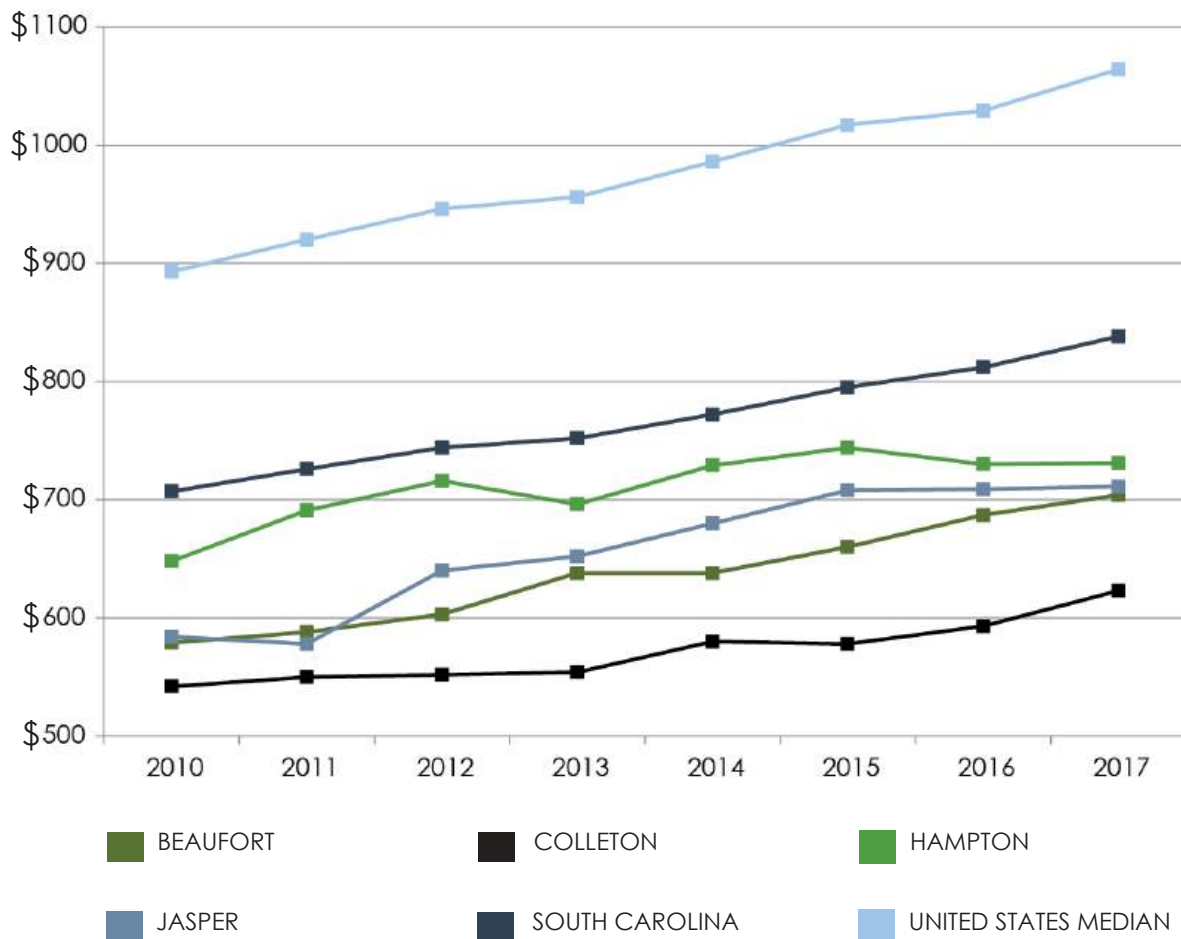
▼ **TABLE B.2 COLLETON COUNTY WAGES AND EMPLOYMENT 2017-Q2**

Source: Bureau of Labor Statistics

	AVERAGE WEEKLY WAGE	QUARTERLY JOB TOTAL
Agriculture, Forestry, Fishing	\$747	493
Mining, quarrying, and oil	\$1,491	24
Construction	\$751	493
Manufacturing	\$746	916
Wholesale Trade	\$999	272
Retail Trade	\$438	1,670
Information	\$1,412	105
Finance and Insurance	\$748	231
Real Estate, rental, leasing	\$678	108
Administration and Waste services	\$590	888
Educational Services	\$558	63
Health Care and Social Assistance	\$689	1,596
Arts, Entertainment, and Recreation	\$653	97
Accommodation and Food Services	\$285	1,258
Other Services	\$553	298

▼ FIGURE B.4 LOWCOUNTRY AVERAGE PRIVATE SECTOR WEEKLY WAGE 2010-2017

Source: Lowcountry Council of Governments 2018



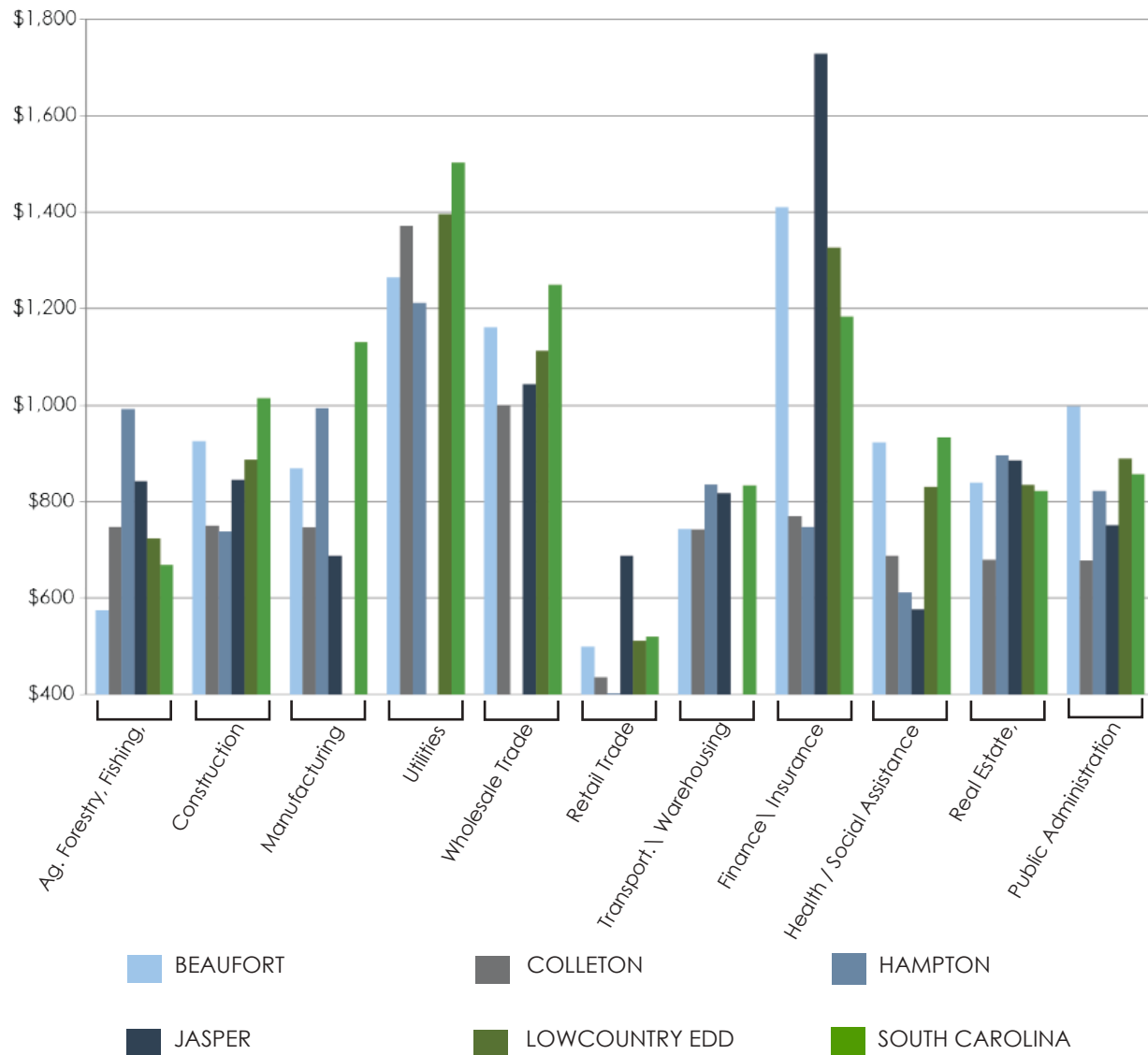
Regional Economic Development Efforts

In 2017, the Lowcountry Council of Governments underwent an update to the Comprehensive Economic Development Strategy for the Lowcountry Economic Development District (LEDD) which includes Beaufort, Colleton, Hampton, and Jasper counties. This update is part of the LCOG's designation by the US Department of Commerce/Economic Development Administration's (EDA) as a district representative to develop strategies targeted at stabilizing and expanding economic opportunities and diversification.

When compared across the region, wage rates among industries varied from county to county, but had some similarities for the highest and lowest wage sectors of the economy, with retail trade and health care representing the lowest paying industries, while jobs in utilities and the wholesale trade tended to have consistently higher wages across the region. The prevalence of low wage jobs in the region has created a situation in which around 40% of the population is considered low to moderate income (LMI), and this rate is fairly consistent in each of the counties.

▼ FIGURE B.5 LOWCOUNTRY AVERAGE PRIVATE SECTOR WEEKLY WAGE 2010-2017

Source: Lowcountry Council of Governments 2018



▼ TABLE B.3 PERSONS OF LOW TO MODERATE INCOME (LMI) BY COUNTY 2017

Source: The People and the Economy of the Lowcountry 2018

County	LMI Persons	% LMI
Beaufort	57,710	39.0%
Colleton	16,605	43.0%
Hampton	11,935	38.6%
Jasper	9,305	41.6%
LEDD	95,555	41.8%
South Carolina	819,620	38.3%

The LCOG assists Colleton County with Economic Development through the administration of community and economic development grants; support to the Southern Carolina Alliance (SCA), a regional group serving all counties within the LEDD; the preparation of an Economic Diversification Study; and technical assistance to all areas.

In the assessment of Colleton County, the LCOG identified that residents of Colleton County often spend their discretionary dollars outside of the county, especially in the areas of Summerville and Charleston, which strains the local retailers and service providers. In addition to money spent, roughly 1 in 10 people in the workforce population of Colleton County work in Charleston County or Dorchester County.

The main transportation corridors through Colleton County are I-95 and US Highway 17. While US 17 could be viewed with potential as a commercial corridor, the majority of the land cannot be developed due to its location within the ACE Basin. This area in addition to the many waterways and floodplain regions of the county are an ecological asset but limit the range of development opportunities available. Walterboro is the commercial and employment hub of the county, as well as the seat of county government and the county's largest city. With its location on I-95, many businesses and the jobs associated with them are directly tied to providing goods and services (gas, food, lodging) to travelers passing through the county. The presence of the interstate also makes the county attractive for industry with its location on the primary east coast surface transportation artery.

Industrial development in Colleton County is focused primarily around the Lowcountry Regional Airport Park and the Colleton County Commerce Center. The Lowcountry Regional Airport Park contains no available buildings at this time but retains small to medium sites with paved roads and utilities. The Colleton Commerce Center is a 260 acre industrial park located on I-95. Most recently there is the development of the 81-acre Colleton Venture Park, located on Industrial Road, approximately one mile from the Lowcountry Regional Airport. Industrial recruitment to the area has been aimed towards distribution and logistics focused enterprises due to the county's proximity to the ports of Charleston and Savannah and the presence of the I-95 corridor.

The Economic Diversification Study was prepared to identify industry clusters that should be pursued to help diversify the region's dependence on any one industry. The industrial recruitment effort has been focused on light manufacturing, aerospace, forest product processing and food processing since distribution companies prefer locations immediate to the ports or central to their inland markets. Colleton is equidistant from two ports, but far enough away from both that distribution centers are not interested in our area. Another factor that diminishes the county's attractiveness to distribution centers is the lack of available finished buildings of a large enough scale to meet their needs, and Colleton County is a "sale market" rather than a "lease market" which does not fit with the tight margin model that most distribution centers embrace.

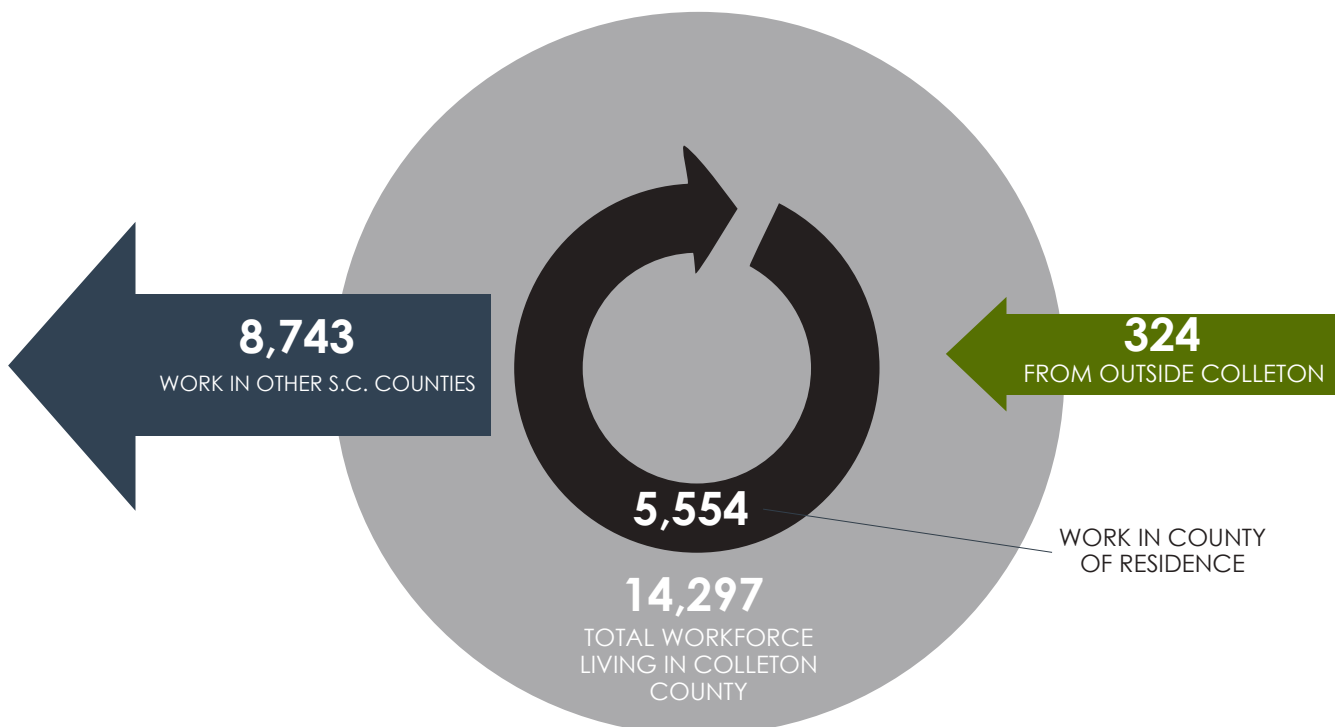
▼ TABLE B.4 COMMUTING CHARACTERISTICS OF COLLETON COUNTY WORKERS

Source: The People and the Economy of the Lowcountry 2018

Destination	2005	2010	2015
Colleton County	46.3%	40.5%	38.8%
Charleston County	13.4%	16.4%	18.9%
Dorchester County	5.0%	5.3%	6.1%
Beaufort County	5.16%	4.6%	4.7%
Berkeley County	3.0%	3.7%	4.0%
Orangeburg	2.6%	3.0%	3.1%
Hampton	3.4%	2.2%	2.2%
Other	21.1%	24.4%	22.1%

▼ FIGURE B.6 COMMUTING CHARACTERISTIC 2015

Source: The People and the Economy of the Lowcountry



Colleton County Economic Alliance (CCEA)

The Colleton County Economic Alliance works with existing industry to target support services and to attract other national and international investment. The mission of the CCEA is to manage the economic growth of the county to create quality jobs, improve per capita income, and broaden the tax base by supporting new and expanding manufacturing, distribution, aviation and healthcare investments.

The CCEA lists the following three items as strategic goals for the county:

1. Venture Park Readiness Investment. Sites are ranked by readiness, how quickly a company can start operations at a site, which is critical to site selection. Two key aspects of readiness are available infrastructure and available buildings.
 - A. Bring water and sewer infrastructure to the Venture Park.
 - B. Build a spec building in Venture Park.
2. Transform the Workforce through Collaborating on Career Pathways. Link education, industry, and workforce by creating career pathways that result in citizens who are prepared to successfully fill quality jobs for current and future employers.
3. Needed improvements to the Colleton Mega Site. Plans call for and are currently underway for designing and permitting the sewer line to serve the site, to construct an access road into the property, and to develop improved marketing materials to promote interest in the site.

In addition to these goals, the CCEA helps to market existing industrial sites and the county as a whole to potential businesses. Most recently there has been a focus on the development of the Colleton Mega Site. The Colleton Mega Site is a one hour drive to the Ports of Savannah and Charleston, has immediate access to the city of Walterboro 10-inch water line and is connected to the SC highway 64 and Palmetto Railways. Interstate 95 (I-95) is 3.5 miles from the 1,481 acre site. All due diligence has been completed or underway including: the sewer line design, the natural gas line routing design, an access road to the property, and improved marketing materials. If industry is to take over the mega site, the county will hopefully experience growth in wages, employment, and population.

Other large industrial sites that are open to development are the Rice Estate on 1,197 acres, the Lowcountry Regional Airport Park on 493 acres, the Colleton Industrial campus on 307 acres, the Colleton County Commerce Center with 260 acres, and the Newsome site with 180 acres, and the Colleton Venture Park with 81 acres of developable land.

The SC Highway 64 Mega Site

The Railroad

In 2012, the SCANA Corporation announced that the SCE&G Canadys Station would close operations, with the last load of coal delivered over the Hampton & Branchville Railroad (H&B Railroad) to the Canadys electric generating plant in December 2012. In 2013, the H&B Railroad, having lost the SCE&G Canadys Station customer due to the closure, planned to file for abandonment with the Federal Surface Transportation Board. This regulatory action would pave the way for the sale of the H&B Railroad assets, which would result in the removal of the rail for scrap or its reuse in another location.

In order to maintain the railroad as a future economic development asset for attracting potentially higher wage jobs in Colleton County, the Colleton County Council, South Carolina Department of Commerce, and Palmetto Railways began a lengthy negotiation process to acquire the H&B Railroad. After approvals by Governor McMaster and the S.C. Joint Bond Review Committee, an agreement was reached between the parties with the Palmetto Railways, a state-owned agency, acquiring the ownership, operations and maintenance of the H&B Railroad in May of 2016. The county issued a taxable economic development revenue bond to assist with the financing of the Palmetto Railway's purchase of the H&B Railroad through the 501(c)3 non-profit Colleton County Intermodal Corporation.

The Site

In order to attract a large corporate investor with the promise of well-paying jobs for the county, a site of significant size with the right infrastructure and access needed to be identified. While the railroad acquisition negotiations were underway in October of 2014, the genesis to acquire the right site for a major economic development investment was launched at an economic development planning retreat. One of the five goals established at the retreat was the acquisition of a Mega Site in the county with at least 1,000 acres, rail accessibility, close proximity to interstate access, and nearby industrial-sized infrastructure.

The county moved forward with this goal by meeting with regional, state and local economic development experts and other infrastructure and utility stakeholders, to identify potential sites for the development of a Mega Site. Site location and rail project consultants were hired to help identify sites along with an environmental permitting firm to verify sites for permitting capability. During the process, the county was contacted by the South Carolina Power Team (SCPT), one of the stakeholders, who had launched a similar process throughout the electric cooperative service territories in South Carolina.

Mega Site Search by the South Carolina Power Team (SCPT)

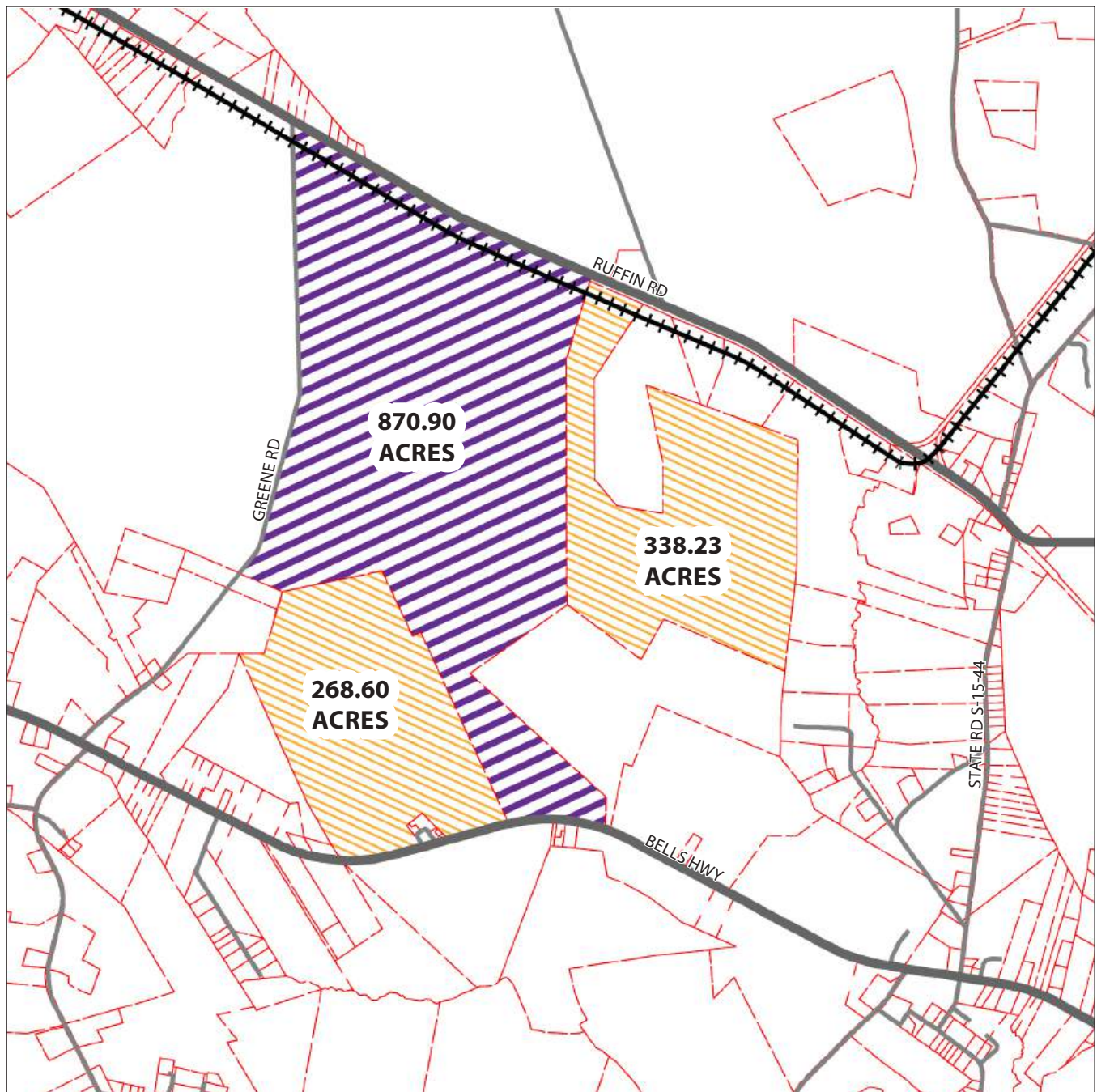
As the H&B Railroad process was unfolding, the South Carolina Power Team, the marketing and economic development entity for the 21 electric cooperatives (Co-ops) in South Carolina, announced it was hiring site location and engineering consultants to identify and evaluate potential “Mega Sites” and “Large Sites” that could be served electricity by the co-ops, in order to secure at least one Mega Site and up to three Large Sites within the state. Over 75 sites throughout the state were submitted by various counties for evaluation. After evaluation and review, many potential sites were eliminated for various reasons. However, Colleton County’s potential site was included in the list of finalists for funding and development. As a selected finalist, the county responded to comprehensive questionnaires regarding the site, facilitating tours by the SCPT and their consultants. In 2015, the SCPT informed the county that the identified site along SC Highway 64 had been selected as the most attractive Mega Site in the state. The county was tasked with placing the property under option, which allowed SCPT to move forward with due diligence and the formation of an acquisition team. After lengthy negotiations, the option was executed in May of 2016, which started the due diligence phase of the acquisition, putting the SC Highway 64 site ahead of all other sites under consideration across the state.






Mega Site Acquisition

Once the site was selected and the due diligence was completed, the South Carolina Department of Commerce, recognizing the significant potential for a positive economic impact and jobs creation, offered \$2 million toward the acquisition of the property. The SCPT, with advisement from the local Coastal Electric Cooperative, contributed \$1 million towards the purchase, while the Colleton County Economic Alliance contributed approximately \$500,000 to complete the purchase of the identified 870 acre site with purchase options on just over 600 acres of adjacent land. The 870 acre site provides the core of the site with access to both SC Highway 64 (3.5 miles from I-95, Exit 57) and the H&B Railroad, along the northern boundary. As part of the acquisition agreement, all parties entered into a mutual agreement outlining how the property could potentially be developed. This 870 acres, with an option on the identified adjacent properties was acquired in November 2018.

The SCPT, in consultation with the South Carolina Department of Commerce, continues to work with the Colleton County Economic Alliance and the City of Walterboro to develop infrastructure plans for the Mega Site. The next steps include sewer line planning and engineering, the refurbishment of the railway and trackbed, development and deployment of a marketing program/campaign and the construction of an all-weather entrance road into the site.

▼ MAP B.1 SC HIGHWAY 64 MEGA SITE PROPERTY



-  Mega Site Property
-  Purchase Options
-  Parcels
-  Roads
-  Railroads



1 MILE

Location Quotient

One measure that is commonly used as a measure of a community's economic structure is location quotient. A location quotient compares how a particular industry performs in the area to surrounding areas and the nation. If a sector scores over a "1" it is considered to be providing more goods and services in that sector than are locally consumed. Thus, sectors with a score above one have more of an impact on the local economy, bringing in more dollars, than sectors below "1." In general, Colleton falls below the nation in most sectors, with jobs in education services, information, finance, and real estate having considerably lower location quotients. However, sectors such as retail trade, administrative services, and healthcare/ social assistance are above 1. The real estate sector saw the largest decline in the 4 years. The slight downward movement in the location quotient data in other sectors as well is an indication that Colleton may not be experiencing as great of an economic upturn as surrounding areas and the nation as a whole.

▼ TABLE B.5 ANNUAL EMPLOYMENT LOCATION QUOTIENTS COLLETON COUNTY 2017

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

	2017 (LQ)
NAICS 23 Construction	0.91
NAICS 31-33 Manufacturing	0.93
NAICS 42 Wholesale trade	0.68
NAICS 44-45 Retail trade	1.38
NAICS 56 Administrative services and waste management	1.31
NAICS 61 Educational services	0.35
NAICS 62 Health care and social assistance	1.12
NAICS 51 Information	0.50
NAICS 52 Finance and insurance	0.53
NAICS 53 Real estate and rental and leasing	0.58
NAICS 71 Arts, entertainment, and recreation	0.58
NAICS 72 Accommodation and food services	1.18
NAICS 81 Other services, except public administration	1.18

Tourism

Tourism is an important player in economic development throughout the lowcountry region. Despite dips during the economic downturn, expenditures by visitors increased from 2007-2017. While Beaufort County receives the greatest amount of visitors in the state, Colleton's nationally recognized ACE Basin tourism destination puts it in second among the Lowcountry for tourism expenditures and payroll.

Top Tourism destinations in Walterboro and Colleton County:

Source: South Carolina Lowcountry and Resort Islands

- ACE Trail
- Bear Island Wildlife Management Area
- South Carolina Artisans Center
- The Bedon-Lucas House Museum
- Bee City
- County Museum and Farmers Market
- Colleton County Courthouse
- Donnelley Wildlife Management Area
- Forde Doll and Dollhouse Collection
- Walterboro Wildlife Sanctuary
- Hickory Valley Historic District
- Walterboro Library Society Building
- Pon Pon Chapel
- Tuskegee Airmen Monument
- Historic Walterboro
- Westvaco Nature Trail
- Great Swamp Sanctuary
- Town of Edisto Beach

Colleton County has various niche tourism markets including heritage tourism, nature tourism, military history tourism, and interstate highway travelers. It is important to capitalize on the needs of each tourism sector in order to enhance the economic benefit of tourism in the region.

▼ **TABLE B.6 ECONOMIC IMPACT OF VISITORS IN THE COLLETON COUNTY**

Source: The People and the Economy of the Lowcountry 2018

Year	Expenditures by Visitors	Payroll from Tourism	Tourism Employment
2011	\$94,900,000	\$17,150,000	980
2012	\$95,630,000	\$17,070,000	960
2013	\$100,250,000	\$17,800,000	990
2014	\$104,900,000	\$18,210,000	1010
2015	\$108,530,000	\$19,470,000	1040
2016	\$113,970,000	\$20,780,000	1,080
2017	\$118,770,000	\$21,580,000	1,090

Workforce Training and Access to Employment

There are nine workforce and training programs and centers located in and around Colleton County that assist in the development and advancement of the workforce able population in the County.

1. Ready SC Program
2. Apprenticeship Carolina Program
3. WorkReady Communities Program
4. State Technical College System Program
5. Technical College of the Lowcountry
6. University of South Carolina-Beaufort
7. University of South Carolina - Salkehatchie
8. Palmetto Training- Walterboro
9. Thunderbolt Career and Technology Center- Walterboro
10. Colleton Career Skills Center- Walterboro
11. SC Vocational Rehabilitation Services- Walterboro

Colleton County is also part of the Lowcountry Workforce Investment Area (LWIA) which serves the LEED. The LWIA provides information on employment and training, programs to train job seekers, and youth programs to prepare students for the workforce. All of these strategies help to improve the skills of the workforce and increase investment in the creation of jobs with high paying wages.

Construction Activity

A review of construction activity from 2010-2017 reveals that the declared value for building permits has been concentrated entirely in the single family residential and commercial development markets, with no investment in multi-family construction during this period. Only in the most recent two years of data (2016 and 2017) has the single family residential industry seen robust values, as compared to the lower construction values that were seen in the years following the housing downturn. Commercial construction value has, since 2015, been steadily over \$10 million per year, after a number of years stuck in the \$2-5 million range. If data for the following years continues in these ranges, or increases, then this should be a good sign for the county's construction industry that it has finally moved past years of slow investment growth in the market.

▼ TABLE B.7 BUILDING PERMITS FOR NEW HOUSING IN COLLETON COUNTY FOR 2011-2017

Source: Lowcountry Council of Governments

Year	Single Family	Multi-family	Commercial
2010	\$8,501,518	\$0	\$4,319,882
2011	\$7,426,779	\$0	\$5,286,500
2012	\$6,443,549	\$0	\$2,620,659
2013	\$9,629,254	\$0	\$9,636,470
2014	\$6,005,745	\$0	\$4,748,813
2015	\$7,520,147	\$0	\$10,596,542
2016	\$16,752,782	\$0	\$10,831,101
2017	\$15,588,905	\$0	\$10,559,313

Observations

- Colleton County's labor force participation rate (57.7%) is roughly in-line with the state rate, but both are significantly below the national labor force participation rate of around 63%.
- Unemployment in Colleton County has dropped significantly since the height of the last recession, but is still somewhat higher than the state unemployment rate.
- Significant numbers of Colleton County workers are engaged in retail, food service, and similar low-wage jobs.
- The highest paying jobs in the county are those in the extractive industries (mining / quarrying) and information sectors (both with weekly wages averaging over \$1,400) while the lowest paying jobs in the county are in the food services industry, which has average weekly wages under \$300.
- Average private sector weekly wages in Colleton County have only recently begun to show signs of growth, and at just over \$600, fall well below the state and national average weekly wages.
- Over 43% of the residents of the county are considered to be "low to moderate income" individuals, which is slightly higher than the state rate of around 38%.
- The percentage of the county's workforce that is employed at a job located in Colleton County decreased from over 46% in 2005 to just under 39% in 2015.
- The retail trade and service oriented job sectors have the highest location quotients among all industry sectors in the county, and are indicative of a greater degree of specialization in these sectors as compared to other sectors of the local economy.
- Employment in tourism related jobs has grown by over 10% since 2011, while expenditures by visitors to the county have grown by over 20% since 2011.
- The value of new construction activity in Colleton County appears to have moved back toward pre-recession levels, with both commercial and single-family construction activity showing signs of strength in recent years.

ELEMENT C. NATURAL RESOURCES

C



NATURAL RESOURCES

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.

Inventory and Analysis

Floodplain, Rivers, Streams, and Wetlands

Approximately 75 square miles of water area exists in Colleton County, including 1,508 miles of streams and waterways. The three major rivers running through the county 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 370 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.

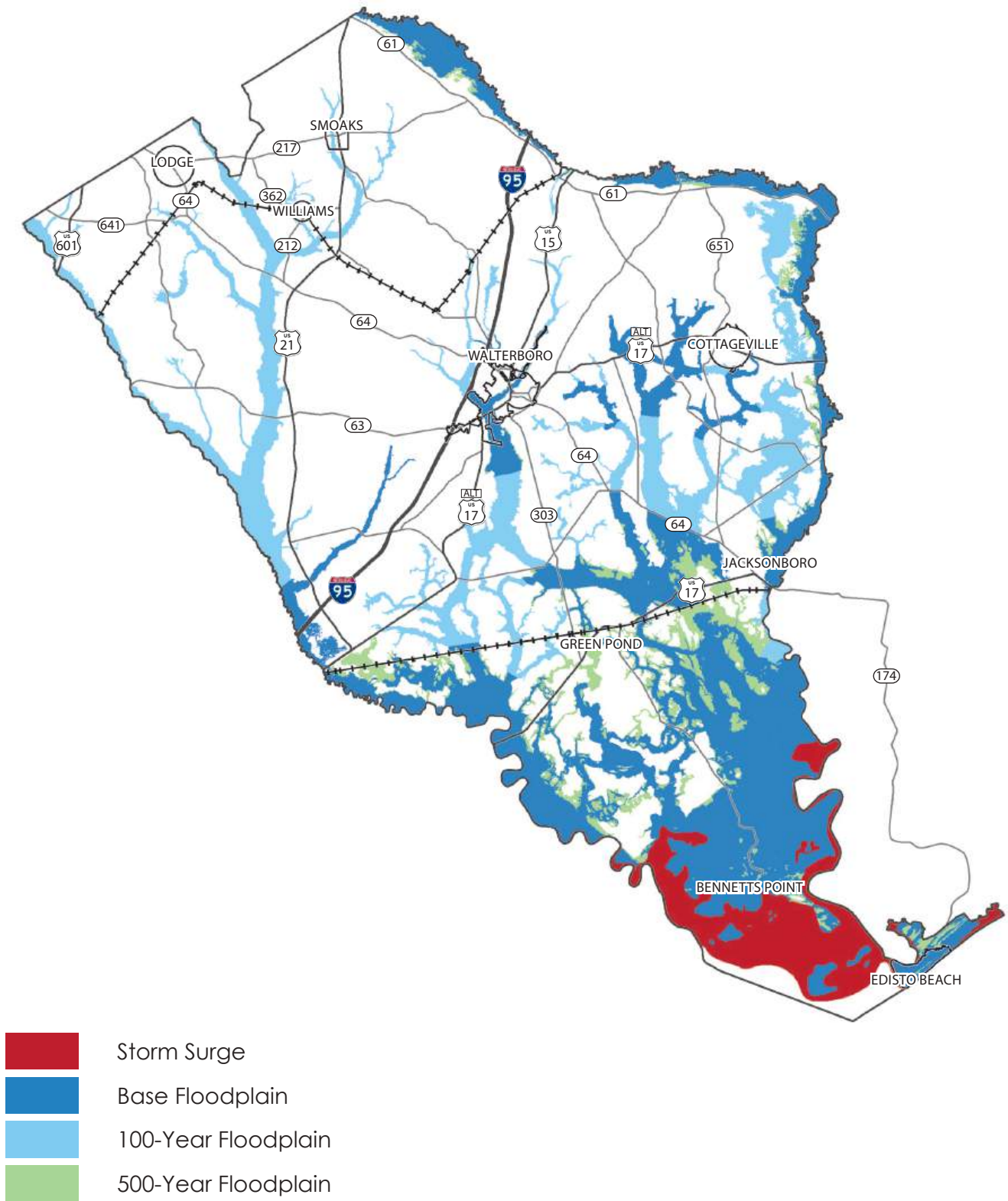
In general, the County is subject to flooding from hurricanes, extended rainfall, and other severe weather/natural events. The primary risk of flood is within A and AE zones that are within the 100-year floodplains with some areas located in the VE zones along the coast where risks are the highest and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

Watersheds and Water Quality

There are two major river basins located in Colleton County, the Edisto and the Salkehatchie. By land area, the majority of the county and minor watershed areas are located within the Salkehatchie River Basin. The eastern edge of Colleton falls within the Edisto River Basin.

Water quality in South Carolina is monitored by the South Carolina Department of Health and Environmental Control (SCDHEC). 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, SCDHEC has issued water discharge permits to 34 facilities within Colleton County.

▼ MAP C.1 FLOODPLAIN



10 MILES

▼ MAP C.2 WATERSHEDS



- ① Outlet Salkehatchie River
- ② Lower Little Salkehatchie River
- ③ Upper Ashepoo River
- ④ Horseshoe Creek
- ⑤ Combahee River
- ⑥ Lower Ashepoo River
- ⑦ Coosaw River-Port Royal Sound
- ⑧ Upper Edisto River
- ⑨ Edisto River

- Major Watershed Boundary
- River Basin Division Line
- Major Rivers & Streams / Open Water



10 MILES

▼ TABLE C.1 2018 LIST OF IMPAIRED WATERS

Source: SCDHEC State of South Carolina's 303(d) List

River Basin	Priority Rank	Description	Station	Cause of Impairment
Edisto	3	Edisto River at S-18-29	E-086	ECOLI
Edisto	3	Edisto at Mars Oldfield	E-601	HG
Edisto	3	Edisto at Mars Oldfield boat landing off SC 61 downstream of ramp	RS-14179	DO
Edisto	3	Edisto at Good Hope Landing	E-602	HG
Edisto	3	Fishing Creek at Pollution Line	13-10	FC
Edisto	3	Scott Creek at the Mound	13-01	FC
Edisto	3	South Edisto River, 1 Mile West of Edisto Beach	RO-01123	NH3N, Turbidity
Edisto	3	South Edisto River 0.7 miles south-west of big bay creek	RO-08355	Turbidity
Edisto	3	South Edisto, 1 miles NNW of Shellfish Site 13-20	RO-12320	Turbidity
Edisto	3	South Edisto 0.2 miles WSW of Shellfish Site 13-31A	RO-12323	Turbidity
Edisto	3	Middle of Alligator Creek Tributary	RT-12023	Turbidity
Edisto	3	Scott Creek 0.6 miles of SC 174 Bridge	RT-13057	Turbidity and ENTERO
Salkehatchie	3	Willow Creek at SR 42	CSTL-570	BIO
Salkehatchie	3	Little Salkehatchie River at SC 63-Sniders HWY	CSTL-120	HG
Salkehatchie	3	Ricepath Crk at SC 63	CSTL-569	BIO
Salkehatchie	3	Salkehatchie River at SC 63	CSTL-104	ECOLI
Salkehatchie	3	Unnamed Trib to Black CK at S-15-193	RS-10356	ECOLI
Salkehatchie	3	Cuckhold's Creek	CSTL-592	HG
Salkehatchie	3	Combahee River at SEC rd 756	CSTL-561	HG
Salkehatchie	3	Chehaw River at Old Chehaw Boat landing on S-15-161	RT-02017	ZN
Salkehatchie	3	Chehaw River West of Old Big Island	RT-10131	Turbidity
Salkehatchie	3	Unnamed Trib to Chehaw River	RT-13043	Turbidity and ENTERO
Salkehatchie	3	Old Chehaw river	RT-13055	Turbidity and ENTERO

River Basin	Priority Rank	Description	Station	Cause of Impairment
Salkehatchie	3	Combahee River 2.5 miles NW of Western point of confluence of Coosaw River and Combahee River	RO-10383	Turbidity
Salkehatchie	3	Mouth of New Chehaw River	RO-12330	Turbidity
Salkehatchie	3	New Chehaw River East of Big Island	RT-12039	Turbidity
Salkehatchie	3	Ireland creek at S-15-116	CSTL-044	DO,PH,ECOLI
Salkehatchie	3	Ashepoo River at S-15-88	CSTL-125	DO,ECOLI, ENTERO
Salkehatchie	3	Chessie Creek at Chessie landing	CSTL-070	HG
Salkehatchie	3	Horseshoe Creek at SC64	CSTL-071	HG
Salkehatchie	3	Fuller Swamp Creek at US 17A	CSTL-581	BIO
Salkehatchie	3	Ashepoo River at SC 303	CSTL-068	ECOLI, ENTERO
Salkehatchie	3	Ashepoo River at US 17	CSTL-069	DO,HG, ENTERO
Salkehatchie	3	Scott Creek, headwaters at Jeremy Inlet at Boat Landing	14-21	FC
Salkehatchie	3	Ashepoo River at S-15126	MD-251	Turbidity
Salkehatchie	3	Ashepoo River at Hole-in-Wall Ox-bow	RO-046071	Turbidity
Salkehatchie	3	Two Sisters Creek	RO-10387	Turbidity
Salkehatchie	3	Saint Helena Sound	RO-12326	Turbidity
Salkehatchie	3	Rock Creek	RT-032035	Turbidity
Salkehatchie	3	Rock Creek	RT-14087	DO
Salkehatchie	3	Unnamed creek to Rock Creek from Beet Island	RT-15103	Turbidity and ENTERO
Salkehatchie	3	Mosquito Creek opposite mouth of Musselboro Creek	RT-16135	Turbidity

* Priority Rank of 3 indicates a Long Term priority for the SCDHEC where the site/pollutant combination is being address by TMDL or alternative restoration plans developed after 2022

Types of Impairment:

PH= Hydrogen Ion Concentration

HG= Mercury

Entero= Enterococci Bacteria

DO= Dissolved Oxygen

FC= Fecal Coliform Bacteria

ZN= Zinc

ECOLI= Escherichia Coli

BIO= Macroinvertebrate

Turbidity= cloudiness due to particulates

NH3N= Ammonia-Nitrogen

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 Lowcountry Open Land Trust and Ducks Unlimited.

Total acreage protected in Colleton County, primarily in the ACE Basin, totals 139,525 acres, which is approximately 20% of all land within Colleton County. Nearly 5,000 acres are preserved by federal agencies, over 47,000 acres through State of South Carolina agencies and over 87,000 acres are protected by private entities. Private land protection accounted for nearly 47% of the protected land in Colleton County.

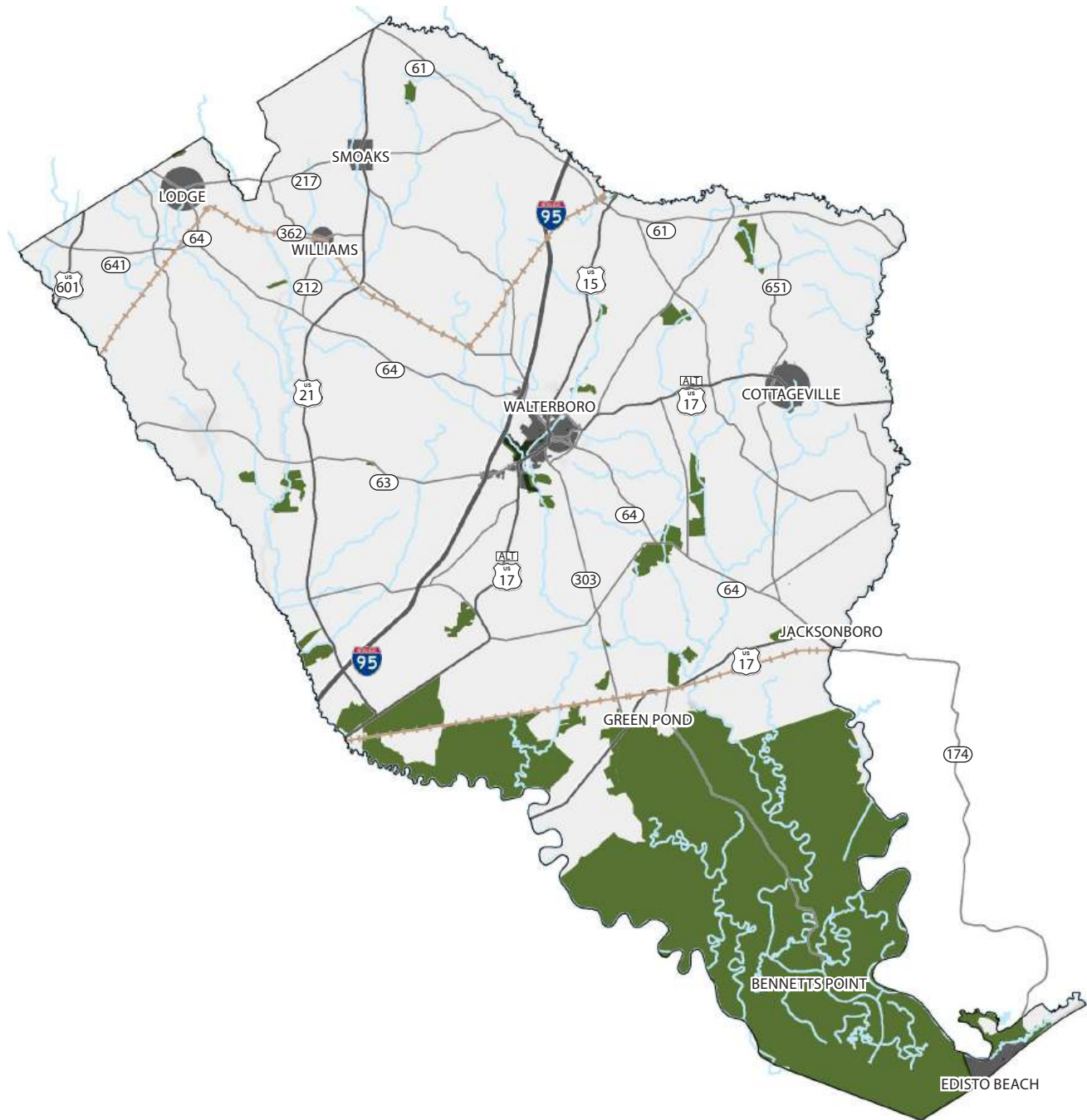
▼ **TABLE C.2 PROTECTED LAND**
Source: US Protected Areas Database


Protected Land	Acres	% of total
Federally Protected	4,937	3.5%
State of SC Protected	47,121	33.8%
Privately Protected	87,647	62.7%
Total	139,525	

**These areas include national wildlife refugees, private conservation land, local parks, local conservation areas, local recreation areas, state conservation areas, state historic and cultural areas, state parks, and any conservation easements established.*

▼ MAP C.3 PROTECTED LAND MANAGEMENT AND OWNERSHIP

Source: USDA NRCS Prime and Other Important Farmlands



 Protected Lands (Federal, State and Private)



10 MILES

Land Resources

In Colleton County, the land is the key asset. Farming, agriculture, and outdoor recreational activities, such as hunting and fishing, are a major part of the quality of life for residents. Colleton County covers approximately 678,500 acres (excluding offshore areas). Only around 2% of this total area is developed (residential, commercial, industrial, streets, etc.). Forested land accounts for nearly 1/3 of the county's land area, while wetlands occupy nearly 40%. Land used for agricultural purposes accounts for only 10% of the county.

The maps on the following pages include the Land Cover map, which displays general patterns, and the Prime Farmland map that identifies potentially productive farmland as defined by soil type.

▼ TABLE C.3 LAND COVER CLASSIFICATION

Source: Colleton County GIS

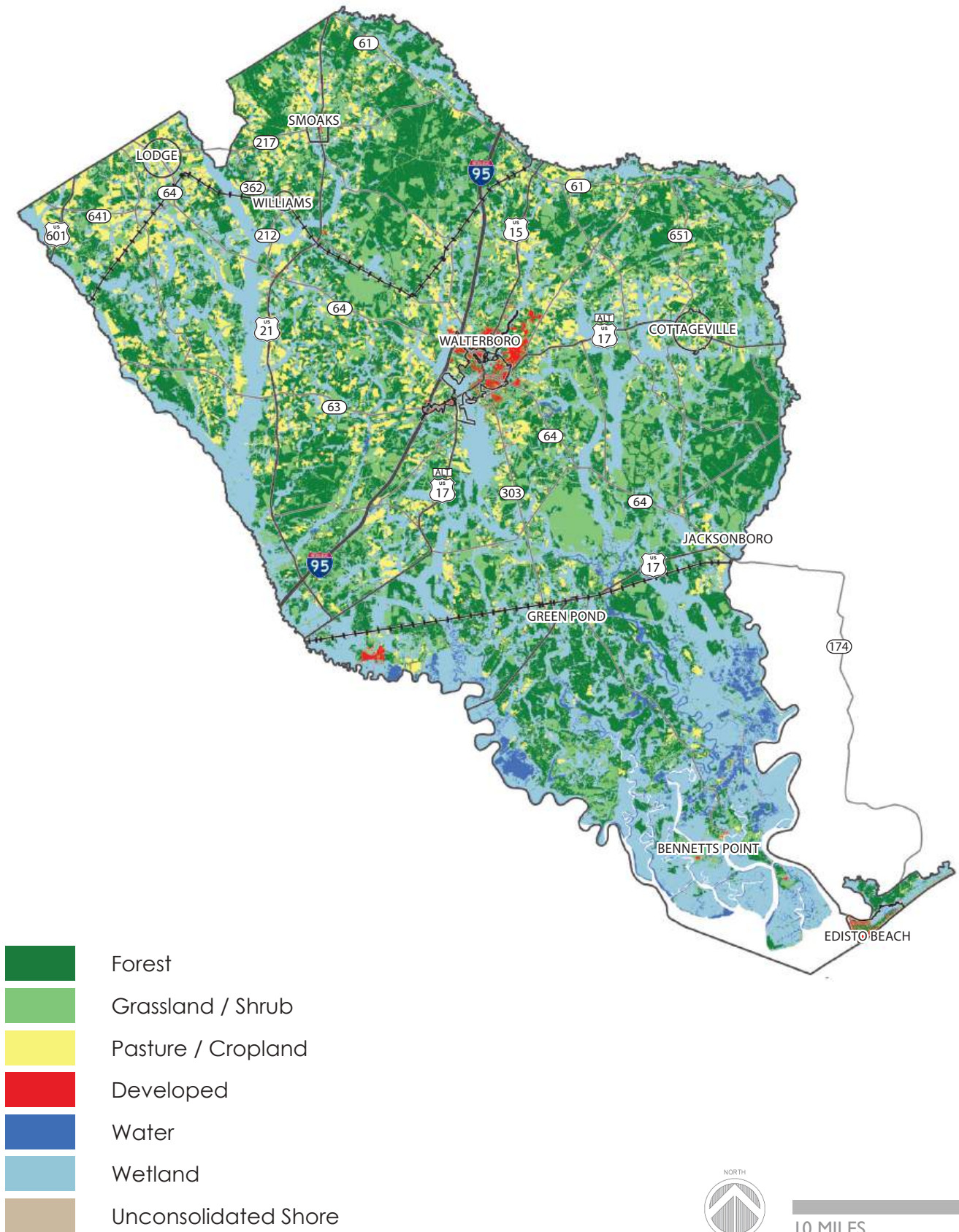
Land Use Category	Total Acreage	% of total
Forest	207,517	30.6%
Grassland/Shrub	111,520	16.4%
Pasture/Cropland	69,364	10.2%
Developed	11,933	1.8%
Water	12,508	1.8%
Wetland	265,529	39.1%
Unconsolidated Shore	166	0.1%

▼ TABLE C.4 FARMS AND AGRICULTURAL LANDS

Source: US Census of Agriculture 2012

Year	Land in Farms (Acres)	Total Cropland (Acres)	Number of Farms
1987	132,987	56,596	481
1992	126,370	60,223	502
1997	154,829	49,646	416
2002	137,460	35,930	495
2007	174,822	37,471	525
2012	187,722	45,862	530

▼ MAP C.4 LAND COVER



▼ MAP C.5 PRIME FARMLAND SOILS



** OLD PLAN HAD CROPLAND AND TIMBERLAND MAP INSTEAD



10 MILES

Soil Resources

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 3 major areas, which include:

Dominant sandy soils (Sand, Sandy Loam, Fine Sandy Loam) – 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 (Loam, Loamy Sand) – 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 are a sandy clay loam or sandy loam subsoil; water and air can move through the soil at a moderate to moderately rapid rate.

Dominant mucky and clayey soils (Mucky and Flooded, Tidal Marsh, Beaches)- soils are flooded daily or occasionally with salt water, or flooded for long periods with fresh water; some are organic soils and some are mineral soils normally having a clay content.

Wildlife Habitat and Fisheries

The wildlife habitat throughout Colleton County 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 as significant natural heritage 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.

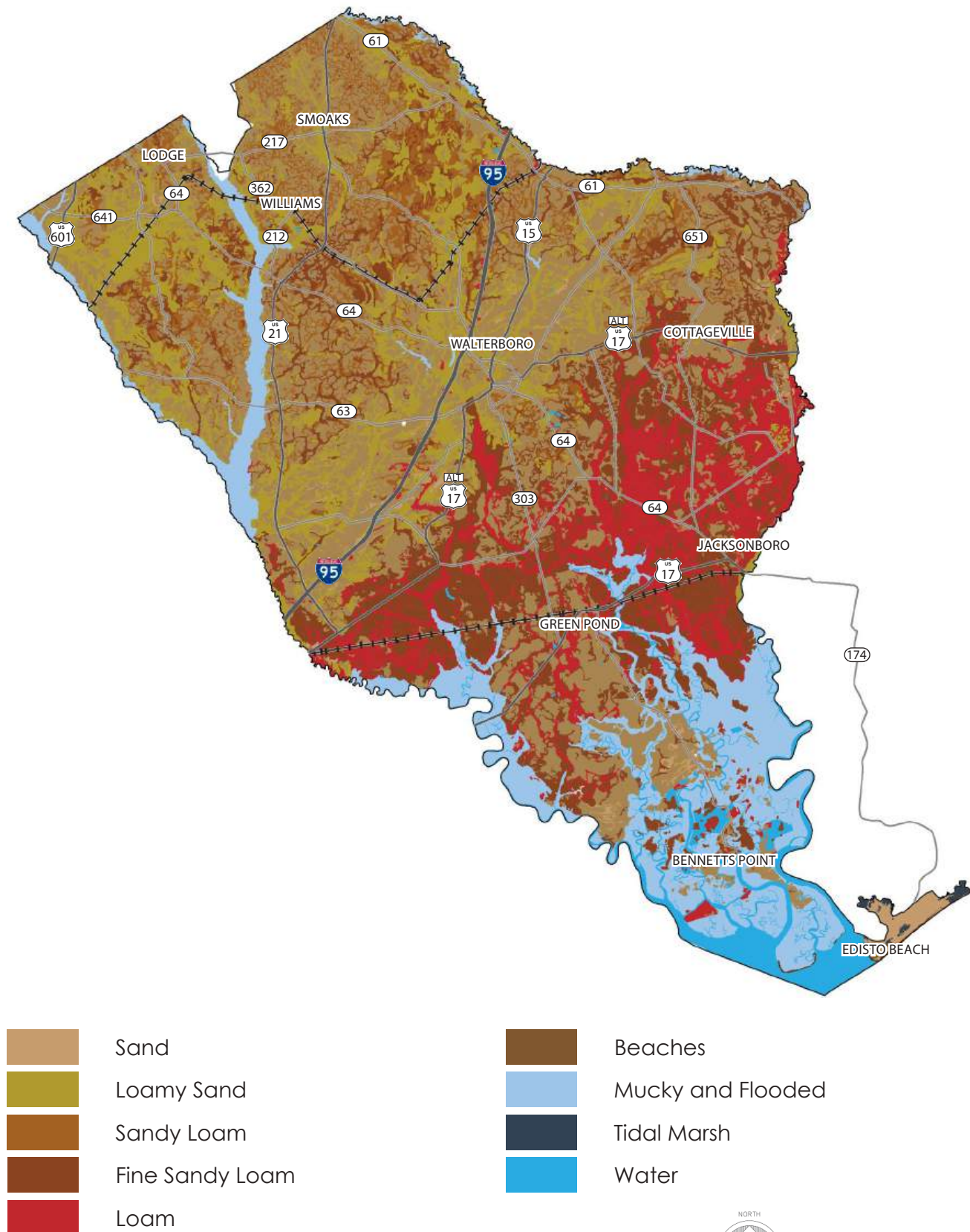
▼ MAP C.6 SOIL DRAINAGE CAPACITY



10 MILES

▼ MAP C.7 GENERAL SOIL TYPES

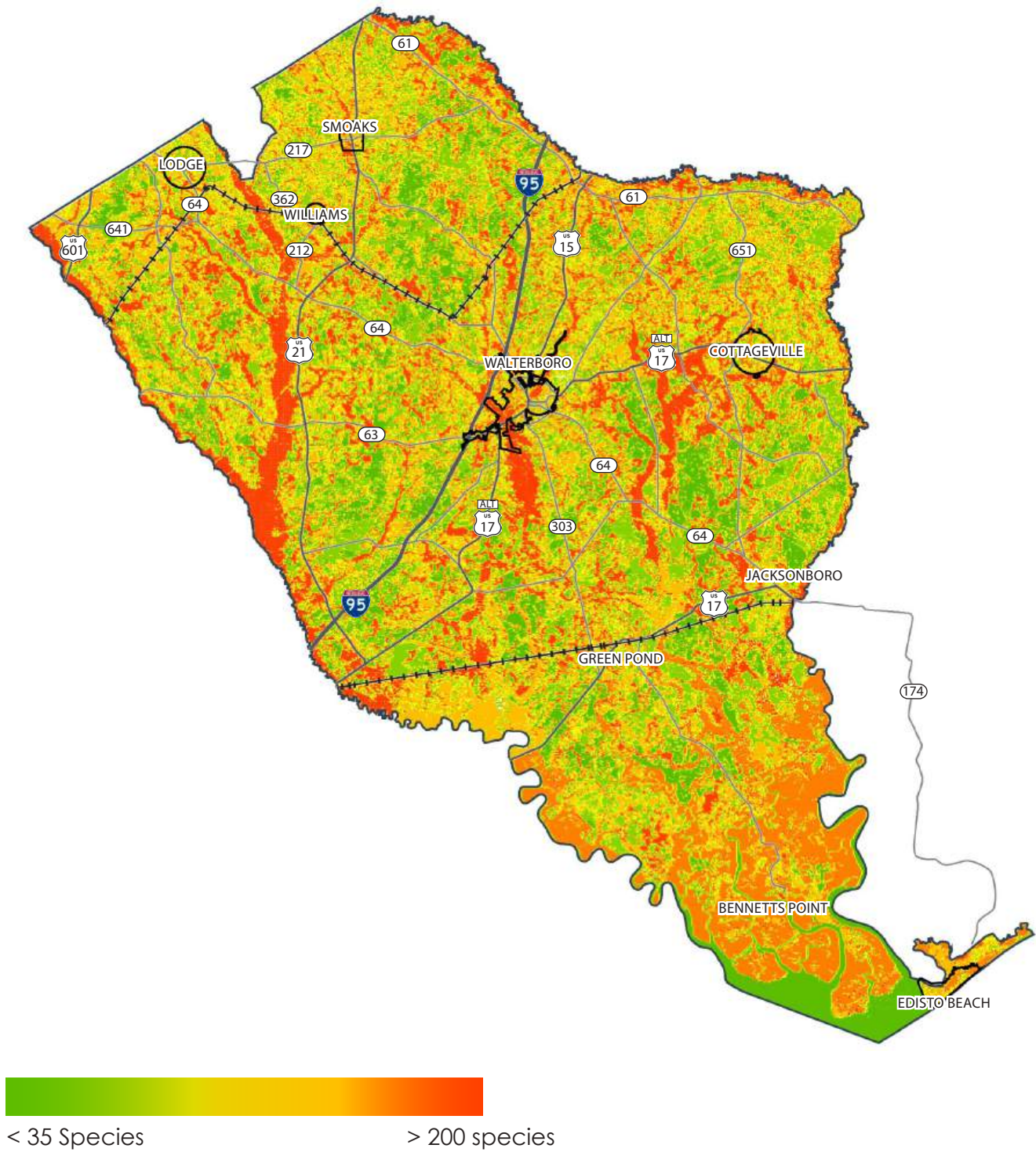
Source: USGS Soil Survey, SC Department of Natural Resources



10 MILES

▼ MAP C.8 BIODIVERSITY

Source: SC Department of Natural Resources



As part of the State Wildlife Grant, each state is required to prepare a comprehensive plan addressing the species that are deemed rare, threatened, lack management funding, and lack data and therefore require the greatest conservation need. This process resulted in SC's State Wildlife Action Plan which was last updated in 2015. Colleton County is located in the Carolina Flatwoods Eco-region. This region is defined to have less relief, wider upland surfaces, and larger areas of poorly drained soils than higher level eco-regions. The region is known to have more biological diversity and rare species than similarly situated eco-regions in North Carolina and Virginia. Common tree communities in the region include Pine Flatwoods, pine savannas, freshwater marshes, pond pine woodlands, pocosin, and some sandhills; however, much of this diversity has been taken over by Loblolly pine plantations due to the active forestry industry. While there are a large number of threatened and endangered species (plant and animal) within Colleton County, current conservation efforts in South Carolina have focused on the following 8 species:

1. Carolina Heelsplitter
2. Diamondback terrapin
3. Gopher tortoise
4. Manatee
5. Redeye bass
6. Robust redhorse
7. Sea turtles
8. Oysters

▼ TABLE C.5 RARE, THREATENED, AND ENDANGERED SPECIES (ANIMALS) IN COLLETON COUNTY

Source: SC Department of Natural Resources

Common Name	Federal Status	State Status	State Rank
Shortnose sturgeon	LE: Endangered	SE: Endangered	S3
Atlantic Sturgeon	LE: Endangered		S3
American Alligator	LT: Threatened	ST: Threatened	S5
Blueback Herring	ARS* Risk, Priority		S5
MacGillivray's Seaside Sparrow	ARS* Risk, Priority		SNR
Finback Whale	LE: Endangered	SE: Endangered	SNR
Red Knot	LT: Threatened		SNRN
Loggerhead	LT: Threatened	ST: Threatened	S3
Piping Plover	LT: threatened	SE: Endangered	SNRN
Wilson's Plover		ST: Threatened	S3
Green Sea Turtle	LT: Threatened	ST: Threatened	SNR
Spotted Turtle	ARS* Risk, Priority	St: Threatened	S5
Rafinesque's Big-eared Bat		SE: Endangered	S2
Eastern Diamondback Rattlesnake	ARS* Risk, Priority		S3
Monarch Butterfly	ARS* Risk, Priority		SNR
Leatherback Sea Turtle	LE: Endangered	SE: Endangered	SNA
Bluebarred Pygmy Sunfish			SNR
Atlantic Right Whale	LE: Endangered	SE: Endangered	SNA
Chamberlain's Dwarf Salamander	ARS* Risk, Priority		SNR
Atlantic Pigtoe	ARS* Risk, Priority	SE: Endangered	SH
Bald Eagle		ST: Threatened	S2
Southern Hognose Snake	ARS* Risk, Priority	ST: Threatened	SNR
Mississippi Kite			S4
Black Rail	LT: Threatened (proposed)		SNR
Kemp's Ridley Sea Turtle	LE: Endangered	SE: Endangered	SNA
Gopher Frog	ARS* Risk, Priority	SE: Endangered	S1
Humpback Whale	LE: Endangered	SE: Endangered	S1
Wood Stork	LT: Threatened	SE: Endangered	S1S2
Eastern Woodrat			S3S4
Island Glass Lizard			S1S2
Tricolored Bar	ARS* Risk, Priority		S1S2
Red-cocked Woodpecker	LE: Endangered	SE: Endangered	S2
Black-capped Petrel	LT: Threatened (proposed)		SNR
Least Tern		ST: Threatened	S3
Florida Manatee	LT: Threatened	SE: Endangered	S1S2
Eastern Creekshell			S4

▼ TABLE C.6 RARE, THREATENED, AND ENDANGERED SPECIES (PLANTS) IN COLLETON COUNTY

Source: SC Department of Natural Resources

Common Name	Federal Status	State Rank
Incised Groovebur		S2
Savannah Milkweed		S2
Bandana-of-the-everglades		S2
Widow Sedge		S2
Cherokee-Sedge		S2
Cypress-knee Sedge		S2
Nutmeg Hickory		S2
Ciliate-leaf tickseed	ARS* Risk, Priority	S1
Piedmont Flatsedge		S2
Green-fly Orchid		S3
Godfrey's Privet		S1
Georgia Frostweed		S2
River Bank Quillwort		S2
Pondberry	LE: Endangered	S2
Pondspice		S3
Boykin's Lobelia	ARS* Risk, Priority	S3
Carolina Bird-in-a-nest	ARS* Risk, Priority	S3
Canby's Dropwort	LE: Endangered	S2
Slender-leaved Dragon-head		SNR
Climbing Fetter-bush		S1
Springs Clearweed		SNR
Crestless Plume Orchid		S2
Sandhills Wild Petunia		S1
Tiny-leaved Buckthorn		S3
Powdery Thalia		S2

Acronyms to note:

S1: Critically Imperiled

S2: Imperiled

S3: Vulnerable

S4: Apparently Secure

S5: Secure

SNR: Unranked

SNA: Not Applicable

S#S#: Range

Natural Park and Recreation Resources

Colleton County, Edisto Beach, and the ACE Basin provide numerous outdoor recreational opportunities such as boating, swimming, bird watching, hiking, biking, hunting, fishing, and wildlife viewing. Currently, Colleton County has 12 waterways permitted as navigable water to be utilized for kayaking, canoing, and boating as well as one marina. Access to the rivers is provided by the 15 major boat ramps throughout the county. The County also contains areas of three state parks: Colleton State Park, Givhans Ferry State Park, and Edisto Beach State Park.

Other county recreational facilities are referenced in the Community Facilities section since the majority of recreational opportunities are located in and around Walterboro or provided through the schools.

Trail

Great Swamp Sanctuary Walking Trail

Located at 399 DeTreville Street, Walterboro, this 3.5 mile trail weaves through the over 600 acre Great Swamp Sanctuary. Boardwalks, bridges, walking and bike trails allow for the viewing of Lowcountry wildlife.

ACE Basin Greenway

A nature path along SC Hwy 303 that follows the old Atlantic Coast Railroad between Green Pond and Ashepoo Crossing at Clover Hill Road.

ACE Basin Walking Trail

Located at 280 Recreation Lane, Walterboro, the Ace Basin Walking Trail is comprised of more than 3 miles of existing trails which loop through and the around the ACE Basin Sports Complex.

Palmetto Rural Walking Trail

Located at 2471 N Jefferies Boulevard, Walterboro, the .5 mile trail serves as part of the cross-state Palmetto Trail, South Carolina's longest pedestrian and bicycle trail.

The Fee Farm Creek to Brickyard Landing Trail

Beginning at Fee Farm, the 13.7 mile kayak trail travels east along the creek under the Seacoast Rail Bridge, and by the historic Airy Hall Plantation. The entire kayak float lasts approximately 5-8 hours and changes from fresh to saline water along the path.

The Edisto River Canoe and Kayak Trail (Main Stem)

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

The Hutchinson Island Boating Trail

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

State Parks

Colleton State Park- Cypress Swamp Nature Trail

Located at 147 Wayside Ln, this 35 acre state park is one of the smallest state parks in South Carolina. The park has access to the Edisto River with a canoe and kayak trail. The park provides picnic areas, playgrounds, campgrounds, cabins, ballfields, volleyball courts, fishing, and hiking trails.

Edisto Beach State Park

Located at 8377 State Cabin Rd, Edisto Island, the 1255 acre state park includes 4 miles of ADA accessible trails. 1.5 miles of beach, picnic areas, campgrounds, cabins, and an environmental learning center.

Givhans Ferry State Park

Located at the boarder of Dorchester County, the State park allows camping, hiking, canoing and access at the mouth of the Edisto River

Other

Great Swamp Sanctuary

Located at 399 DeTreville St, Walterboro, the 600 acre sanctuary provides a network of boardwalks, hiking, biking, and canoe trails for visitors and locals to observe Lowcountry wildlife.

Discovery Center

Serving as headquarters for the Great Swamp Sanctuary, the Discovery center provides visitors with information about species and habitats in Lowcountry swamps through displays and exhibits as well as has an outdoor amphitheater. The center is located at 100 S Jefferies Blvd.

Boat Ramps

The following list includes the boat ramps located within Colleton County that are registered with the South Carolina Department of Natural Resources:

1. Brickyard Ferry on the Ashepoo River
2. Live Oak at Big Bay Creek
3. Bennett's Point at Mosquito Creek
4. Price's Bridge on Horseshoe Creek
5. Cuckholds at Folly Creek
6. Chessie at Folly Creek

7. West Bank on the Edisto River
8. Lowndes on the Edisto River
9. Sullivan's Ferry on the Edisto River
10. Long Creek on the Edisto River
11. Good Hope on the Edisto River
12. Mars Old Field on the Edisto River
13. Field's Point at Combahee River
14. Old Chehaw on Chehaw River
15. And a Public ramp on the Combahee River

Hunting and Fishing

In order to hunt or fish in Colleton County a person must possess a state issued license which is valid for either 1 or 3 years. For hunting, a SCDNR approved hunter education course must also be completed before a license can be obtained.

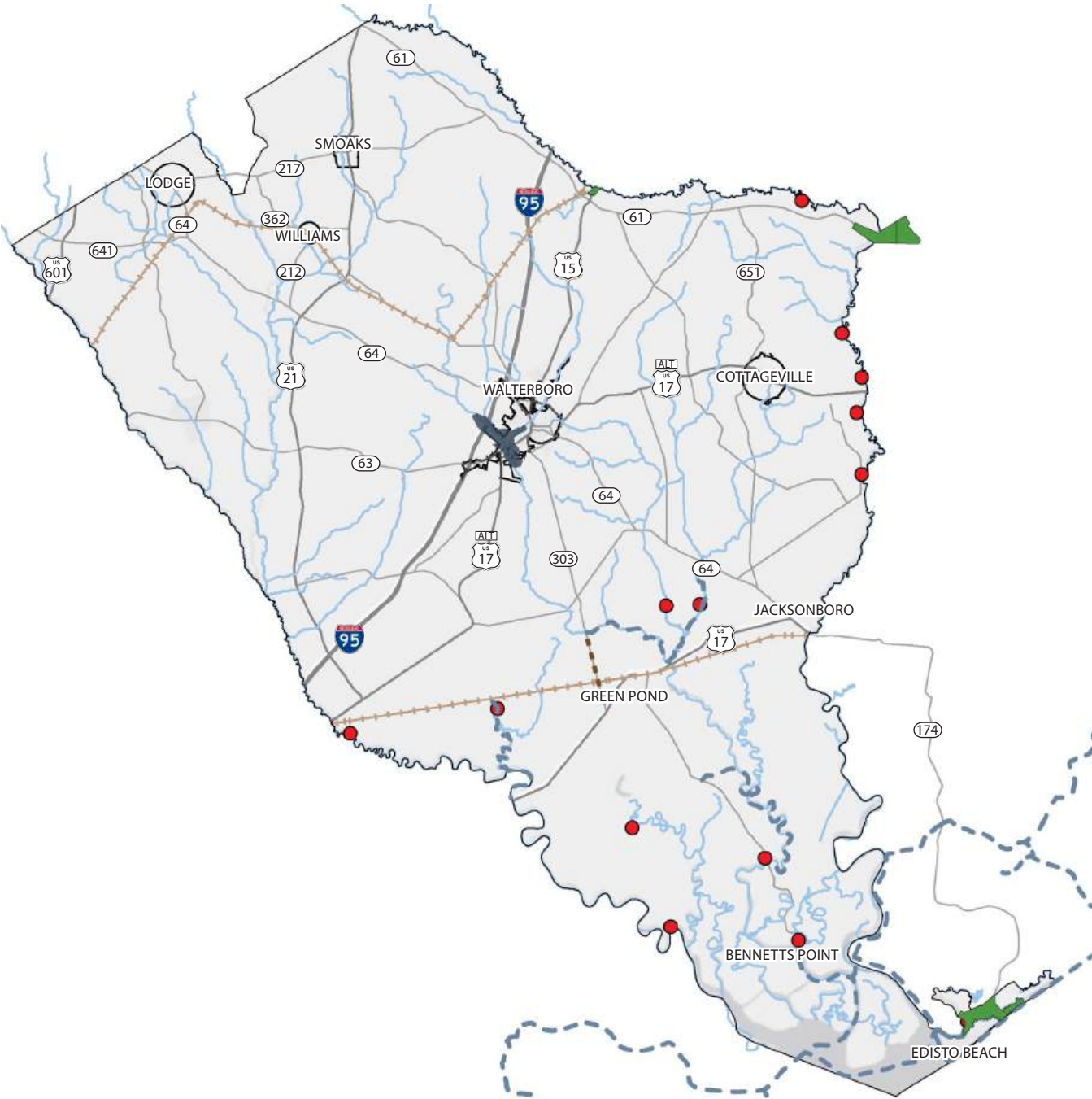
The Department of Natural Resources divides the state of South Carolina into 4 gaming zones for hunting with established seasons, limits, and methods for private land. Colleton County is located in game zone 3 along with Aiken, Allendale, Bamberg, Barnwell, Beaufort, Berkeley, Calhoun, Charleston, Dorchester, Hampton, Jasper, Lexington, Orangeburg, and Richland. The following Wildlife Management Areas (WMA) are located in Colleton County:






- Bear Island WMA: archery, gun hunts, hog hunts (with dogs), and small game(including raccoon and opossum)
- Donnelley WMA: Deer archery, Deer gun hunts, hog hunts (with dogs), dove, and small game (including raccoon and opossum)
- South Fenwick Island: Deer Archery

In Colleton County there is only one bank access site for fishing, located in Colleton State Park at the Edisto River. The site contains picnic shelters, picnic tables, restrooms, and 15 paved parking spaces; however, it is not deemed handicap accessible. The most common fish found in the saltwater bodies include the Redfish, Black Drum, Trout, Sheepshead, False Albacore, Bluefish, Black Seas Bass, King mackerel, Wahoo, and Tuna.

▼ MAP C.9 NATURAL RECREATION

Source: SC Department of Natural Resources



-  Boat Access
-  State Park
-  Great Swamp Sanctuary
-  Kayak/Canoe Trail
-  Ace Basin Greenway



10 MILES

Observations

- Colleton County has significant water resources, with over 1,500 miles of streams, rivers and other drainageways (18 miles are navigable), as well as 75 square miles of surface water in the county.
- 370 square miles of the county are within areas that have a 1% annual chance, or greater, of inundation from floodwaters, with nearly half of this area located south of US 17.
- Around 20% of the total area of the county (139,525 acres) has been conserved or protected from development by a federal, state or private entity that either owns the land or has an easement limiting the development of the property.
- Almost 70% of the county is comprised of forests and wetlands, while only 2% of the county's land area has been developed.
- The number of active farms in Colleton County increased between 1987 and 2012, as did the total acreage of land contained in farm properties. The amount of farm land used for crop production actually decreased by 10,000 acres during this period.
- Colleton County contains almost 71,000 acres of prime farmland soils, representing around 10% of the total land area of the county.
- Poorly drained soils present challenges to urban growth around Walterboro and the I- 95 corridor.
- The coastal and wetland areas of the county host significant biodiversity, with many rare, threatened and endangered species in existence.
- The recreational opportunities (hiking, hunting, fishing, boating, etc.) provided by the county's natural environment and conserved lands play a vital role in the tourism economy.



COLLETON COUNTY

FOUNDED 1682

ELEMENT D.
HISTORIC AND
CULTURAL
RESOURCES

D



HISTORIC AND CULTURAL RESOURCES

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 County.

Historic Background

Colleton County has a rich cultural heritage, dating back to its establishment as one of the original South Carolina counties in 1682. However there is some discrepancy among historical documentation as to which one of the original Lord proprietors that Colleton County is named after. What we do know is that it was named after either Sir John Colleton or Sir Peter Colleton, each bearing the Colleton family name. At the time of its founding, all formal business was conducted in Charles Town (modern day Charleston), while Colleton County and the colony's other counties were used to define the location of property. The original Colleton County was abolished in 1768 after the District Court Act was passed. Colleton County was then reestablished in 1785 with the passage of the 1785 County Court Act, but that never became operational and the County was abolished again in 1798.

Prior to English settlement, the region was inhabited by Native Americans, which is reflected in the names of places and geographical features such as the Ashepoo, Combahee, Edisto, and Salkehatchie Rivers. Although, there is very little recorded information about the initial English residents and settlements along these rivers, in about 1701, approximately 400 acres was granted to John Jackson, which later became a settlement of 113 lots in the 1740s and a well-established place with nearly 60 dwellings by 1780. This settlement, which became known as "Jacksonborough" by 1803, was established near an unsuccessful colonial town named Pon Pon, which was located along the last twenty-miles of a portion of the Edisto River named the Pon Pon River. Some of the earliest ruins from the Pon Pon settlement, including the Pon Pon Chapel, built in 1725, are listed on the National Register of Historic Places.

As the early settlements grew, the primary economic driver was the export of commodities such as animal skins, naval stores and livestock. Agricultural products, specifically rice cultivation, became important commodities in Colleton County. The area provided the right environmental conditions for cultivating large quantities of rice and with the knowledge of rice-growing techniques provided by the slave laborers from Africa, resulted in the further development and growth of the agricultural industry (Kovacik, South Carolina: A Geography, p. 72). A fine grade of indigo was produced further inland. The agricultural products produced in Colleton were shipped from the nearby port of Charleston, creating

substantial wealth and making South Carolina the wealthiest British colony along the North American mainland. During the last quarter of the eighteenth century, Colleton County had developed several small villages, mostly along the coast, and Walterboro further inland, which had become a summer retreat primarily for rice planters seeking relief from the heat and swampland environment. In addition, Jacksonborough was the first county seat and served as the meeting place for the state legislature in 1782, while Charleston was occupied by the British and Round O was headquartered by patriot Nathanael Greene.

Not long after the Revolutionary War, present day Colleton County, called a "district" at that time, was created by the General Assembly in 1800. While many changes had occurred, the economic base and culture remained centered around African slave labor and rice exports, with cotton replacing indigo as the second most important crop. By 1860, the Colleton District's population was comprised primarily of slaves (over 3/4) and it had the sixth-highest per capita wealth found in the state.

With the onset of the Civil War, many of the men in the County went off to fight. After the war, white and black people alike faced difficult transitions into a new way of life. Many of the plantations fell into disrepair, causing a shift from inland to tidal cultivation. Only those plantation owners with considerable finances were able to persevere, which resulted in a concentration of wealth among the Lowcountry Plantations. After the war, fertilizer manufacturing provided a quick boost, while the timber industry steadily grew, and agriculture remained the focus of Colleton's economy.

In 1869, nearly 13,000 acres were made available to freed slaves in Colleton County from the South Carolina Land Commission. While a small number of the county's residents experienced wealth, overall, prosperity eluded both races as the culture shift continued. Throughout the first half of the 20th century, black and white children attended separate schools, with the overall well-being of the educational system suffering with poor facilities, lack of money and teachers, wide-ranging attendance issues and an outflow of young people from the county, especially the black population. By the 1930s, during the Great Depression, the unemployment rate in Colleton County had grown to more than thirty percent.

During the Second World War, the Walterboro Army Air Base was established in 1942 on what was then known as Anderson Field. The base was used to train pilots, including the now-famous Tuskegee Airmen. By the end of the war in 1945 the Walterboro Army Air Base closed and served as a local airport. Due to the expansion of other agricultural practices, industries, and development, the County experienced moderate, yet steady growth through the end of the 20th century, and was buoyed by the completion of the last sections of Interstate 95 in 1978.

Another significant development at the end of the 20th century was the ACE Basin project, which is named after the county's three major rivers, the Ashepoo, Combahee and Edisto. This area is located in the southern third of the county. The ACE Basin project began in 1988 as a partnership between private landowners, conservation organizations (The Nature Conservancy and Ducks Unlimited) and state and federal agencies (SC Wildlife and Marine Resources Department and the US Fish and Wildlife Service). Private landowners have voluntarily entered into conservation easements to help maintain and preserve the quality of habitats within the ACE Basin and sustain the diversity of natural systems and wildlife. Many of these lands belong to private hunting and waterfowl preserves. Private lands have also been donated, acquired through fee-simple ownership and through the purchase and resale of easements. It has become one of the most significant and innovative land protection efforts in the United States. The ACE Basin project, although not focused on historic preservation, has seen its land conservation efforts help to preserve many historic structures and sites, and has helped to cultivate a preservation ethic throughout the area.

Almost 20 years into the 21st century, Colleton County is still experiencing slow to moderate growth. Because the county is adjacent to one of the fastest growing metropolitan areas in the state, the growth pressures have remained along its eastern border with Charleston County. Many of Colleton County's natural resources, which made it historically prosperous, impede significant growth into many areas across the county. Areas around Walterboro and Cottageville are the primary areas of the county that will most likely experience any significant increases in population growth. Agriculture will continue to be a productive part of the economy, while its future impact on the county is not completely known.

Farming and River Heritage

The South Carolina National Heritage Corridor 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 in the ACE Basin, including unique views of plantations such as Bluff Plantation, which was featured in the movie "Forrest Gump."The following list contains the locations in the county which are part of the heritage trail.

- Bear Island Wildlife Management Area 585 Donnelley Drive, Green Pond
- Bee City 1066 Holly Ridge Lane, Cottageville
- Colleton State Park, Walterboro

- Breland Hill Farms, Ruffin
- Donnelley Wildlife Management Area north of SC 303 and US 17, Green Pond
- Edisto Interpretive Center, Edisto Beach State Park
- Great Swamp Sanctuary adjacent to South Jefferies Boulevard just north of Interstate 95, Walterboro
- SC Artisans Center 334 Wichman Street, Walterboro

African American Heritage

Colleton County is home to several historic African American Heritage sites (listed below), which offer opportunities for exploration and learning about the traditions of the African American culture. In addition, the Gullah Geechee Cultural Heritage Corridor follows the coastal areas of Colleton and the ACE Basin.

- Jericho School located on Secondary Road 35 in Cottageville
- St. James the Greater Catholic Church off of Road 4 in Ritter
- Tuskegee Airmen Monument at the Walterboro Airport Highway
- Dr. Martin Luther King Jr. Parade, Sunday prior to holiday

Historic and Cultural Places and Events

The 1995 Colleton County Historical and Architectural Inventory lists over 1,500 buildings, sites, and structures of significance, nearly half of which predate 1917, including over 200 historic plantations. 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.

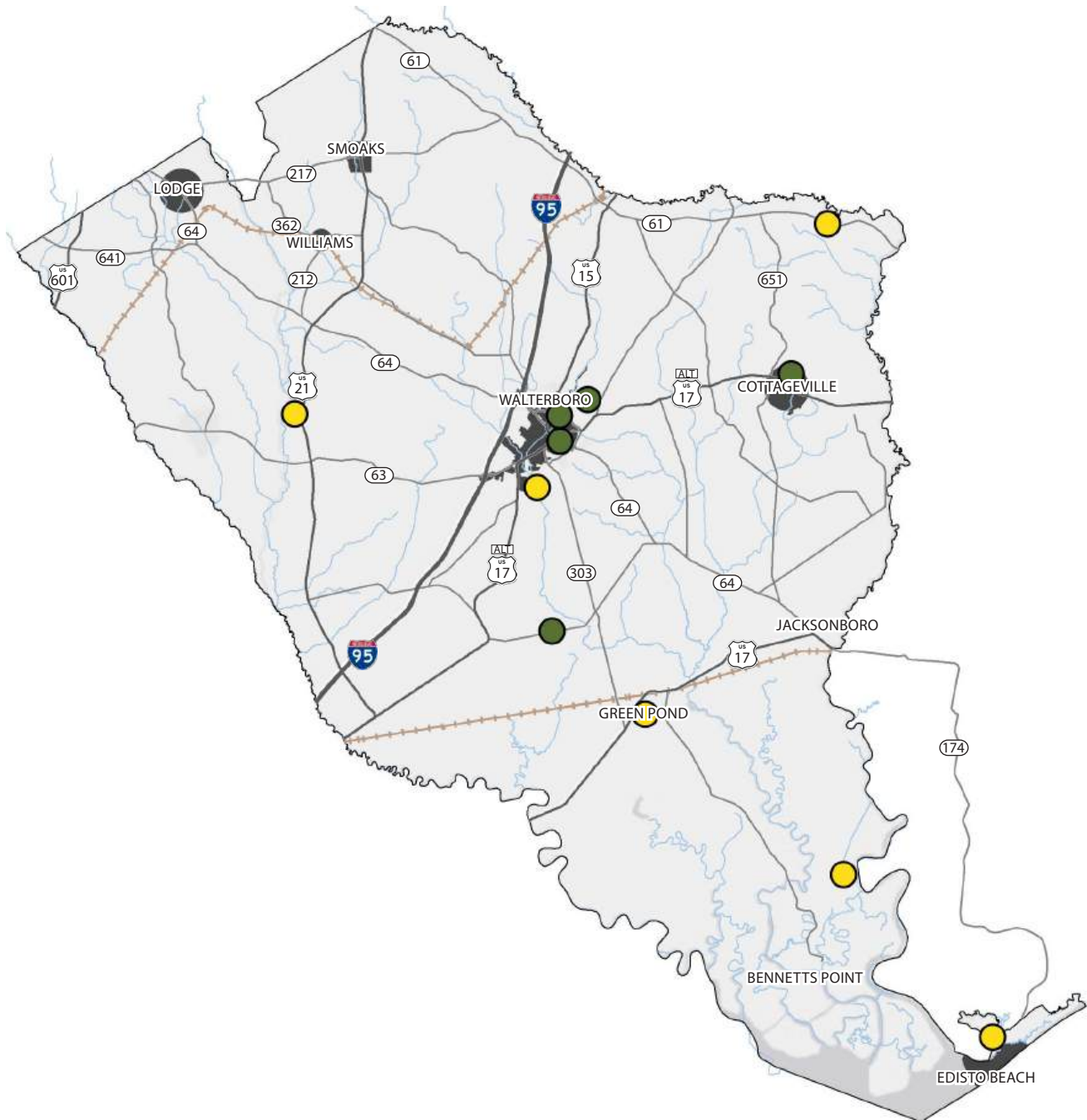
National Register of Historic Places

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, as listed below:

- Colleton County Courthouse (Corner of Hampton Street and Jefferies Street, Walterboro)
- Hickory Valley Historic District (Roughly bounded by Ireland Creek, Jefferies Boulevard, Wichman Street, Verdier Street, and Ivanhoe Street, Walterboro)

▼ MAP D.I HERITAGE SITES

Source: SC Department of Natural Resources



- African American Heritage
- Farm and River Heritage



10 MILES

- Hotel Albert Commercial Block (29, 539,545 E Washington Street, Walterboro)
- Old Colleton County Jail (Jefferies Boulevard, Walterboro)
- Pon Pon Chapel (Northwest of Jacksonboro on Parker's Ferry Road, Jacksonboro)
- Ravenwood Plantation (SC 64, 9 miles east of SC 458, Neyles)
- Walterboro Historic District (Roughly bounded by Jefferies Boulevard, Sanders Street, Black Street, Church Street, Valley Street, and Lemacks Street, Walterboro)
- Walterboro Historic District Boundary Increase (807 Hampton Street, Walterboro)
- Walterboro Library Society Building (801 Wichman Street, Walterboro)
- Williams, Tom, House (.25 miles west of Williams on SC 362, Williams)

Other Historic Sites

- The Bedon Lucas House
- The Little Library
- Catholic Hill
- The Nullification House
- The Historic Burial Site of Colonel Isaac Hayne
- The Walterboro Army Airfield and Tuskegee Airmen
- Bethel Presbyterian church Cemetery
- Parker's Ferry Battlefield
- St. James the Greater Catholic Mission
- Spanish Mount Point (Edisto Beach State Park)

Museums, Libraries, and Galleries

- Colleton Museum 239 North Jefferies Boulevard, Walterboro
- SC Artisans Center 334 Wichman Street, Walterboro
- Colleton County Memorial Library 600 Hampton Street, Walterboro
- Colleton County Memorial Library 71 Station Court, Edisto Beach
- University of South Carolina- Salkehatchie Library, East Campus, Walterboro

Celebrations and Events

- Colleton County Rice Festival annual festival in downtown Walterboro the last full weekend of April
- Spirit of the River Festival, paddle and event to celebrate the Edisto River
- Re-enactment of the Battle of Parker's Ferry at Bluefield Plantation.
- FestiVELO bicycling festival
- Walterboro Corn Festival in honor of the history of corn in Colleton County
- General Assembly met in Old Jacksonborough in 1782 at the Masonic Lodge and the Tavern of Peter Dubose
- George Washington visited in May 1791 and stayed at Duharra Plantation.

Sources: Colleton County Historical and Preservation Society, National Register of Historic Places, South Carolina Lowcountry Festivals

Plantations

- | | | |
|----------------------|----------------------------|-------------------------|
| • Airy Hall | • Bennett's Point | • Buer's Savannah |
| • Amsterdam | • Bissell | • Buncome |
| • Anderson Island | • Blake Place-Yemmasee | • Buzzard's Roost |
| • Antwerp-Green Pond | • Blue House | • Calf Pen- White Hall |
| • Antwerp- Heyward | • Bluefield-Jacksonboro | • Carn |
| • Ashe | • Bluff- Plum Hill | • Caspary Place |
| • Ashepoo | • Bluff-Wayne | • Cattell Island |
| • Ashland | • Blythe Haven | • Cedar Grove- Edisto |
| • Auckland | • Board House-Yemmasee | • Cedar Hall |
| • Balls | • Bolder Island | • Cedar Hill |
| • Baracado | • Bolens Point | • Cherokee-Yemmasee |
| • Barracada | • Bonnie Doone- Walterboro | • Chickesee |
| • Baynard | • Bonny Hall | • Cinnamon Hill |
| • Bear Island | • Brick | • Clitherall |
| • Bee Hive | • Brick House | • Clover Hill |
| • Beech Hill | • Browns | • Cockfield-White Hall |
| • Belleville | • Bruan's Spring | • Coe- Yemassee |
| • Bellevue | • Buckhead | • Cold Shoulder |
| • Benjo | • Buckner | • Concert Hall- Fenwick |

- Cooks Hill
- Copenhagen
- Corkfield
- Cox's
- Creighton Hill
- Crowfield
- Cut
- Cypress
- Dalton
- Dawn of Hope
- DeHon
- Devil's Hole
- Dodge- Bennett's Point
- Drainfield
- Duharra
- Fairlawn
- Fee Farm
- Field's Point
- Fishburne- Round O
- Fountainbleau
- Forloun Hope
- Godfrey
- Goff
- Golgotha
- Great Swamp- Walterboro
- Green Meadows
- Grove-White Hall
- Hamburg
- Hard's
- Hayne Hall- Jacksonboro
- Hazelwood
- Hickory Hill
- High Point
- Hill Place
- Hope-Jacksonboro
- Horseshow
- Hutchenson
- Hutchenson Grant
- Hutchinson Island
- Hutton
- Hywassee
- Island Creek
- Jenkins
- Jones
- Laurel Springs- White Hall
- Lavington and Bugbee
- Lewisburg
- Lifeland
- Little Swamp (Bamberg)
- Llandoverly
- Long Brow
- Magwood
- Marsh
- Mary's Island
- Maybank
- Means
- Middle Place
- Middleton's
- Molcena
- Mount Ararat
- Mout Hope
- Mount Pleasant
- Munster
- Musselborough Island
- Myrtle Grove
- Newton
- Neyle
- O'Brian
- Oak hurst
- Oak Lodge
- Oregon
- Otranto
- Otter Island
- Palmetto
- Paul
- Pear Hill
- Peter Smith
- Pine Hill
- Plnebury
- Pleasant Hill
- Plum Hill
- PocoSabo-Green Pond
- Pon Pon
- Preston
- Prices
- Pringle Field
- Pyne
- Ravenwood
- Retreat
- Rice Hope- Jacksonboro
- Riverside
- Rixons
- Rock Spring
- Rose Hill
- Rosinwood
- Rotterdam
- Round O
- Salkehatchie
- Saltcatchers

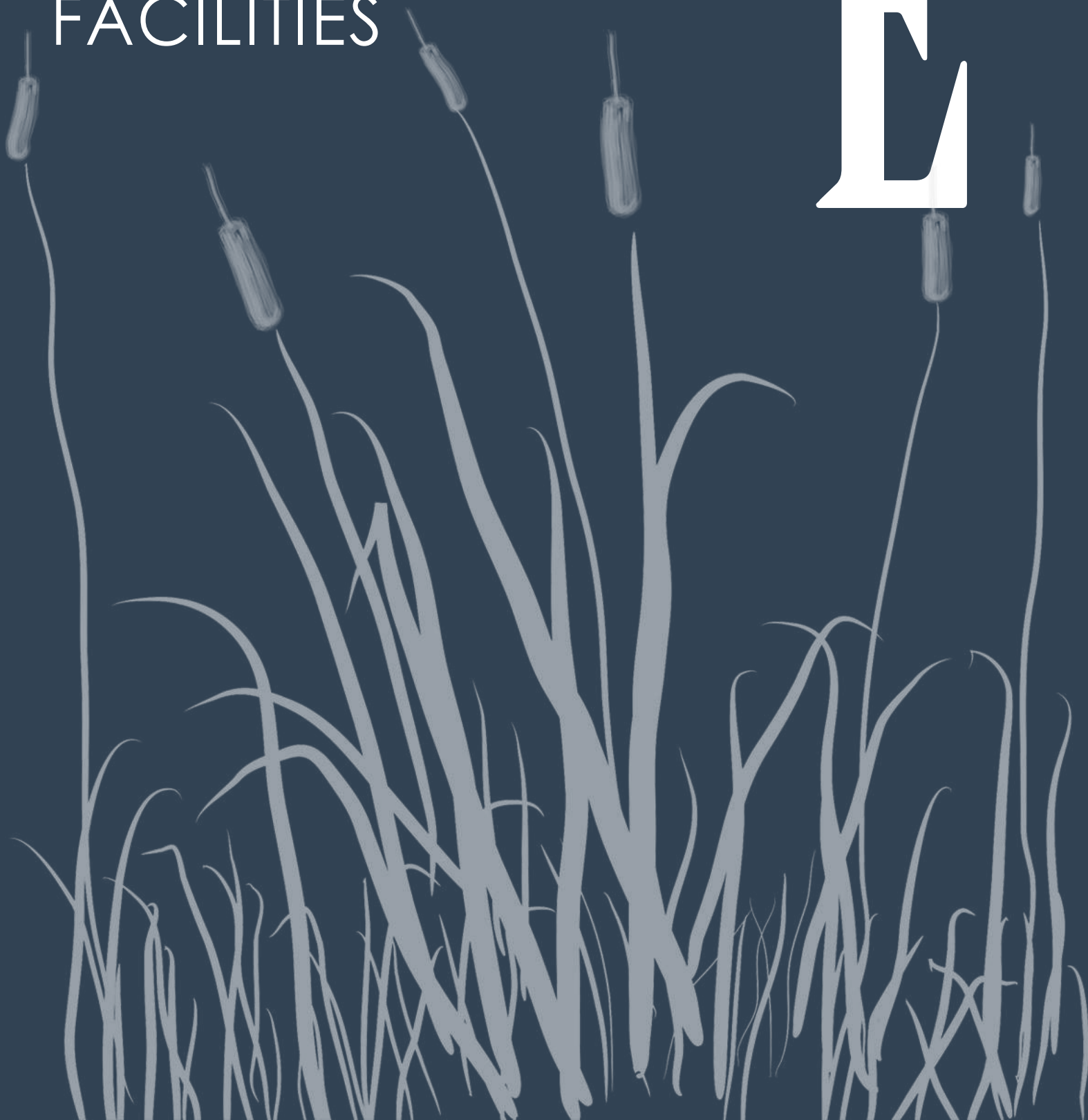
- Samson Island
- Sanders Hill
- Sandhills
- Savage
- Savannah
- Screven Hill
- Sheridan
- Sherwood
- Shifnal
- Slandorny
- Smilies
- Smithfield
- Snug It Is
- Social Hall
- Society
- Spell
- Stocks
- Springfield
- Sycamore
- Tar Bluff
- Tilly Island
- Vanderhorst
- Village
- Vineland
- Vineyard
- Ving-et-Un
- Viz Hillsborough
- Walnut Hill
- Warren island
- West Bank
- Whaley White Hall
- Whitmarsh
- White House
- Whitehouse
- Wilton
- Woodburne
- Woodford
- Woodlands
- Woodstock
- Wrixham
- Yellow House
- Youghall

Observations:

- The ACE Basin is a national model for land conservation and protection efforts.
- The 1995 Colleton County Historical and Architectural Inventory lists over 1,500 buildings, sites, and structures of significance, nearly half of which predate 1917, including over 200 historic plantations. There are nearly 200 plantations identified in Colleton County
- The South Carolina National Heritage Corridor includes many cultural, river and farming heritage sites throughout the ACE Basin.
- Colleton County offers many African American Heritage attractions that include the famous Tuskegee Airmen Monument. In addition, the Gullah Geechee Cultural Heritage Corridor follows the coastal areas of Colleton and the ACE Basin.
- Opportunities exist for tourists interested in learning more about historic events and sites in Colleton County
- Opportunities exist to expand film sites in Colleton County that take advantage of the preserved lands and historic sites and buildings found throughout the county.

ELEMENT E.
COMMUNITY
FACILITIES

E



COMMUNITY FACILITIES

Introduction

This section identifies the County's public facilities and services. This element includes water supply, treatment, and distribution; sewage system and wastewater treatment; parks and recreation facilities; solid waste collection and disposal; fire protection; educational facilities; emergency medical services; governmental facilities; libraries; and other cultural facilities that are needed for continued success in the county.

Inventory and Analysis

WATER SUPPLY, SOURCE, TREATMENT, AND DISTRIBUTION

One of the main purposes of the Community Facilities section is to identify public services and facilities such as water supply, treatment, and distribution and analyze how supportive that infrastructure is for future population projections and development patterns.

In Colleton County, the City of Walterboro has the only water supply, treatment, and distribution system. The Walterboro system draws from nine well sources which draw from aquifers including the Tuscaloosa Aquifer, Mendendorf Aquifer, Floridan Aquifer, and Black Creek Aquifer. The Walterboro system serves over 11,000 people with a 1.8 million gallons per day (MGD) average use and 1.3 MGD use of waste water treatment. Water lines are present in most of the city with lines extending out Bell's Highway up to Ruffin, a line extending north to 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 Use and Capacity-City of Walterboro (Main Public Water and Sewer Supplier)

Water Treatment

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

Waste Treatment

- 2.64 MGD Capacity
- 1.3 MGD Average Use
- 1.34 Excess Capacity

Another major water provider is the City of Edisto Beach which serves over 5,500 individuals (including seasonal peaks). However, because of its geographic location, the City of Edisto Beach is unable to serve additional areas in the County.

The primary water supply for Colleton County residents in the unincorporated areas of the County is groundwater provided by privately owned, on-site water wells. The majority of residents using the City of Walterboro or City of Edisto Beach public water supply live within those cities. Additionally the majority of County's residents rely on a septic tank for sewage disposal. Most new residential development in the county utilizes a well and septic formula for its water supply and wastewater disposal.

For water sourcing, Colleton County is part of the Department of Health and Environmental Control (SCDHEC) Lowcountry Capacity Use Area. This Area was established by the South Carolina Water Resources Commission as one of four Capacity Use Areas in South Carolina. The Area covers Jasper, Beaufort, Colleton, and Hampton counties. The SCDHEC created an Initial Groundwater Management Plan to help facilitate ground water management through strategies and goals ensuring the long term sustainability of the Aquifers in the Lowcountry area. Currently, Colleton County is permitted to withdraw groundwater for 2 golf courses, 8 irrigation uses, and 3 public water permits. The reported use from these permits in 2015 totaled 3,002.87 million gallons. Groundwater use in Colleton County is divided among several aquifers with 59% from the Crouch Branch Aquifer and 20% from the Gordon Aquifer, the remaining use is split between the Floridan and McQueen Branch aquifers.

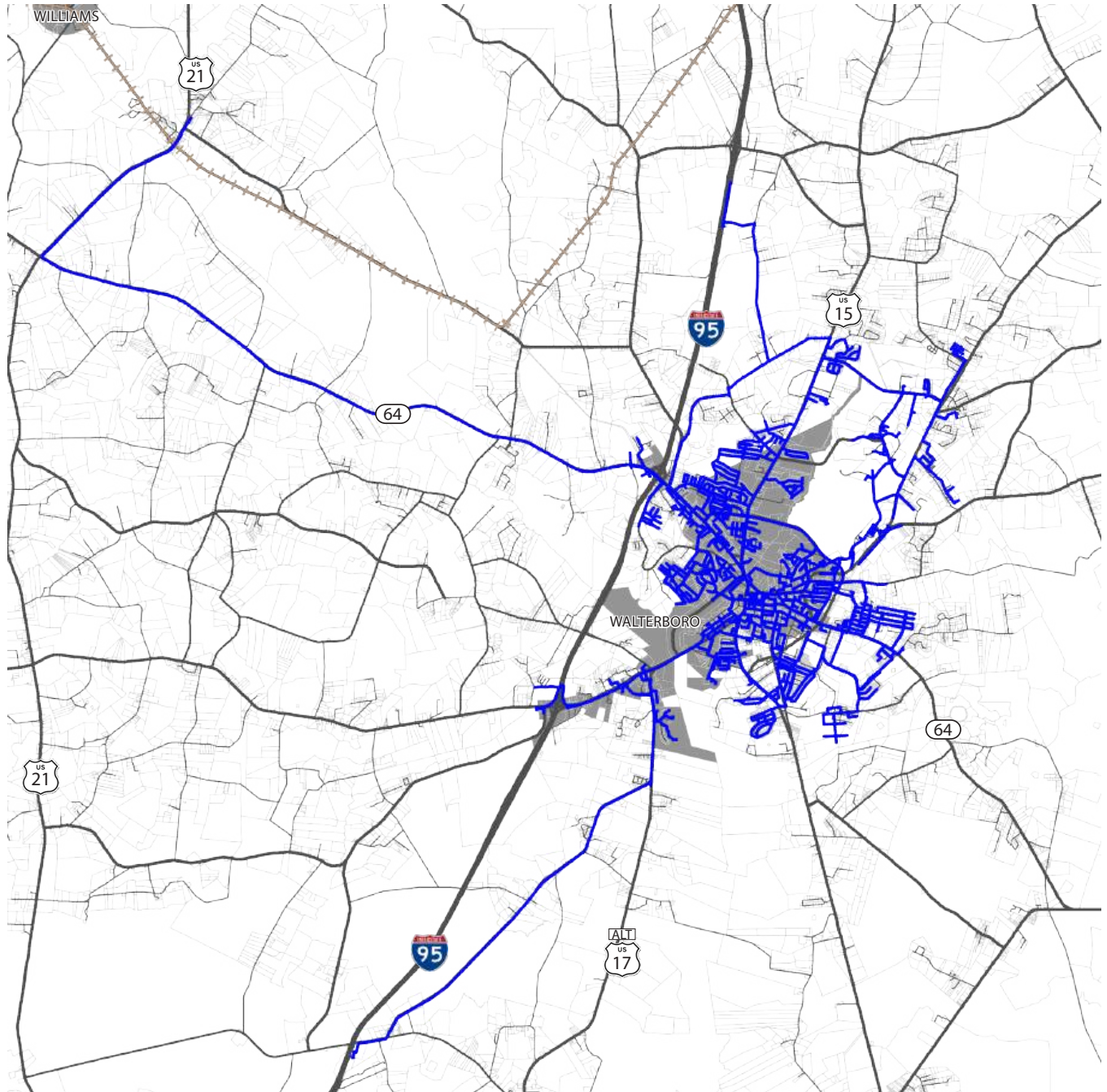
Recommendations for Immediate Water and Sewer Expansion

The County and City of Walterboro are currently undertaking a project to loop the water lines along Ruffin Road and 64 in order to set up the area for potential future development. Additionally there are plans to expand the sewer lines if needed to attract economic development opportunities such as an industrial site. While the wastewater capacity is sufficient for current needs, the city is planning on expanding the wastewater treatment plant to a 5.5 MGD capacity as a buffer for future development and emergency preparedness; however, it is not funded at this time.

Areas of the county adjacent to Walterboro and around Cottageville have a greater potential for development given their proximity to Charleston County, fewer environmental constraints, and greater potential for utility/infrastructure expansions.

The City and County should continue to work together on all future economic development efforts to ensure the availability of water and sewer service in potential growth areas.

▼ MAP E.1 COLLETON COUNTY WATER LINES LOCATED WITHIN THE WALTERBORO VICINITY



Water Lines

Roads

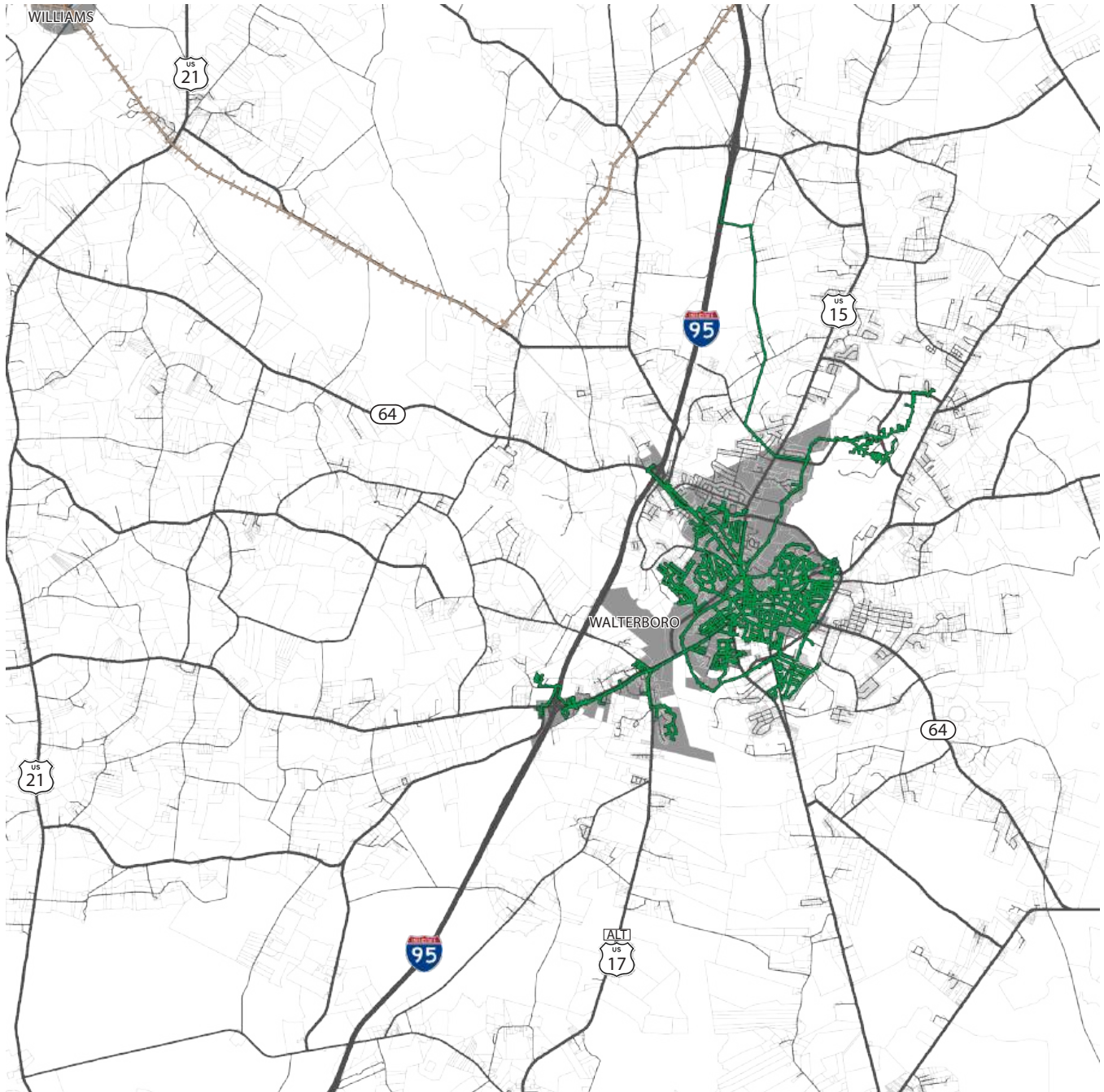
Parcels

Cities



4 MILES

▼ MAP E.2 COLLETON COUNTY SEWER LINES LOCATED WITHIN THE WALTERBORO VICINITY



- Sewer Lines
- Roads
- Parcels
- Cities



4 MILES

SOLID WASTE MANAGEMENT

In 2005, Colleton County completed a solid waste management plan which projected the needs of the county through 2025. This plan was updated in 2009. The goal is to help the community protect human health and the environment through managing its solid waste in an efficient and economical manner. Fines and penalties are set up to prevent illegal dumping and littering within the County. Colleton County Solid Waste oversees the operation and maintenance of all the Convenience Centers in the County used for garbage disposal and recycling.

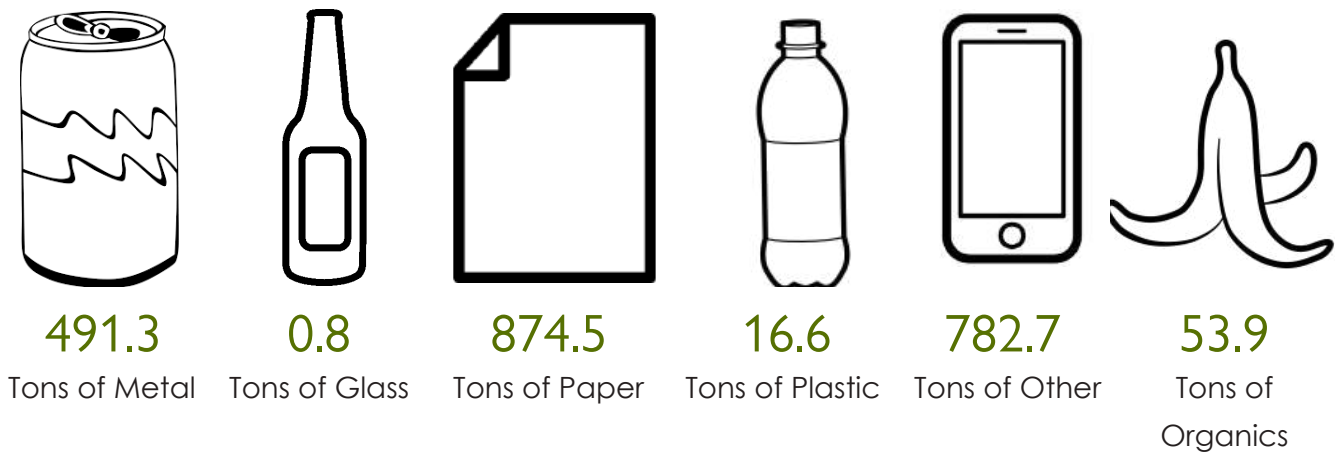
Colleton County has 14 manned Convenience Centers. The Centers are used for the collection of garbage and recyclables, as well as offering a motor oil collection program, and educational programing throughout the community. Municipal waste is transported directly or via the Colleton County Transfer Station to the Oakridge Landfill L.L.C. in Dorchester for disposal. Yard debris is transported to the Colleton County Construction, Demolition, and Land Clearing Debris Landfill.

Recycling

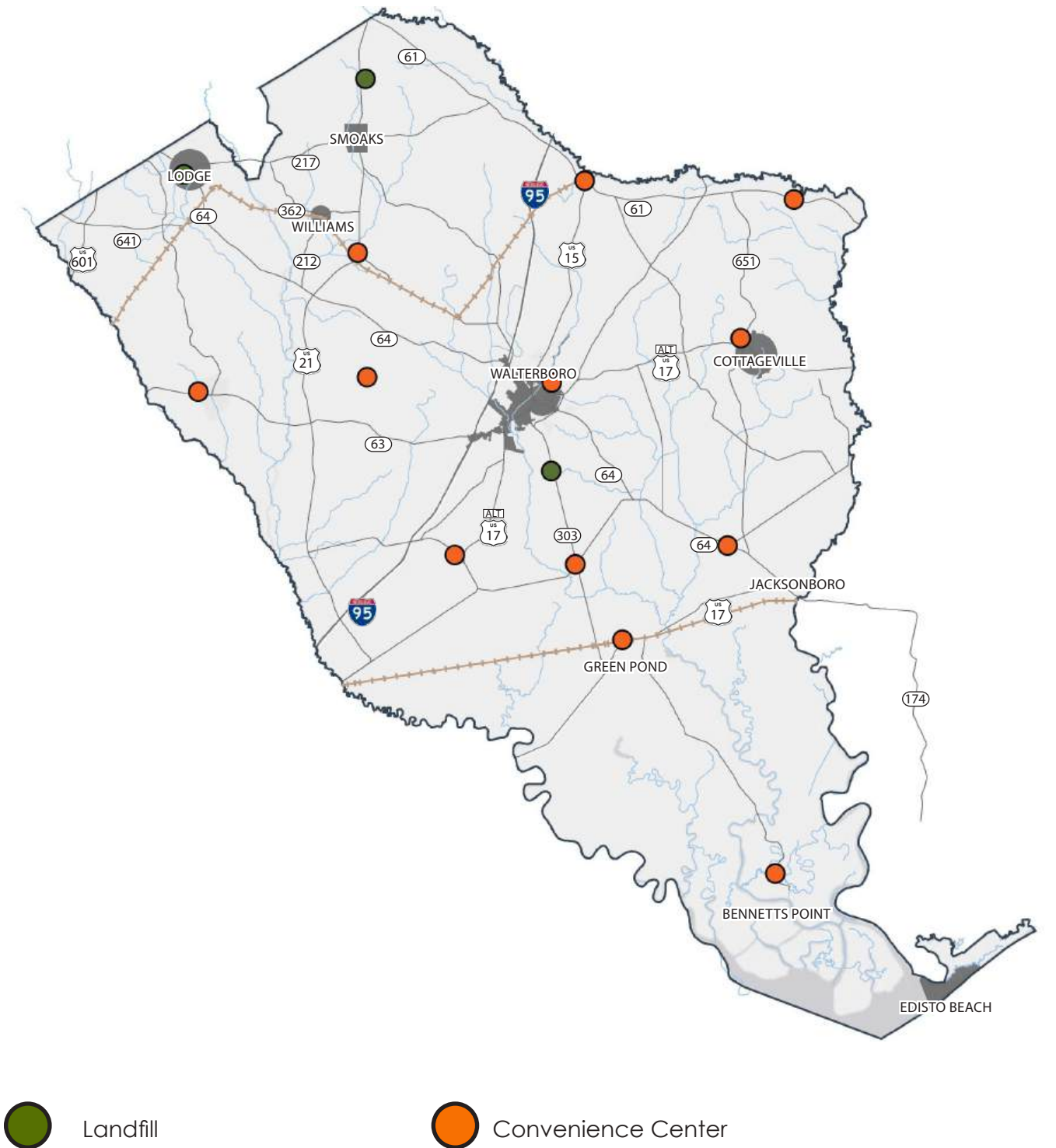
According to the South Carolina Solid Waste Management Report for 2017, Colleton County had a recycling rate of 5.5% with an average of 0.32 pounds per person per day which is exceptionally low compared to the state. Because the recycling rate in the County is so low, the waste disposal rate is significantly above the State waste reduction goal of 3.25 pounds per person per day. The state's goal for the coming year is to recycle at least 40% of its municipal solid waste. Recycling data collected counts glass, metal, paper, plastic, organics, co-mingled and other miscellaneous items.

▼ FIGURE E.1 COLLETON COUNTY RECYCLING BY TYPE 2017

Source: SC Solid Waste Management Report 2017



▼ MAP E.3 COLLETON COUNTY LANDFILLS AND CONVENIENCE CENTERS



▼ TABLE E.1 COLLETON COUNTY AND STATE MSW SUMMARY

Source: SC Solid Waste Management Report 2017

AREA	POPULATION	RECYCLING RATE	RECYCLED (PPD)	DISPOSED (PPD)	RECYCLED TONS	DISPOSED TONS
Colleton	37,923	5.5%	0.3	5.5	2,219	38,051.7
South Carolina	4,961,119	28.7%	1.5	3.6	1,325,823.5	3,295,359.8

Solid Waste Transfer and Processing

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 previously mentioned, the County transfers the majority of its solid waste to Oakridge Landfill in Dorchester County, SC. In 2017 Colleton disposed 12 tons of waste at the Berkeley County Landfill, 157 tons of waste at the Hickory Hill Landfill, and 22,426 tons at Oakridge.

Recommendations for Future Solid Waste Management

Solid waste management is currently sufficient to meet the needs of the county residents over the plan horizon. The county is not planning any major changes to the system at this time.

EDUCATIONAL FACILITIES

Facilities Overview

Currently there are 11 public schools within the Colleton County School District. This includes 6 Elementary Schools, 1 Middle School, 1 High School, and 1 Career technology Center. The total number of students served by the County School District is approximately 5,724.

Elementary Schools

Bells Elementary

2017 Enrollment: 337

12088 Bell's Hwy, Ruffin

Cottageville Elementary

2017 Enrollment: 533

648 Peirce Rd, Cottageville

Northside Elementary

2017 Enrollment: 574

1929 Industrial Rd, Walterboro

Middle School

Colleton County Middle School

2017 Enrollment: 1,222

1379 Tuskegee Airmen Dr, Walterboro

Other

Thunderbolt Career & Technology Center

Student Enrollment: 800

1069 Thunderbolt Dr, Walterboro

Private Schools

Kindergarten to 12th Grade

Colleton Preparatory Academy

North Walterboro Christian Academy

Faith Baptist Academy

New Hope Christian School

Community Christian Academy

Forest Hills Elementary

2017 Enrollment: 667

633 Heirs Corner Rd, Walterboro

Hendersonville Elementary

2017 Enrollment: 374

6089 Hendersonville Hwy, Walterboro

Black Street Early Childhood Center

2017 Enrollment: 378

256 Smith St, Walterboro

High Schools

Colleton County High School

2017 Enrollment: 1,659

150 Cougar Nation Dr, Walterboro

Work force Training

Colleton Career Skills Center

1085 Thunderbolt Dr, Walterboro

Higher Education

University of South Carolina-Salkehatchie

Length of Education: 2 Year with 4 year degrees offered in Liberal Studies, Organizational Leadership, Nursing, and Elementary Education

2017 Enrollment: 1,100

▼ **TABLE E.2 2017 ENROLLMENT PERCENTAGES AND GRADES OF SCHOOL AGED CHILDREN, COLLETON COUNTY**

Source: U.S. Census, American Community Survey

	PUBLIC	PRIVATE
Population ≥3 years enrolled in school	92.2%	7.8%
Nursery School, Preschool	89.3%	10.7%
Kindergarten to 12th Grade	92.3%	7.7%
Kindergarten	91.1%	8.9%
Elementary: 1st to 4th	92.0%	8.0%
Elementary: 5th to 8th	91.5%	8.5%
High School: 9th to 12th	93.5%	6.5%

▼ **TABLE E.3 PROJECTED SCHOOL ENROLLMENT**

Source: U.S. Census, American Community Survey, Bike and Pedestrian Master Plan

2010	2020	2030	2040	PROJECTED GROWTH
ENROLLMENT				2010-2040
6,331	6,350	6,399	6,463	1.0%

▼ **TABLE E.4 COLLETON COUNTY SCHOOL DISTRICT STATE REPORT CARD FOR SCHOOL ENVIRONMENT**

Source: South Carolina Office of Research, SC report cards

	2017	2018
Total Number of Teachers	376	358
Average Teacher Salary	\$44,459	\$44,931
Student to Teacher ratio in core subjects	24:1	23.6:1
Percentage of Students in gifted and talented program	N/A	19.4
Chronic Absenteeism Rate	N/A	18.2
Prime Instructional time	86.1%	86.5%

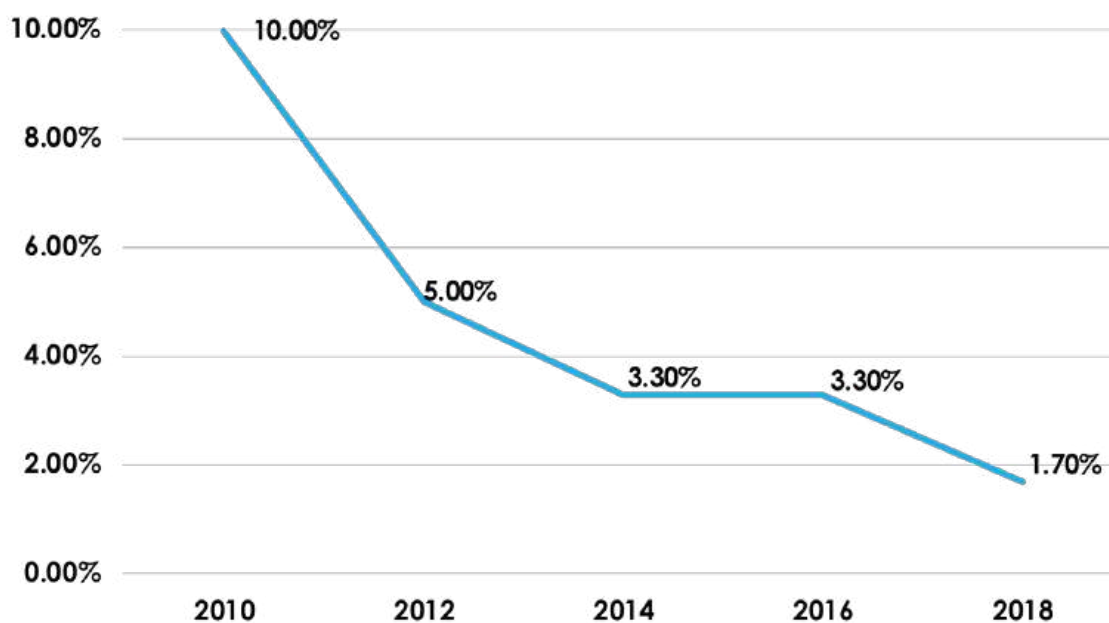
▼ TABLE E.5 COLLETON COUNTY SCHOOL DISTRICT STATE REPORT CARD FOR ACADEMIC ACHIEVEMENT

Source: South Carolina Office of Research, SC report cards

	DISTRICT	STATE
Students meeting or exceeding in English/ language Arts	22.4%	41.7%
Students meeting or exceeding in Mathematics	22.5%	44.6%
Students scoring a C or higher in English	48.3%	53.9%
Students scoring a C or higher in Algebra	45.6%	60.5%
Diploma Earners who are College or Career Ready	63.3%	69.8%
Graduation Rate	85.0%	81.0%

▼ FIGURE E.2 COLLETON COUNTY SCHOOL DISTRICT DROP OUT RATE 2010-2018

Source: South Carolina Office of Research, SC report cards



School Facility Updates and Plans

The Colleton County School District Five Year Strategic Plan 2016 - 2021 recommends an evaluation of existing facilities to assist in the development of a long-range comprehensive facility plan for the District. The strategic plan also recommends the evaluation of current and future enrollment trends to ensure the District is meeting the needs of the County and supporting the District's goals. The strategic plan does not anticipate any new facilities at this time.

GOVERNMENT FACILITIES

Current Government Facilities

The Colleton County Facilities Management Department maintains all county owned buildings, grounds, and boat landings (boat landings listed in Natural Resources section). The primary County facilities are listed below:

Council Chamber/ Museum	109 Benson Street
Voter Registration.....	115-A Benson Street
Public Defender	115 Benson Street
County Jail	22 Klein Street
Padgett House (Magistrates)	40 Klein Street
Memorial Library.....	600 Hampton Street
Coroner's Building	609 Black Street
Harrelson Administration Building	31 Klein Street
Probate Building.....	200 Washington Street
Court House	100 Hampton Street
Main Headquarters for Fire Rescue/Fleet.....	113 Marble T Willis Street
Solid Waster Headquarters/ Landfill.....	3288 Greenpond
South Carolina Artisan's Center	318 Wichman St
Animal and Environmental Control	330 Poor Farm Road
County Museum.....	506 E. Washington Street
Farmer's Market	514 E. Washington Street
Commercial Kitchen.....	514 E. Washington Street
Colleton County Medical Center	501 Robertson Blvd

PARKS AND RECREATION FACILITIES

Trail

ACE Basin Greenway

The ACE Basin Greenway is a 1.8 mile nature path along SC Highway 303 that follows an old Atlantic Coast Railroad bed and runs underneath a beautiful pine woods canopy.

Colleton Medical Center Footpath

Located at 501 Robertson Boulevard, Walterboro, this .25 mile path provides recreation opportunities for visitors and employees of the Medical Center

Colleton County High School Track

Located at 150 Cougar Nation Drive, Walterboro, the .25 mile track serves the Colleton County High School.

Colleton County Middle School Track

Located at 1379 Tuskegee Airman Drive, Walterboro, the .25 mile track serves the Colleton County Middle School.

Playgrounds & Parks

Hendersonville Elementary Playground

Located at 6089 Hendersonville Highway, the elementary school offers basketball courts, swings, and a playground.

Shaniyah Burden Memorial Park

Located at 207 McDaniel St., The park includes a playground, benches, and basketball court.

Gladys-Whidden Park

Located at 200 Lakeside Drive, Walterboro, the park includes a pond, picnic tables, and a small playground.

Mayfield Terrace Park

Located at Dowling Avenue and DeTreville Road, This park offers a playground and gazebo.

Pinckney Park

Located at Hampton Street and Miller Street, this park includes a playground and picnic area.

Sankey D. Maree Park

Located at 211 Gruber Street, this park includes a playground, picnic area, ball area, and basketball court.

Fitness and Recreation

Fit-life Fitness Center

This gym and health club is located at 302 Medical Park Drive, Walterboro.

Curves Fitness Center

This women specific gym is located at 1102 N Jefferies Blvd, Walterboro.

SC Karate-Do Institute

Located at 103 Heirs St, Walterboro, the gym serves as a Martial Arts School.

Colleton County Fitness Center

Located at 280 Recreation Lane in the Ace Basin Sports Complex, the new fitness center contains state of the art fitness equipment available to members.

Sport

ACE Basin Sports Complex

Located at 280 Recreation Lane, Walterboro, the Colleton County Recreation Center offers seasonal youth and adult sports, gymnastics, volleyball, karate, and Weight Watchers. The complex includes a fitness center, picnic area, playground, 7 ball fields, football field, basketball courts, and a soccer field.

Campus B Tennis Courts

Located at Colleton Loop, the Tennis Courts serve Colleton Middle School.

Forest Hills Tennis Courts

Located at Ireland Hills Drive and Shamrock Drive, these Tennis courts serve Forest Hills Elementary School and the public.

Northside Elementary Basketball Courts

Located at 1929 Industrial Rd, Walterboro, the basketball courts serve Northside Elementary School.

Cougar Fields

Located at 150 Cougar Nation Drive, Walterboro, the Colleton County High School provides a track, baseball fields, tennis courts, and a soccer field.

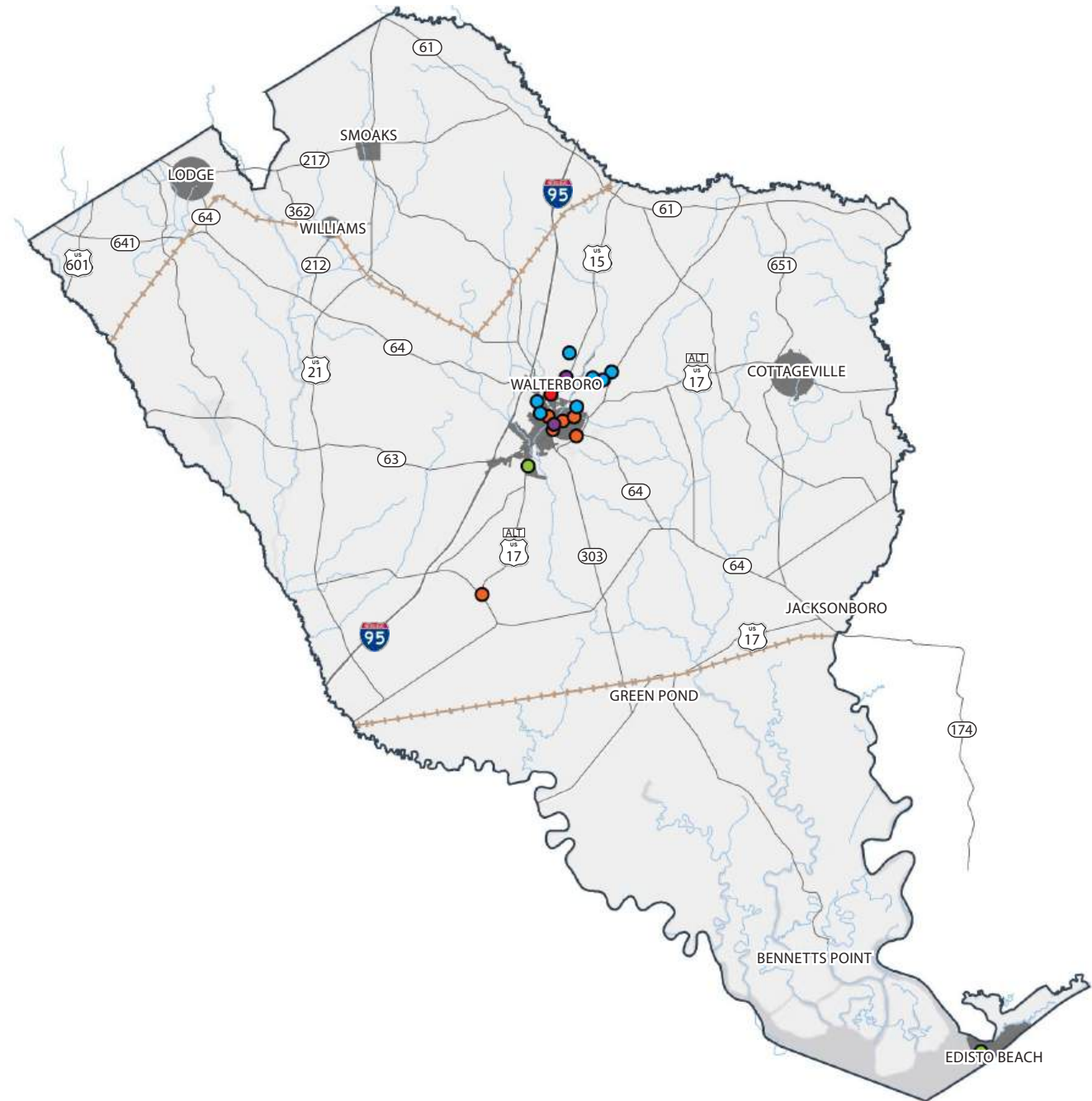
Forest Circle Ball Park

Public ballparks are located on Dean St, Walterboro.

Walterboro Soccer Complex

Located at 1465 Sidneys Rd, Walterboro, the Walterboro Soccer Complex is home to the Walterboro Soccer club, the Wildfire. The complex includes 9 soccer fields and restrooms.

▼ MAP E.4 COLLETON COUNTY PARKS AND RECREATION



- | | | | |
|---|-----------------------|---|--------------|
|  | Trails |  | Golf Courses |
|  | Playgrounds |  | Fitness |
|  | Sports and Recreation | | |



10 MILES

Golf Courses

Dogwood Hills Country Club

A County-owned municipal golf course with 9 holes located at 1 Dogwood Lane, Walterboro.

The Plantation Course at Edisto

Located at 19 Fairway Dr, Edisto Island, and built in 1973, the Plantation Course, previously known as Edisto Golf Club, is open to the public and it has a full 18 holes.

FIRE PROTECTION, EMERGENCY MEDICAL SERVICES, AND EMERGENCY PREPAREDNESS

Fire Rescue

The Fire Rescue Service in Colleton County was established in 1994 to provide emergency services throughout the county. The area of coverage encompasses 1054 square miles. Due to the large coverage area, the department is one of the largest ISO Class 4 Fire Departments in the United States. The department operates from 30 fire stations comprised of 250 volunteers and 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).

The Fire Rescue Service provides the following 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
- Technical level Hazardous material Mitigation
- Technical Rescue/ Extrication
- Water Rescue and Recovery
- Confined Space and High Level Rescue
- Aviation Crash Rescue

The department has experienced tremendous growth in the past decade including the construction of nine new fire stations to extend coverage to several rural communities and reduce the ISO classification countrywide. Since 2009 two new facilities have been established: Station 31 located in Cottageville, and Station 32 located in the Sidney's area.

All career staff are cross-trained as Firefighters and Emergency Medical Technicians (Basic, Intermediate, or paramedic) improving operations for the citizens. Because of the cross-training, Fire Rescue is the sole provider of Emergency Medical Services/ Emergency Ambulance Transports within Colleton County as well as is licensed as an Advanced Life Support/ Paramedic Level Emergency Medical Service. All ambulances are staffed with at least one emergency medical technician, including at least one paramedic and equipment with cardiac medication, 12 -Lead ECG, CPAP, advanced airway management, and the ability to perform Rapid Sequence Intubation (RSI) in extreme emergencies.

Because the Fire Rescue operates as an emergency responder, they do not provide non-emergency transports or inter-facility transports which are typically handled by private ambulance services.

The total number of ALS ambulances operated by Fire Rescue is six, five serve Colleton's mainland and one serves Edisto Island. The majority of transports within the county are directed to Colleton Medical Center, the only hospital located in Colleton County. Critical patients are often transported to the closest Charleston County Hospital by private ambulance or helicopter after being stabilized. The Edisto ambulance generally transports patients to Charleston County.

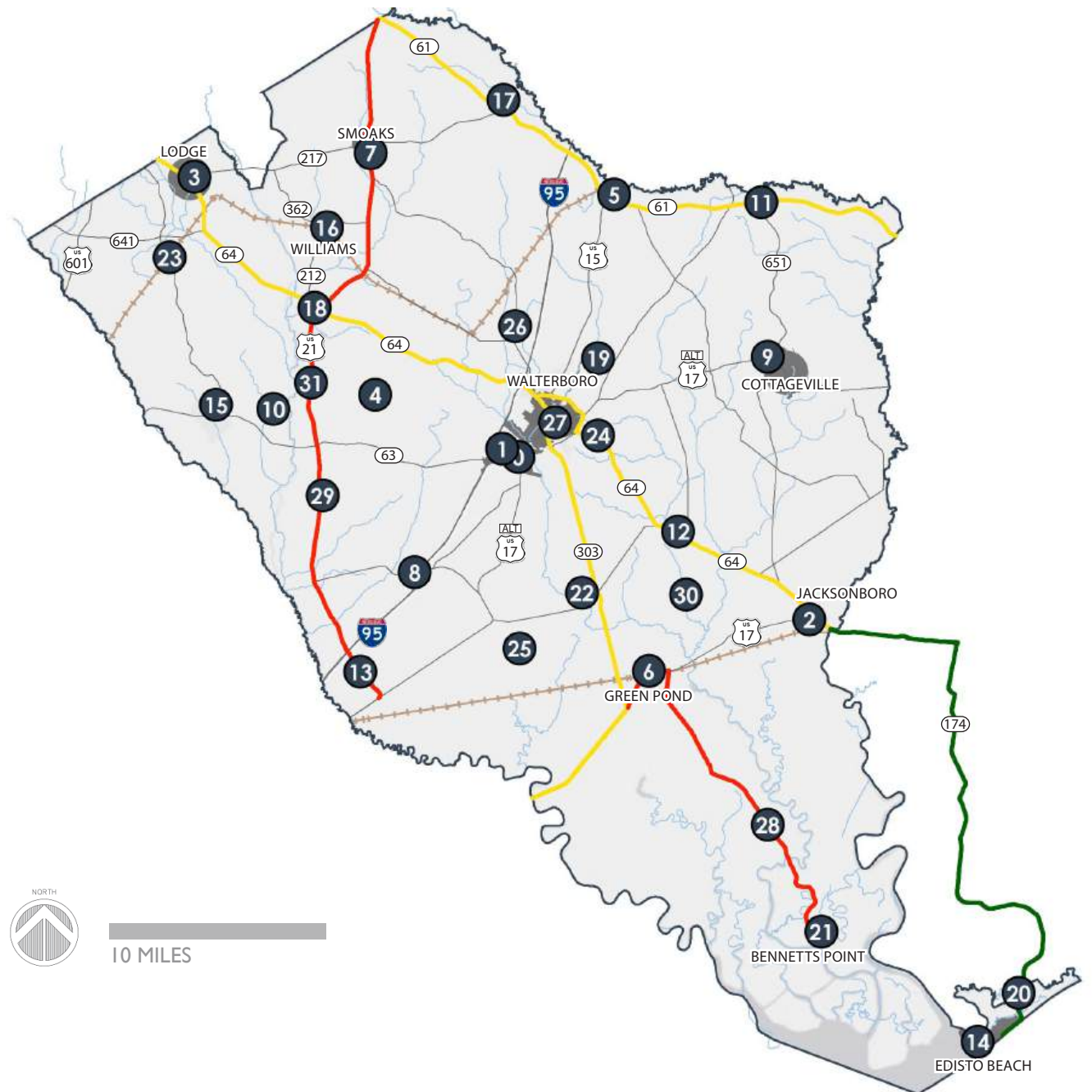
First responder, pre-hospital basic and advanced life support is provided by the vast medical first responder network established by the Fire Rescue. All full time career employees are cross-trained as firefighters and the various levels of Emergency Medical technicians. Many volunteer personnel have also trained at these levels .

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 the preservation of public businesses of the county during a disaster. The agency has identified the Colleton County High School as the primary site for Hurricane Evacuation.

▼ MAP E.5 COLLETON COUNTY FIRE STATIONS AND EVACUATION ROUTES



Evacuation Route 0	Evacuation Route 1	Evacuation Route 2
<ul style="list-style-type: none"> 0 Rescue Headquarters 1 South Walterboro 2 Jacksonboro 3 Lodge 4 Hudson Mill 5 Canadys 6 Green Pond 7 Smoaks 	<ul style="list-style-type: none"> 8 Hendersonville 9 Cottageville 10 Rum Gully 11 Maple Crane 12 Neyles 13 Jonesville 14 Edisto Fire Dept. 15 Islandton 	<ul style="list-style-type: none"> 16 Williams 17 Springtown 18 Bells 19 North Walterboro 20 Edisto Beach 21 Bennett's Point 22 Ritter 23 Ashton 24 East Walterboro 25 White Hall 26 West Walterboro 27 Dwtn. Walterboro 28 Ashepoo Plantation 29 Cane Branch 30 Bonnie Doone 31 Breland Hill

UTILITIES

Electricity

There are three main electric companies which serve the Colleton County Area.

- **Coastal Electric Cooperative**
Coastal Electric Cooperative is a member-owned electric utility serving over 12,000 customers in the Colleton (not including Edisto Beach), Bamberg, and Dorchester Counties. 95% of their customer base is Colleton County. As a non-profit organization it is run by a board composed of an elected trustee from each of their nine districts.
- **Dominion Energy (formerly South Carolina Electric and Gas Company/SCANA Corporation)**
Dominion Energy provides electric and/or natural gas service to homes and businesses across a 22,000 square mile service territory in central, southern and western South Carolina. Dominion Energy serves 3.3 million electric utility customers in North Carolina, South Carolina and Virginia; 3.3 million natural gas utility customer accounts in Idaho, North Carolina, Ohio, South Carolina, Utah, West Virginia and Wyoming. Dominion Energy is the primary provider within the City of Walterboro.
- **Edisto Electric Cooperative**
Edisto Electric Cooperative is a non-profit utility network based out of Bamberg County, SC. The co-op provides residential, commercial, and industrial service to the counties of Allendale, Barnwell, Berkeley, Colleton, Dorchester, Hampton, and Orangeburg.

Broadband

According to Census information for 2017, it is estimated that 73.6% of households in Colleton County have broadband access. More specifically, the FCC reported that in June 2017, 99.1% of urban residents and 64.02% of rural residents in the County had access to 3 or more providers and the remaining 35.98% of rural residents had access to 2 providers of broadband. In 2017 as part of the Connected Community Engagement Program, a community technology action plan was written for the South Carolina Lowcountry Promise Zone. The goal of the document was to address deficiencies in broadband access and opportunities for expansion in order to advance social, economic, and educational opportunities for residents. Compared to the other counties in the Lowcountry, Colleton and Barnwell are the most connected. The following are listed as current providers of broadband in the county:

- | | |
|---|---|
| • Comcast- Cable | • Level 3 Communications- Copper/DSL |
| • WorxOne- Cable | • MCI- Copper/ DSL |
| • CenturyLink- Copper/DSL | • Palmetto Rural Telephone Co-op- Fiber/ Copper/DSL |
| • EarthLink Business- Copper/DSL | • Windstream NuVox, Inc- Copper/DSL |
| • Frontier Communications Corporation
Copper / DSL | • ATG Communications- Fixed Wireless |

- AT&T Mobility- Mobile Wireless
- Sprint- Mobile Wireless
- T-Mobile- Mobile Wireless
- Verizon Wireless- Mobile Wireless

▼ TABLE E.8 BROADBAND METRICS IN THE LOWCOUNTRY

Source: Lowcountry Promise Zone South Carolina Community Technology Action Plan

	Allendale	Bamberg	Barnwell	Colleton	Hampton	Jasper
Households	3,346	5,921	8,344	14,774	7,530	9,095
Residential availability at 25/3 Mbps	55%	63%	77%	71%	38%	48%
High speed availability at 100 Mbps	51%	63%	77%	71%	37%	0%
Access to 2+ 10/1 Mbps providers	24%	9%	17%	53%	29%	28%
Access to 2+ 10/1 Mbps technologies	24%	9%	17%	54.7%	29%	32%
Geographic area served by 2+ mobile providers at 10/1 Mbps	64%	91%	94%	97%	91%	98%

Community Facilities Observations

- Water is primarily provided by the city of Walterboro and the town of Edisto Beach with the rural areas of the County primarily utilizing on-site, privately owned water wells.
- The County and City of Walterboro are currently undertaking a project to loop the water lines along Ruffin Road and 64 in order to set up the area for potential future development.
- While there are plans to increase sewer treatment capacity to 5.5 MGD, it is not funded at this time. However, strategies are being developed to respond to future industrial/economic development opportunities at several locations within the county.
- Solid waste management relies heavily on a partnership with Oakridge Landfill in Dorchester County and meets the needs of the residents over the plan horizon.
- The County falls far behind the State's goal of recycling 40% of municipal solid waste with a current rate of 5.5%.
- The School District does not have any plans for expanding or building new school facilities at this time.
- The County does not have any plans to expand the current parks and recreation system over the next 10 years.
- Colleton County does not own any of the current utilities and will need to continue to partner with utility providers on any future large scale developments to ensure access to utilities is feasible.

ELEMENT F.
HOUSING

F



HOUSING

Introduction

The housing section includes an analysis of existing housing conditions within Colleton County. Elements include occupancy, tenure, vacancy, mix and age of structures, as well as median home values. This provides the community with the framework necessary to develop policies that create a housing balance for future development. Additionally, projections of housing units and analysis of cost have been included to assist in preparation for future pressures and changes in the economy and population of the area.

Inventory and Analysis

Historic Trends and Projected Growth

According to US Census data, in 2000 Colleton County had just over 18,000 housing units. By 2010 the number of housing units had increased to just over 19,700. Since 2010, residential development activity has slowed considerably, with the latest Census estimate showing just under 300 new dwelling units being constructed in the county over the 7 year period. Despite the slowdown in residential

▼ TABLE F.1 COMPARISON OF HOUSING UNITS CHANGE AMONG SURROUNDING COUNTIES, 2000, 2010, 2017

Source: U.S. Census Bureau, American Community Survey

	2000	2010	2017	2000-2017 Change
Allendale	4,568	4,526	4,480	-1.9%
Bamberg	7,130	7,640	7,691	7.9%
Barnwell	10,191	10,453	10,525	3.3%
Beaufort	60,509	89,142	96,401	59.3%
Berkeley	54,717	70,129	80,049	46.3%
Charleston	141,031	167,154	181,326	28.6%
Colleton	18,129	19,901	19,976	10.2%
Dorchester	37,237	52,578	59,038	58.5%
Hampton	8,582	9,072	9,131	6.4%
Jasper	7,928	9,593	11,306	42.6%
Orangeburg	39,304	42,171	42,673	8.6%

development activity since 2010, the number of dwellings in the county increased by over 10% since the 2000 Census. Compared to other counties in the wider region, Colleton experienced a higher housing growth rate than the inland counties (excluding Dorchester), but a much lower growth rate than the coastal counties. With the recent increase in the number of dwelling units being added and/or built in Colleton County in 2018 and 2019 and with significant amounts of land available in the county, and decreasing land supplies in the urbanizing portions of the Charleston metro area, it would be safe to assume that housing growth similar to the last decade will likely return at some point as developers seek large tracts of more affordable land to meet regional housing demands.

Housing Occupancy and Tenure

Although the number of housing units in the county increased by almost 10% between 2000 and 2010, the number of occupied housing units increased by only 4.6%, while the total number of vacant housing units increased by over 30%. This was coupled with a simultaneous decline in the number of units that were identified as being vacant due to their primary function as seasonal or vacation homes.

With the vacancy rate in 2017 remaining at around 25%, this trend toward having a relatively large share of unoccupied dwellings in the overall housing stock could influence future development decisions while also serving as a reserve of capacity that could support healthy population growth without the need for as much housing development activity as might otherwise be required.

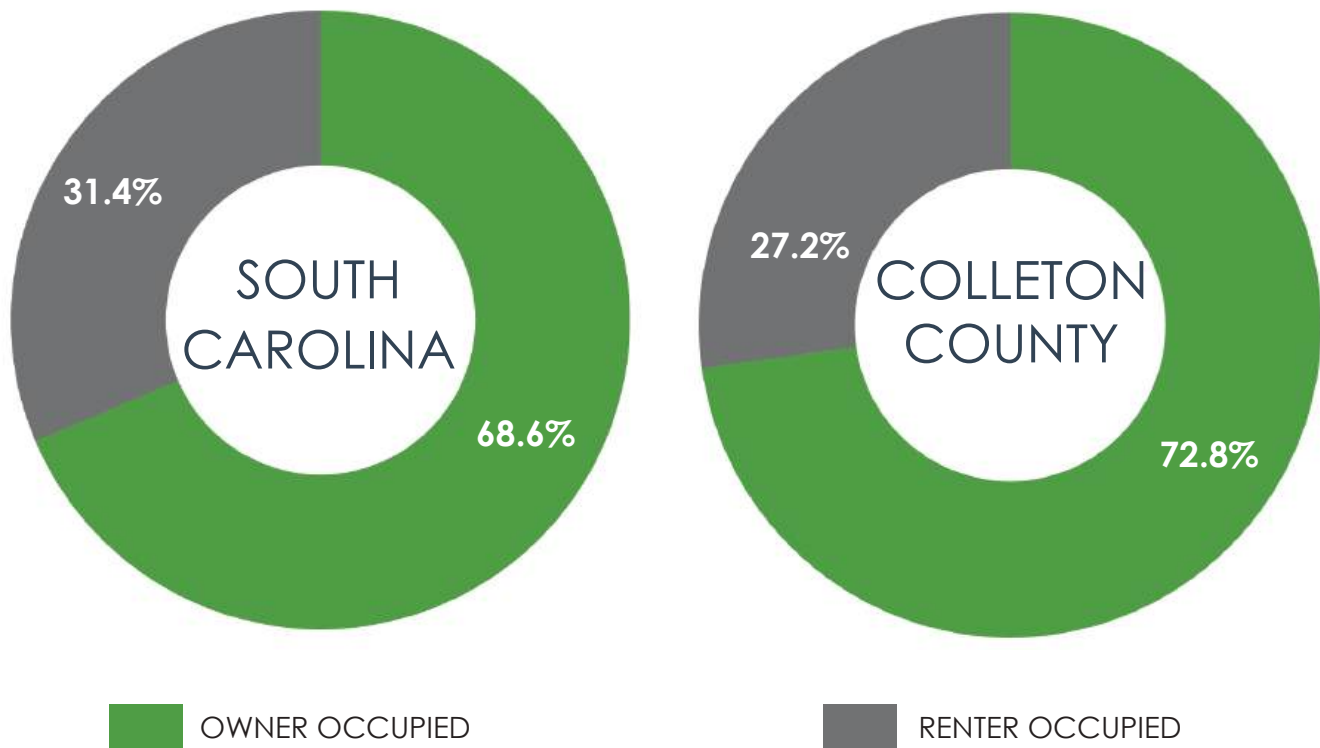
As of 2017, according to the latest Census estimates, around 73% of the county's housing stock was owner-occupied, while the remaining 27% was renter occupied. The rate of owner occupancy was slightly higher than the state's owner occupancy rate and around 10 percentage points higher than the national home ownership rate.

▼ TABLE F2 OCCUPANCY CHARACTERISTICS

Source: U.S. Census Bureau, American Community Survey

	2000	2010	Change
Total Units	18,129	19,901	9.8%
Occupied Units	14,470	15,131	4.6%
Vacant Units	3,659	4,770	30.4%
- Vacation / Seasonal Use	1,907	1,433	-24.8%
Median Home Value	\$73,200	\$90,000	22.9%
Median Gross Rent	\$405	\$632	56.0%

▼ FIGURE F.1 RENTER AND OWNER OCCUPIED HOUSING COMPARISON FOR 2017
 Source: U.S. Census Bureau, American Community Survey 2012-2017

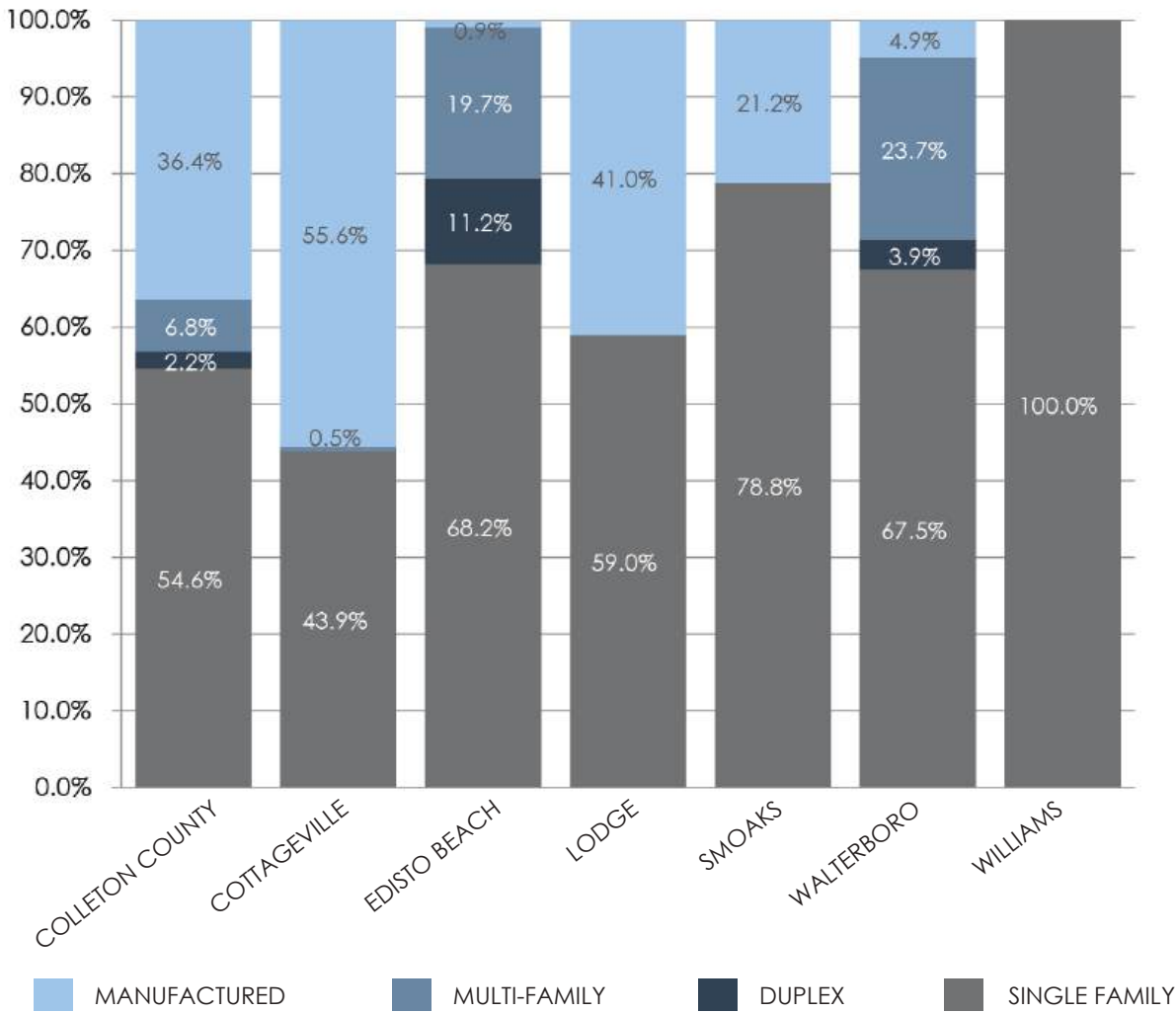


Housing Type

As of 2017, the Census estimates that almost 55% of the housing stock in Colleton County consisted of single-family dwellings. The second most prevalent housing type in the county is manufactured homes, which comprise just over 35% of the housing stock. Given the prevalence of these types of housing and the rural nature of much of the county, it is not surprising that several of the County Census Divisions (Cottageville, Lodge, Smoaks and Williams) do not have any identified two-family or multi-family dwellings. Overall, more than one-third of the county housing stock is comprised of manufactured homes, and less than 10% is comprised of other potentially similar affordable multi-family dwellings. The Edisto Beach and Walterboro CCDs both contain a wide mix of housing types, due, primarily, to the relative degree of urbanization in each community, and in the case of Edisto Beach, the relative land costs that require higher density development to make residential development financially feasible. With over 11% of the housing stock in duplexes and nearly 20% in other multi-family dwellings, the Edisto Beach CCD actually has a larger share of dwellings, other than single family homes than Walterboro, despite the larger population of the Walterboro CCD, although at nearly 28% of its housing stock, multi-family dwellings make up a significant share of its housing stock as well.

▼ FIGURE F.2 DWELLING UNIT TYPE COMPARISONS BY COUNTY CENSUS DIVISION - 2017

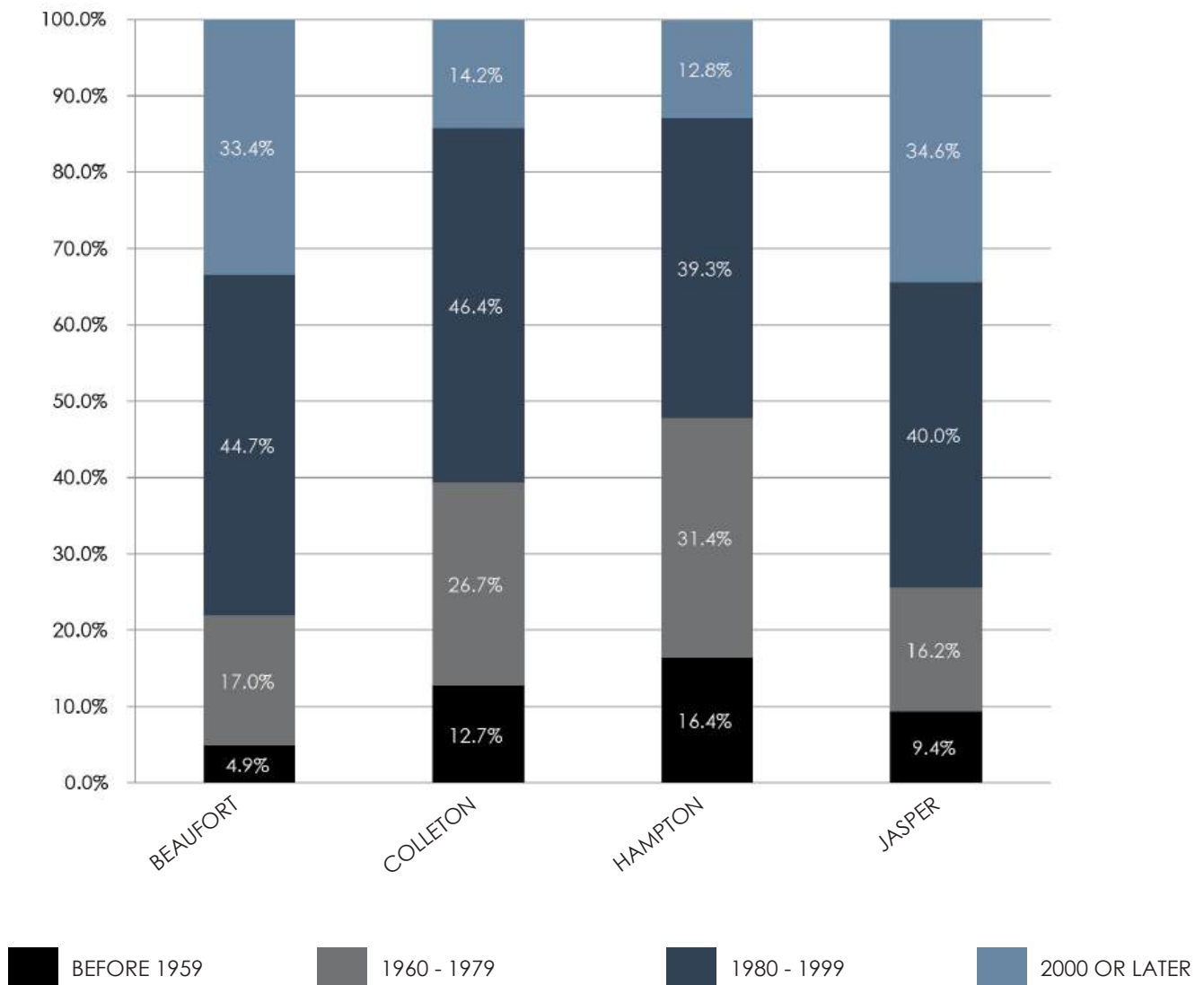
Source: U.S. Census Bureau, American Community Survey



Age of Housing Stock

With less than 13% of its dwellings constructed more than 60 years ago, Colleton County could be fairly characterized as having a young housing stock. The 1980s and 90s, in particular, represent the largest share of the housing stock, with nearly half of the dwelling units in the county dating to those two decades. Relative to Beaufort County and Jasper County, which have seen relatively explosive growth, including in vacation homes, Colleton County has a much smaller share of homes built in the most recent time period, since 2000, although nearly 15% of the county's dwelling units are less than 20 years old, which indicates a fairly healthy rate of growth in recent decades.

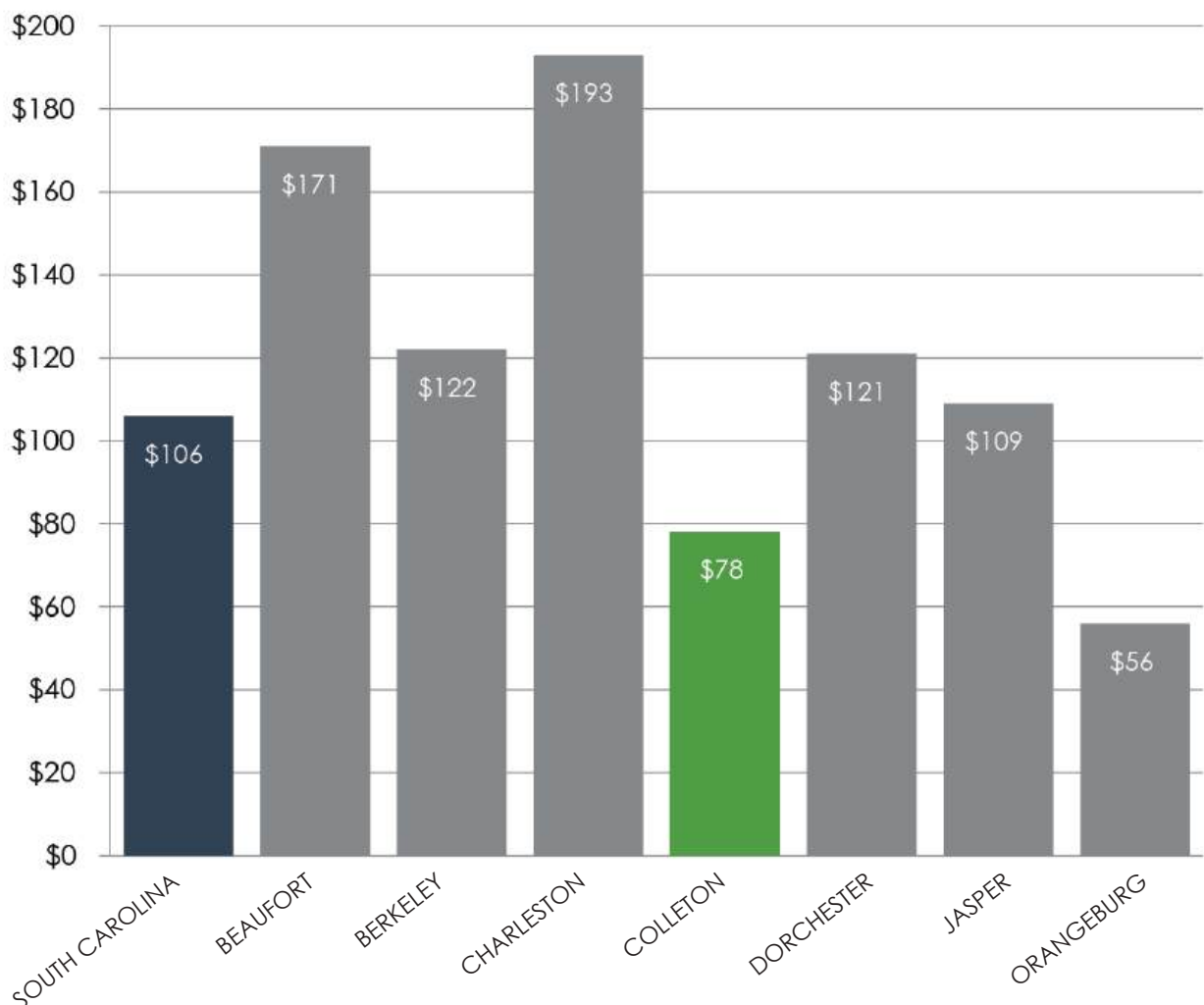
▼ **FIGURE F3 AGE OF HOUSING STOCK COMPARISONS FOR THE LOWCOUNTRY COG AREA - 2017**
Source: U.S. Census Bureau, American Community Survey



Housing Value

The cost of housing in Colleton County has remained affordable as compared to the surrounding counties in the state. In 2000 the median home value was \$73,200 and increased to \$90,000 by 2010. The median home value has continued to increase since 2010, reaching \$116,000 in 2017. Estimates for 2018 housing value per square foot puts Colleton at \$78 per square foot, which is less than half the value in Beaufort and Dorchester counties. The relative affordability of housing in Colleton County will continue to be an asset to attract new residents, provided that the growth in value continues to lag behind the Charleston metro area and Beaufort County. Median rent in Colleton County is also more affordable than most of the surrounding counties but the difference in rental rates per square foot is not as pronounced as the difference between purchase values in the region.

▼ FIGURE F4 MEDIAN HOUSING VALUE PER SQUARE FOOT, 2018
Source: ZILLOW HOME VALUE INDEX



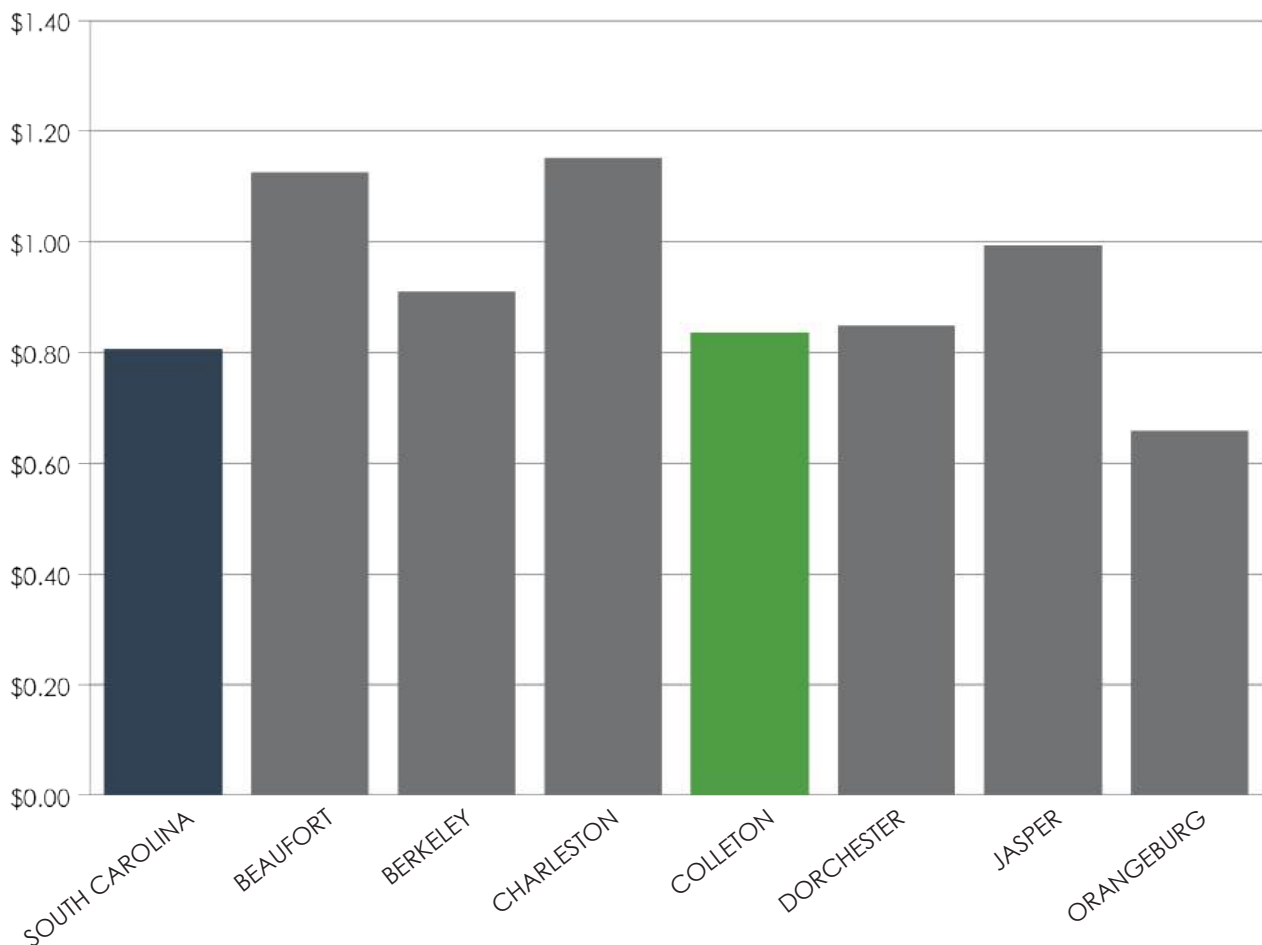
▼ FIGURE F.5 COLLETON COUNTY MEDIAN HOUSING VALUE

Source: ZILLOW HOME VALUE INDEX



▼ FIGURE F.6 MEDIAN RENT PER SQUARE FOOT, 2018

Source: ZILLOW HOME VALUE INDEX



Housing Affordability

Identifying the Gap in Affordable Housing

Affordable housing refers to housing in which mortgage, amortization, taxes, insurance, and condominium or association fees make up no more than 28% of the annual household income for a household earning 80% or less of the area's median income by household size as defined by the U.S. Department of Housing and Urban Development (HUD) metropolitan statistical areas. For rentals, affordable housing includes housing for which the rent and utilities equal no more than 30% of the annual household income of a household earning no more than 80% of the area's median income for the same parameters as homeowners.

Priority Investment Areas and Regulatory Barriers to Affordable Housing

Colleton County does not have a designated priority investment area to encourage affordable housing. However, the development regulations within the County allow for flexible building site and design standards which help keep costs down. 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 and therefore housing affordability is not currently a concern. Areas that may be of concern in the future include the old plantation properties throughout the county where multiple heirs have ownership to a single parcel. It is expected that the relaxed development rules should foster more affordable housing options in these areas.

Market Based Incentives to Encourage Affordable Housing

At this time, aside from the relaxed development rules currently in place, 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 and design flexibility. The majority of residents in Colleton are in affordable housing. Approximately 22.7% of home owners and 38.4% of renters pay more than 30% of their income for housing as of 2017

South Carolina Rental Affordability for 2018

Each year the National Low Income Housing Coalition (NLIHC) publishes a study on Housing Affordability throughout the nation. The goal of the study is to identify the gap between wages within each jurisdiction and the cost of rental housing. For 2018, they determined that the Fair Market Rent for a two-bedroom apartment in South Carolina was \$852 which is only considered affordable to those households earning over \$34,080 annually or \$16.38 per hour. With a minimum wage of \$7.25 on average in the state, a

worker would have to work 90 hours a week in order to afford the average 2 bedroom apartment which is equivalent to working 2.3 full time jobs at minimum wage. The average housing wage (\$16.88 per hour) falls below the housing wage that would be required in the most expensive areas of the state such as Beaufort County (\$20.31) and Charleston (\$19.94) which border Colleton County.

▼ **TABLE F2 HOUSING COSTS NECESSARY TO AFFORD A 2-BEDROOM AT FAIR MARKET RENT (FMR)**

Source: National Low Income Housing Coalition- Out of Reach 2018

County	FY18 Housing Wage	2-bdr FMR	Annual Income Needed	Full time jobs at minimum wage needed
South Carolina	\$16.38	\$852	\$34,080	2.3
Colleton	\$14.10	\$733	\$29,320	1.9
Allendale	\$12.85	\$668	\$26,720	1.8
Beaufort	\$20.31	\$1,056	\$42,240	2.8
Dorchester	\$19.94	\$1,037	\$41,480	2.8
Charleston	\$19.94	\$1,037	\$41,480	2.8
Barnwell	\$12.85	\$668	\$26,720	1.8
Berkeley	\$19.94	\$1,037	\$41,480	2.8
Hampton	\$12.85	\$668	\$26,720	1.8
Jasper	\$16.35	\$850	\$34,000	2.3
Orangeburg	\$12.96	\$674	\$26,960	1.8

▼ **TABLE F3 RENTAL AFFORDABILITY**

Source: National Low Income Housing Coalition- Out of Reach 2018

County	Renter Households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (MRW) (2018)	Monthly rent affordable at mean wage	Full time jobs needed at (MRW) to afford 2-brd
South Carolina	580,380	32%	\$12.75	\$663	1.3
Colleton	4,111	28%	\$10.72	\$558	1.3

▼ TABLE F4 HOMEOWNER AFFORDABILITY

Source: Benchmark and Out of Reach 2018

	Affordable Home Price	Affordable Monthly Mortgage	Median Home Price	Affordability Gap
50% AMI	\$77,000	\$576	\$116,000	-\$39,000
80% AMI	\$158,000	\$874	\$116,000	\$42,000
100% AMI	\$212,000	\$1,093	\$116,000	\$96,000

▼ TABLE F5 AREA MEDIAN INCOME (AMI)

Source: National Low Income Housing Coalition- Out of Reach 2018

County	Annual AMI	Monthly rent affordable at AMI	30% of AMI	Monthly rent affordable at 30% AMI
South Carolina	\$63,024	\$1,576	\$18,907	\$473
Colleton	\$43,700	\$1,093	\$13,110	\$328
Allendale	\$36,800	\$920	\$11,040	\$276
Beaufort	\$72,200	\$1,805	\$21,660	\$542
Dorchester	\$74,500	\$1,863	\$22,350	\$559
Charleston	\$74,500	\$1,863	\$22,350	\$559
Barnwell	\$46,600	\$1,165	\$13,980	\$350
Berkeley	\$74,500	\$1,863	\$22,350	\$559
Hampton	\$42,900	\$1,073	\$12,870	\$322
Jasper	\$42,800	\$1,070	\$12,840	\$321
Orangeburg	\$50,900	\$1,273	\$15,270	\$382

Observations

- Based on current estimates, the slowdown or decline in population growth in the county has had an effect on housing growth, which, while strong between 2000 and 2010, has slowed considerably in recent years.
- Although the county has experienced relatively strong growth in the number of dwelling units since 2000, and the recent spikes in growth in 2018 and 2019, it has been far behind the growth rates observed in neighboring coastal counties and in the Charleston metro area.
- Despite a decline in the number of dwelling units used as seasonal or vacation homes, the county's housing vacancy rate remained at around 25%.
- Colleton County has a larger share of owner occupied housing than the state as a whole.
- Manufactured housing makes up a considerable share of the county's housing stock, representing over 1/3 of the total number of dwelling units.
- Multi-family housing is concentrated primarily in the Walterboro and Edisto Beach CCDs.
- Less than 15% of the county's housing stock was constructed more than 60 years ago.
- The two decades between 1980 and 2000 saw the greatest amount of housing growth in the county, with nearly half of the current housing stock constructed during that time period.
- At under \$80 per square foot, the median housing value is affordable compared to other nearby coastal counties and counties in the Charleston metro area.
- Since the bottom of the housing market in 2011, median housing values in the county have increased by nearly \$40,000.
- Per square foot median residential rental rates in the county are much more in line with other rates in the region compared to the difference in housing values.
- At current fair market rents, it would take more than two full time jobs at minimum wage to pay for a two-bedroom house in Colleton County.
- Residents making 80% or more of the area median income should be comfortably within the affordability range to purchase a home in Colleton County, while residents making 50% of the AMI or less have an affordability gap of nearly \$40,000 based on current median housing values.

ELEMENT G.
LAND USE

G



LAND USE

Introduction

This element of the plan examines the land use patterns found throughout the county at the time of the development of the Comprehensive Plan update. This foundation of knowledge, along with all of the background information contained throughout the plan, was utilized in the development of future land use recommendations for the entire county, and the information is intended to be used as a resource by staff, elected and appointed officials, as well as the public, as decisions are made affecting land use and development following the adoption of the plan. In addition to its own jurisdiction, the County is responsible for zoning enforcement and general planning for the Town of Cottageville. A review of the Town of Cottageville's land use is also outlined in this section.

This section includes a review of existing land use patterns, land subdivision patterns and zoning. For the purposes of this study, land uses were coded with one of six general land use categories. These generalized land use categories included forest/undeveloped, agricultural, commercial, industrial, public/institutional and residential. In addition to a map depicting the spatial land use pattern in the area, a table summarizes the amount of acreage, as well as the proportional share of the county occupied by each particular land use category (expressed as a percentage of the total). The existing land use acreages included all jurisdictions within the county.

Following the analysis of existing land use patterns, a map depicting land subdivision patterns complements the existing land use, providing an overview of the density at which land has been developed and subdivided throughout the county. As noted in the analysis, a significant portion of the county remains in large tracts of land under single ownership.

Next, an analysis of the application of the zoning ordinance is provided. This includes both a map depicting the spatial patterns of the zoning throughout the planning area, as well as a table providing more detailed statistical analysis of current zoning patterns. The zoning table breaks down each zoning classification by the total acres and percentage of total acres for each zoning category. The zoning map reflects properties within the county's jurisdiction and the Town of Cottageville's jurisdiction only.

The land use section concludes with a discussion of the future land use. The land use analysis helped guide the development of the future land use place types and their application to the future land use map. The future land use recognizes existing land use patterns and anticipates where growth should occur over the next 10 years. The plan also considers large scale development potential in four areas identified within Colleton County that have potential for transformative growth and development.

Inventory and Analysis

Existing Land Use Patterns

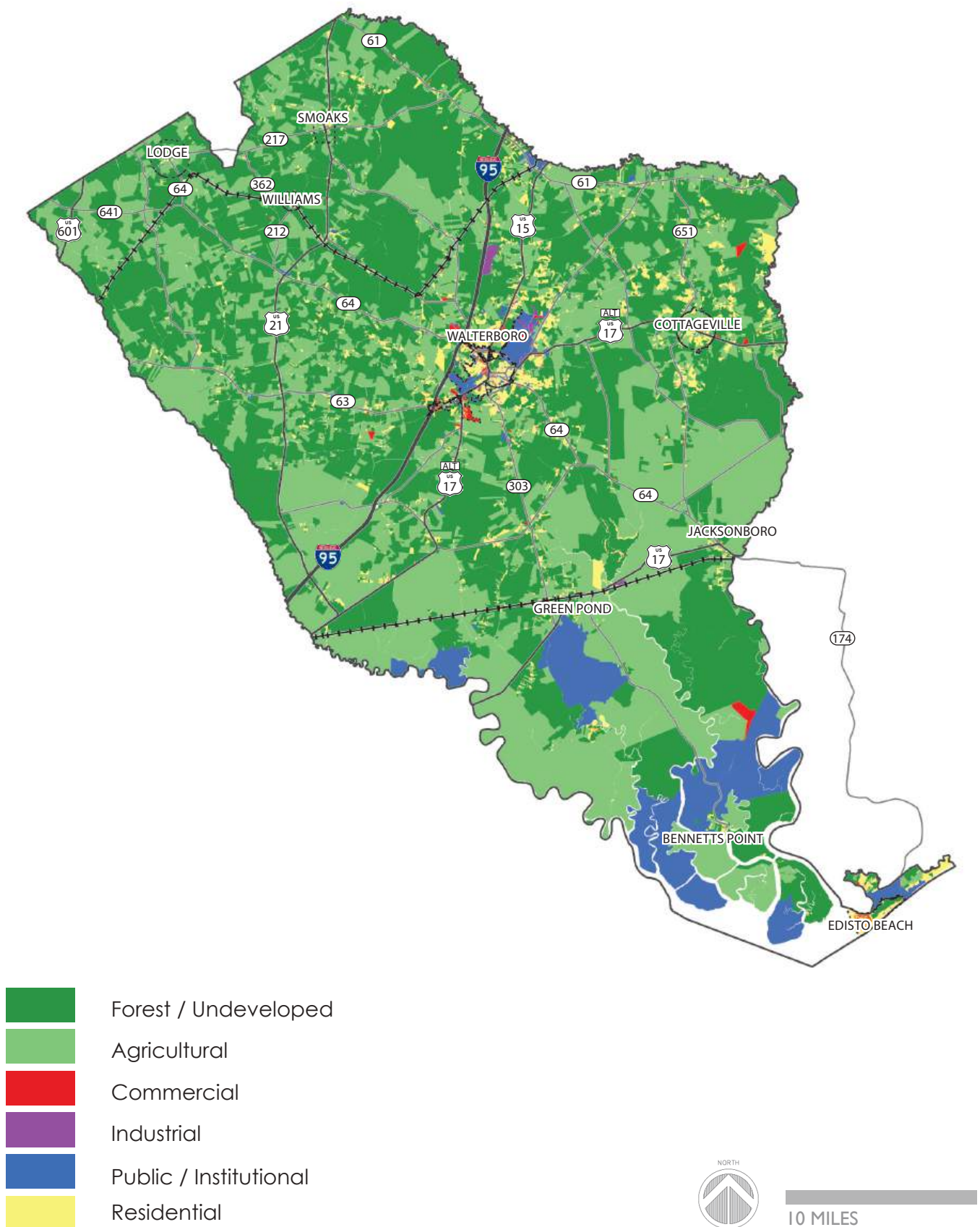
The county's many natural resources, farmland and conservation areas have limited the expansion of urban services and development throughout the county. As a result, Colleton County remains a very low density place with almost 90% of the land use being classified as forest/undeveloped (49%) or agricultural (40%). Public / Institutional uses (5.8%) and residential uses (4%) make up 9% of the total land usage in the county with Industrial and Commercial uses accounting for less than 1% of the total land use. In Cottageville, 64% of the land is used for Forest/Undeveloped (30%) and Agricultural (34%) with residential accounting for nearly 32% of the land use. Commercial, Industrial and Public/Institutional uses make up less than 4% of the total land use in Cottageville.

▼ TABLE G.1 EXISTING LAND USE
Source: Colleton County GIS

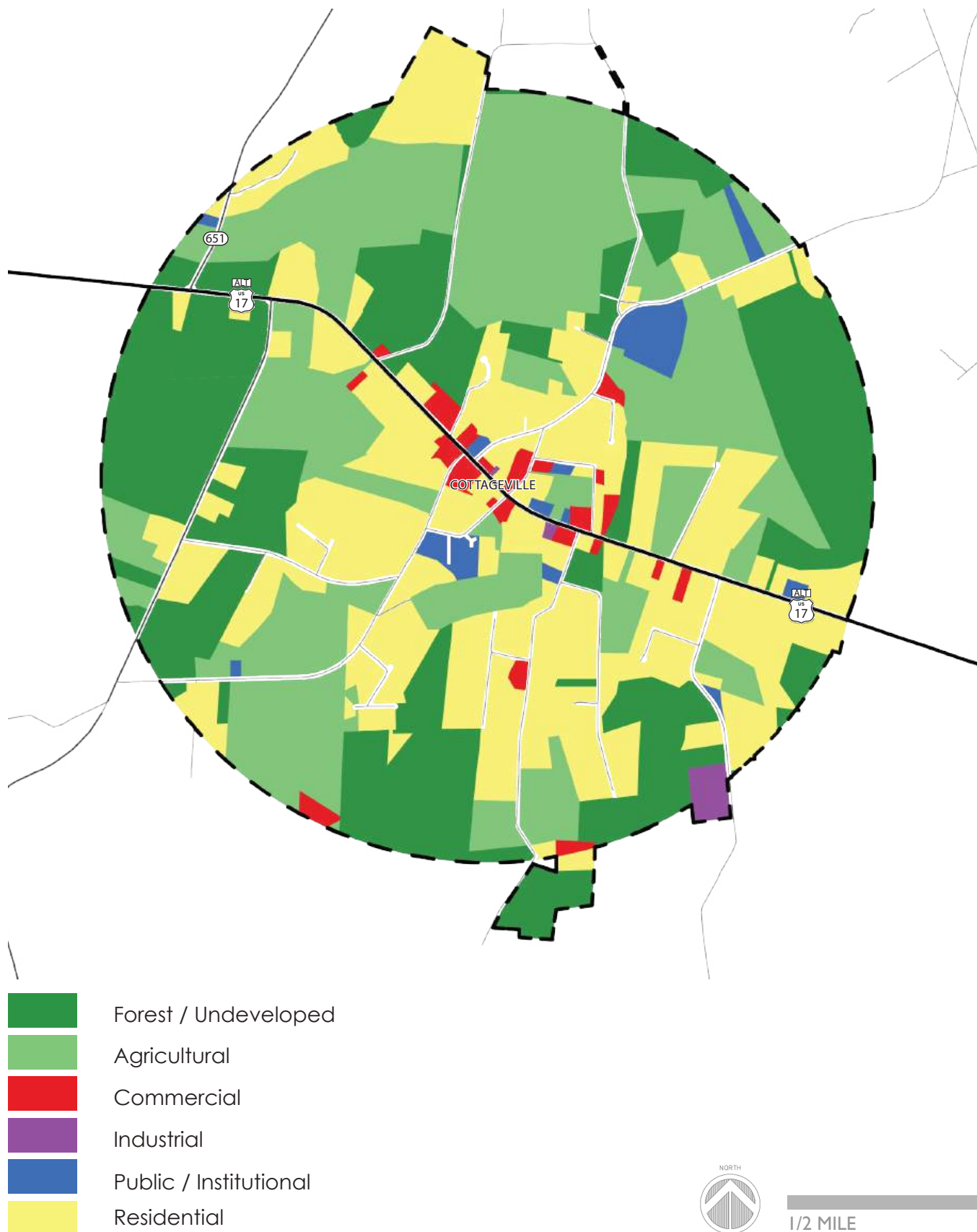
Land Use Category	Total Acreage* Colleton County	Colleton County % of Total	Cottageville Total Acreage	Cottageville % of Total
Forest / Undeveloped	325,027	49.1%	608	30.0%
Agricultural	265,979	40.2%	693	34.3%
Commercial	3,091	0.5%	31	1.5%
Industrial	1,368	0.2%	9	0.6%
Public / Institutional	38,522	5.8%	34	1.8%
Residential	28,454	4.3%	645	31.8%
	662,441		2,023	

*Note: Total acreage for the county includes all jurisdictions and does not include rights-of-way or waterways.

▼ MAP G.I COLLETON COUNTY EXISTING LAND USE



▼ MAP G.2 COTTAGEVILLE EXISTING LAND USE



Parcel Development Patterns

The parcel development patterns depict land subdivision patterns, providing an overview of the density at which land has been developed and subdivided throughout the county and all of its jurisdictions. In addition to a map depicting the spatial density pattern in the area, a table summarizes the pattern of land subdivision, with parcels categorized by size. The parcel size categories, from most to least dense, include parcels smaller than 3 acres, 3 to 10 acres, 10 to 500 acres and parcels larger than 500 acres. The table provides information on the actual number of parcels in each size category, the amount of acreage contained in parcels of each particular size, and the proportional share of the overall planning area that parcels in each category account for (expressed as a percentage of the overall planning area). 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 than other locations in the county.

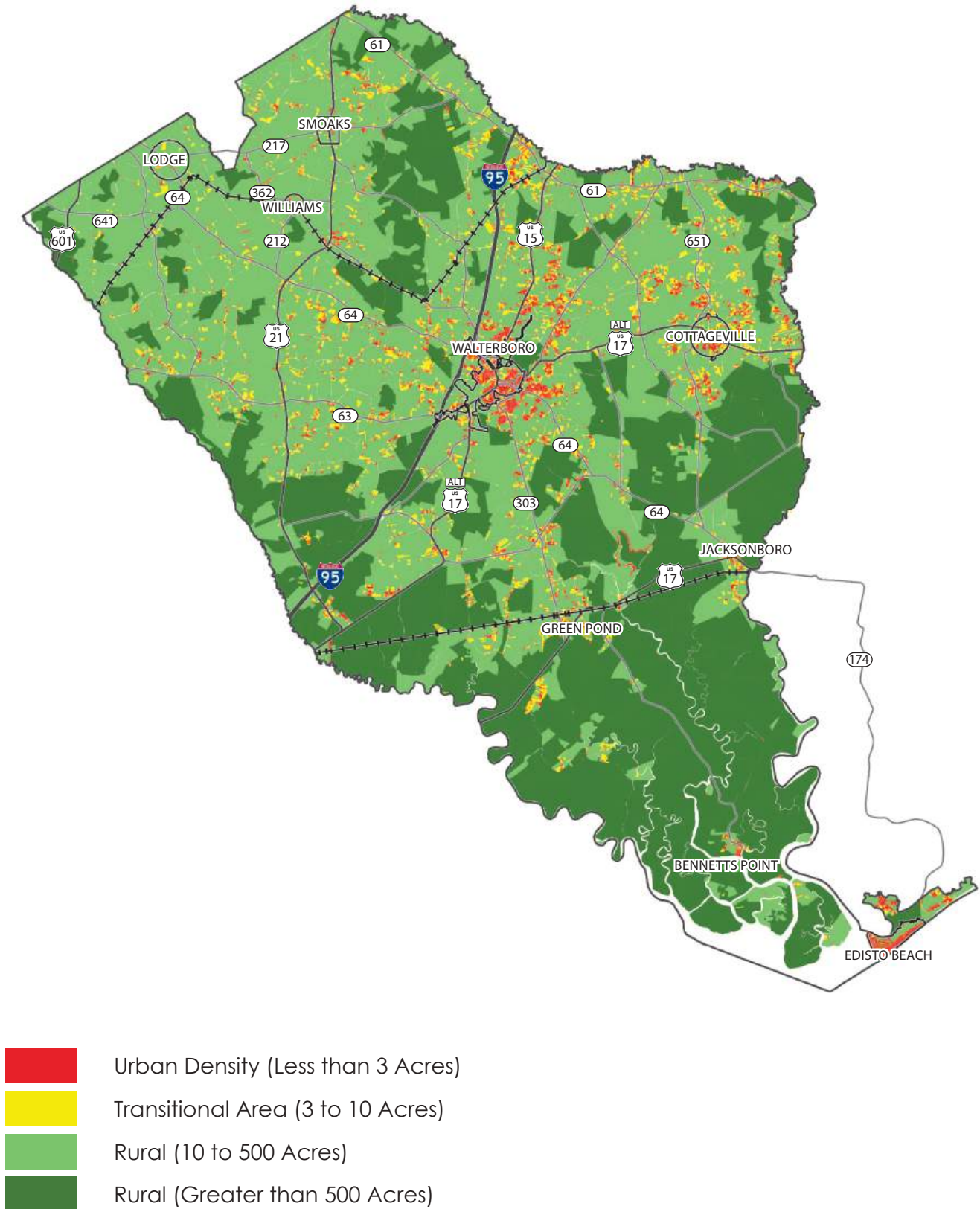
As documented in the 2020 Comprehensive Plan, much of Colleton County's land remains in very large, undeveloped parcels that have not been subdivided. Specifically, parcels of land that are greater than 10 acres in size now account for just over 92% of the total acreage in Colleton with nearly 42% of the county's parcels in tracts of land that are 500 acres or greater. The parcels greater than 500 acres have experienced only a slight decline of -2.5% since the 2009 plan. The 3 to 10 acre parcels and the less than 3 acre parcel sizes have slightly increased, while the small decline in the 500 acre or greater parcel size was mostly accounted for by the subdivision of land into parcel sizes from 10 to 500 acres.

▼ TABLE G.2 EXISTING LAND USE

Source: Colleton County GIS

Parcel Size	Total Acreage	% of total	Change since 2009
<3 acres	19,151	2.9%	0.2%
3-10 acres	29,603	4.5%	0.3%
10-500 acres	339,412	51.2%	1.9%
>500 acres	274,170	41.4%	-2.5%
Total	662,337	100.0%	

▼ MAP G.3 COLLETON COUNTY PARCEL SUBDIVISION PATTERN



Existing Zoning Patterns

The Colleton County Official Zoning Map consists of ten (10) base zoning districts; Resource Conservation (RC-1 and RC-2), Rural Development (RD-1 and RD-2), Suburban Residential (RS), Urban Development (UD-1 and UD-2), Community Commercial (CC), Village Commercial (VC), Light Industrial (LID), Industrial (ID), Heavy Industrial District (HID), and Planned Development District (PDD). Accompanying these base districts are three (3) special purpose districts; Gateway and Corridor Overlay (GC-O), Airport Compatibility Overlay (AC-O), and Flood Hazard (FH), which is covered in the Natural Resource Element. The current zoning districts were developed after the adoption of the 2020 Comprehensive Plan in 2009 and helped implement the land use goals of that plan through their application to individual properties throughout the county - regulating the use of the land.

The county is primarily zoned for Rural Development, which covers 72.8% of the land area. The area surrounding Walterboro is primarily designated for Urban Development and includes an Industrial zoned area around the airport and a small area of Suburban Residential primarily located between I-95 and US 15. Cottageville and the area surrounding area is zoned largely for Urban Development, with the center of Cottageville being zoned Village Commercial. Green Pond and the surrounding areas are primarily zoned for Rural Development, but also contain centers for Community and Village Commercial. Given the environmental constraints of the ACE Basin, the primary zoning south of Highway 17/ACE Basin Parkway is Resource Conservation. Although not easily recognized at the scale presented on the zoning map in this plan, the Suburban Residential District (RS) is present, but is not frequently utilized within the county. Smaller areas throughout the County with limited commercial activity, such as Ritter, Islandton, Ruffin and Ashton, are zoned Community Commercial (CC). The areas surrounding the four I-95 interchanges are within the Gateway and Corridor Overlay, which is an area where additional development standards and conditions are applied to the base zoning districts.

Primary Zoning Districts Defined

RC-1: Resource Conservation

The purpose of the RC-1 district is to protect fragile wetlands, marshes, beaches and sand dunes, rivers, creeks, islands, and other natural resources critical to the ecosystems within the ACE Basin.

This is the most restrictive district in the county and requires large lot development due to its environmentally sensitive resources. Most of the lands in this district are already protected by land conservancies; however, many large undeveloped tracts of land not suited for dense development within the ACE Basin are not under any type of permanent protection. This district allows for a low-density development pattern that would help preserve the environmental characteristics of those areas, protecting them from the potential impacts of more concentrated development.

RC-2: Resource Conservation

Many lands within the ACE Basin are suitable for low to moderate density development near and adjacent to areas where small scale community crossroads exist. Although near and adjacent to larger more environmentally sensitive areas within the RC-1, the lands within RC-2 can support smaller lot development.

RD-1: Rural Development

The purpose of this district is to conserve, sustain, and protect rural areas and resources, particularly agricultural/farm lands and areas of high flood potential. It is intended to accommodate low density residential uses, agricultural and farming uses, and agricultural and related support services.

RD-2: Rural Development

This district is very rural in nature, though more developed than the RD-1 district. This district serves as a transition between the lower density RD-1 and higher density RS district. It allows for agricultural uses, rural residential development, and low intensity supporting uses. Most of the lands within this district are not heavily farmed or in significant flood prone areas. Some services may be available or planned with this district allowing for a greater density of residential development than the RD-1, but not as dense as the RS District.

RS: Suburban Residential

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 in areas at the edge of municipal boundaries within a suburban environment. This district is the transition district between the RD-1 and RD-2 Districts and more intense urban districts.

UD-1: Urban Development

This district is intended to accommodate urban growth in areas outside of municipalities. The UD-1 is an appropriate transition district between the RS and UD-2 Districts. The UD-1 district accommodates lower intensity uses than the more intense UD-2 district.

UD-2: Urban Development

This district, in conjunction with UD-1, is intended to accommodate most of the projected growth in urban transition areas outside of municipalities. This district is intended to have most public facilities and infrastructure in support of urban development such as water, sewer, streets, and schools. The UD-2 district accommodates higher intensity uses than the UD-1 district.

CC: Community Commercial

The intent of this district is to provide small scale, very low intensity commercial development at rural crossroads in convenient and strategic locations of the county to meet "community needs". The community commercial districts are intended to be located within the RD-1, RD-2 and RC-2 areas at major intersections or established rural/community crossroads.

VC: Village Commercial

This district is intended to accommodate existing or developing community or “village” areas that have a mix of uses and commercial/community activities that are much greater than the influence of a country store at a Community Commercial District/rural crossroads, but not enough density to yet be classified as a town. Examples include Jacksonboro and Green Pond.

LID: Light Industrial

The intent of this district is to accommodate the storage, distribution, wholesaling, processing, light manufacturing, provision of municipal or county public services, and general commercial uses in fully enclosed buildings. Generally, the LID may include open or enclosed storage and significant truck traffic requiring relatively short distances and ease of travel to major transportation corridors, such as Interstate 95. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust.

ID: Industrial

The intent of this district is to accommodate distribution, repair, assembly, and manufacturing or production of durable and nondurable goods and is generally contained within one or more buildings. The ID accommodates infill industrial activities in more urbanized environments that can coexist alongside transitional areas due to modern processes, controls, and equipment that keep nuisance issues at a minimum. This district may also accommodate the provision of municipal or county public services and limited commercial uses and generally requires ease of access and proximity to the Lowcountry Regional Airport and Interstate 95. Such uses are generally controlled operations within confined environments with carefully monitored mitigation of objectionable or hazardous elements, such as smoke, noise, odor or dust. The ID, like the LID, may include open or enclosed storage areas.

HID: Heavy Industrial

The intent of this district is to accommodate intensive industrial uses generally involving large land consumption, large or tall buildings, large non-habitable structures or equipment, and high barriers to entry, all for the manufacture of large products or large quantities of products. The HID generally accommodates uses that manipulate raw materials and chemicals for supply chain products, energy production, and/or the manufacture of heavy machines and equipment. Activities in the HID include those that require significant outdoor storage and generate heavy truck and/or rail traffic.

PDD: Planned Development District

The intent of this overlay is to allow for flexibility to improve the design, character, and quality of new mixed-use developments and preserve natural and scenic features of open spaces. The text of the plan provides for specific uses densities, setbacks, and other requirements for the planned development. These provisions are tailored to the specific development and may vary from the regulations for other zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements.

Overlay Districts Defined

GC-O: Gateway and Corridor Overlay

The intent of the GC-O overlay is to specify the types of uses and additional development standards needed in those areas identified as gateways or corridors which have significant influence on the overall character and appearance of the county. Over the last decade, the use of the GC-O has had little if any impact on land use development at the key interchanges as originally intended. As future amendments and the rewriting of the County's Zoning Ordinance are considered after the adoption of the plan, the GC-O district should be evaluated for its effectiveness and potential elimination if it is not meeting the needs of the County.

AC-O: Airport Compatibility Overlay

It is the intent of the AC-O district to protect the dual interests of airports and neighboring land uses, and to: (1) Protect and promote the general health, safety, economy, and welfare of airport environs; (2) Prevent the impairment and promote the utility and safety of airports; (3) Promote land use compatibility between airports and surrounding development; (4) Protect the character and stability of existing land uses; and (5) Enhance environmental conditions in areas affected by airports and airport operations. It is difficult for property owners to visualize the extent of the AC-O as applicable to their property. The AC-O is currently not clearly identified on the zoning map. As part of any future zoning map amendments, the AC-O should be included to more effectively communicate the AC-O boundaries to property owners.

SFFZ: Solar Farm Floating Zone

It is the intent of the Solar Farm Floating Zone (SFFZ) is to promote the use of solar energy as a source of electricity and facilitate the construction, installation, and operation of Solar Energy Systems (SES) in Colleton County in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. The SFFZ adds an extra layer of land use regulation over the underlying zoning which adds safeguards to ensure the proper development of facilities that generate electricity by means of solar power. This ordinance is not intended to supersede regulations from local, state, or federal agencies. Some important examples of such regulations include, but are not limited to: International Building Code, International Fire Code, National Electric Code, South Carolina Department of Health and Environmental Control, and Colleton County Flood Damage Prevention Ordinance.

▼ TABLE G.3 PRIMARY ZONING DISTRICTS

Source: Colleton County Zoning

Primary Zoning District	Name	Acreage	Percentage of County
RC-1	Resource Conservation	80,930.8	12.4%
RC-2		37,146.9	5.7%
RD-1	Rural Development	242,355.7	37.0%
RD-2		233,733	35.7%
RS	Suburban Residential	1,318.2	0.2%
UD-1	Urban Development	43,537.0	6.7%
UD-2		6,576.3	1.0%
CC	Community Commercial	1,019.1	0.2%
VC	Village Commercial	451.8	0.1%
LID	Light Industrial	1,974.3	0.3%
ID	Industrial	3,065.9	0.5%
PDD	Planned Development District	1,880.3	0.3%

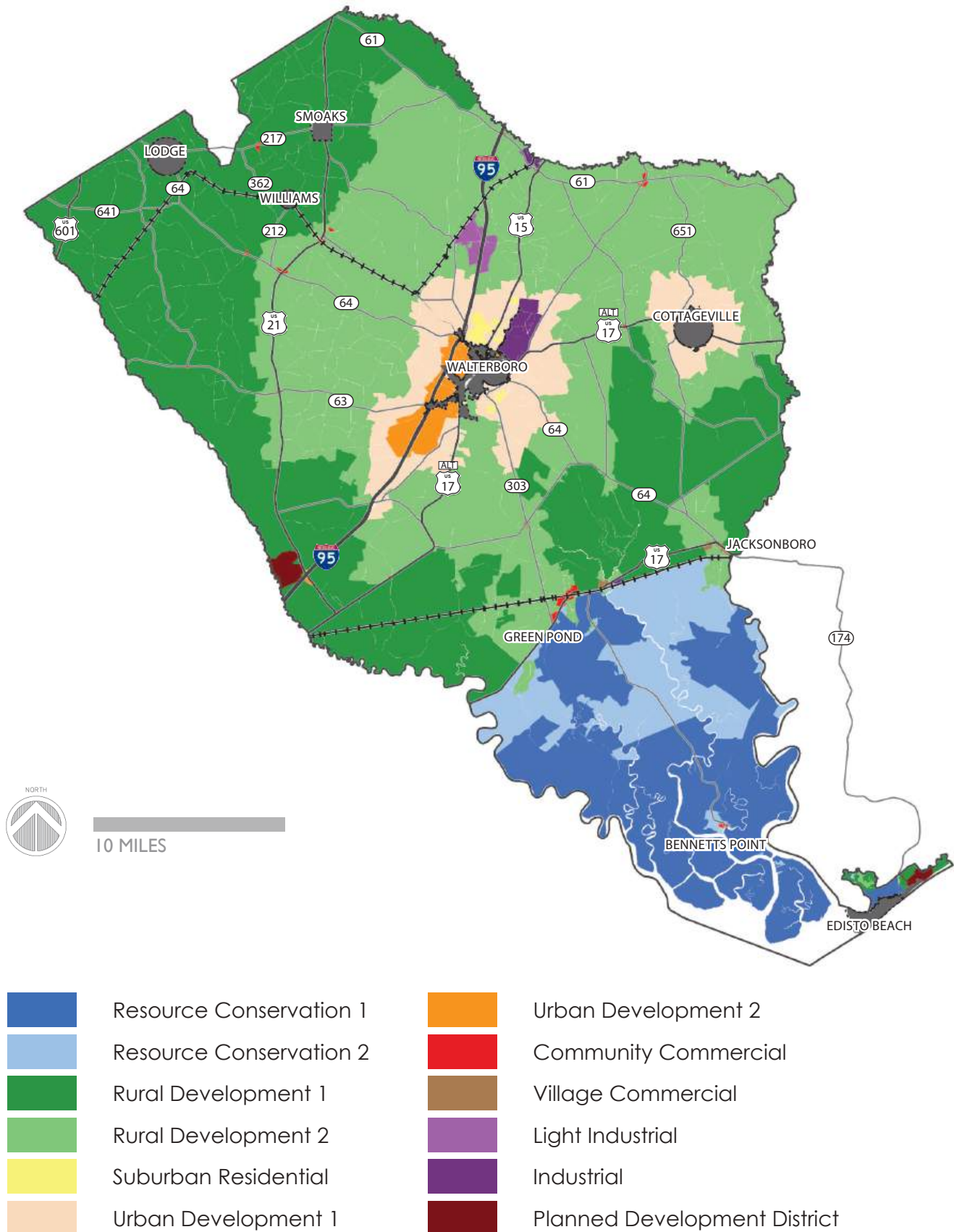
▼ TABLE G.4 SPECIAL PURPOSE ZONING DISTRICTS

Source: Colleton County Zoning

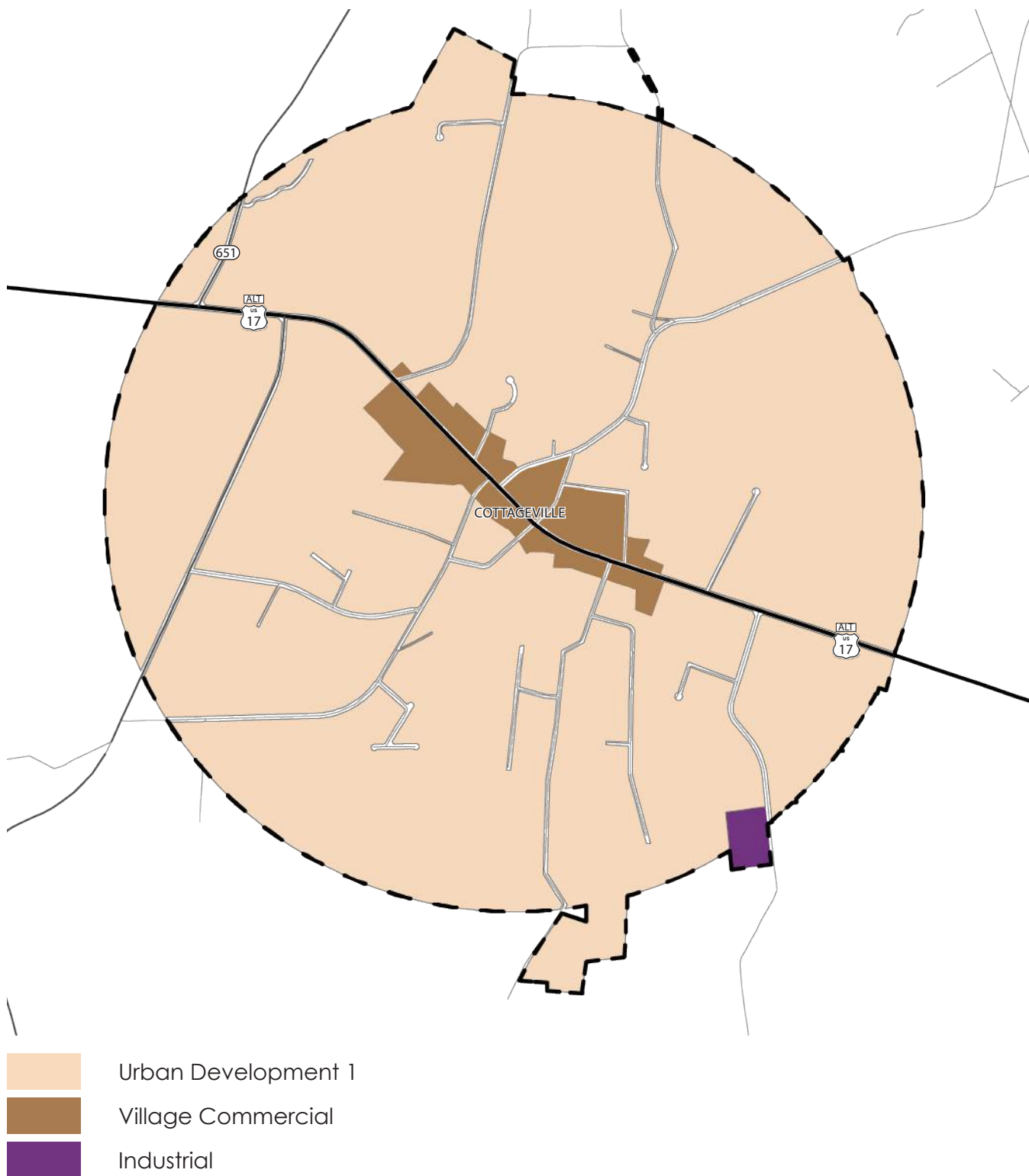
Special Purpose District	Name
GC-O	Gateway and Corridor
AC-O	Airport Compatibility Overlay
FH*	Flood Hazard

*The flood hazard information and mapping is contained in the Natural Resources Element.

▼ MAP G.4 COLLETON COUNTY EXISTING ZONING



▼ MAP G.5 COTTAGEVILLE EXISTING LAND USE



1/2 MILE

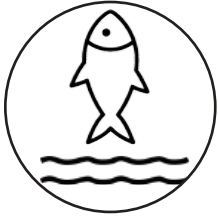
Future Land Use

Based on the background research contained in the elements of the comprehensive plan, the existing land use and overall vision for the County, a future land use place type map was prepared. The future land use map reinforces the County's vision to "prepare for growth, while protecting our natural resources and preserving our rural character." The future land use place type map should be used by the Planning Commission, elected officials and the Planning staff as a guide for rezonings, subdivisions, capital investments and similar matters.

The future land use place type approach in this plan builds upon traditional future land use models, providing guidance on land use and the character of areas to which they are applied. The place type categories are intended to function as a system, spanning internal jurisdictional boundaries - with a place type applied within the county's jurisdiction having the same intent as when applied within the town of Cottageville. The place type categories function in a manner that provides for land uses spanning the range of intensities and densities from undeveloped agricultural areas in rural portions of the county, to more dense urban growth and development around Walterboro. Taken as a whole, the place type categories are intended to create a long-term, cohesive vision for the entire county that reflects both the current landscape and the desired future outcome for growth and development.

A total of 7 future land use place types were established for the county and the town of Cottageville to guide the implementation of the plan's vision. The place types reflect the broad future land use patterns identified in the 2020 Comprehensive Plan, consolidating some categories and renaming others to set forth a broader policy approach for future land use decisions. Specifically, the land use map supports the vision by focusing growth in areas where adequate urban infrastructure and services are available, while encouraging the protection and preservation of sensitive environmental lands and agricultural lands where urban facilities and services are not available. This intentional land use policy will help the county meet the vision of growing in a responsible manner that helps preserve the cultural assets and way of life that the residents of Colleton County have embraced.

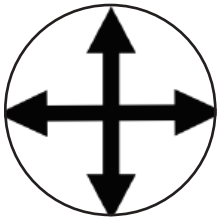
A discussion of the place type categories begins on the following page. For each of the 7 place types, there is a description of the intent and character of the category, followed by a visual example of the place type. An overall future land use map displaying the place types is displayed at the end of the place type descriptions.



COASTAL PRESERVATION



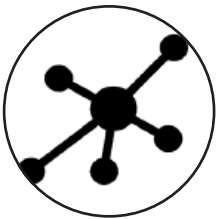
COUNTRYSIDE



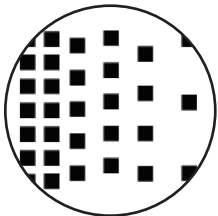
CROSSROADS



VILLAGE RESIDENTIAL



VILLAGE CENTER



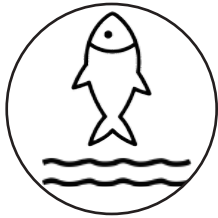
URBAN GROWTH



INDUSTRIAL



COASTAL PRESERVATION



- Protect natural resources and sensitive environmental lands.
- Allow low density residential uses that maintain the rural nature of the area.



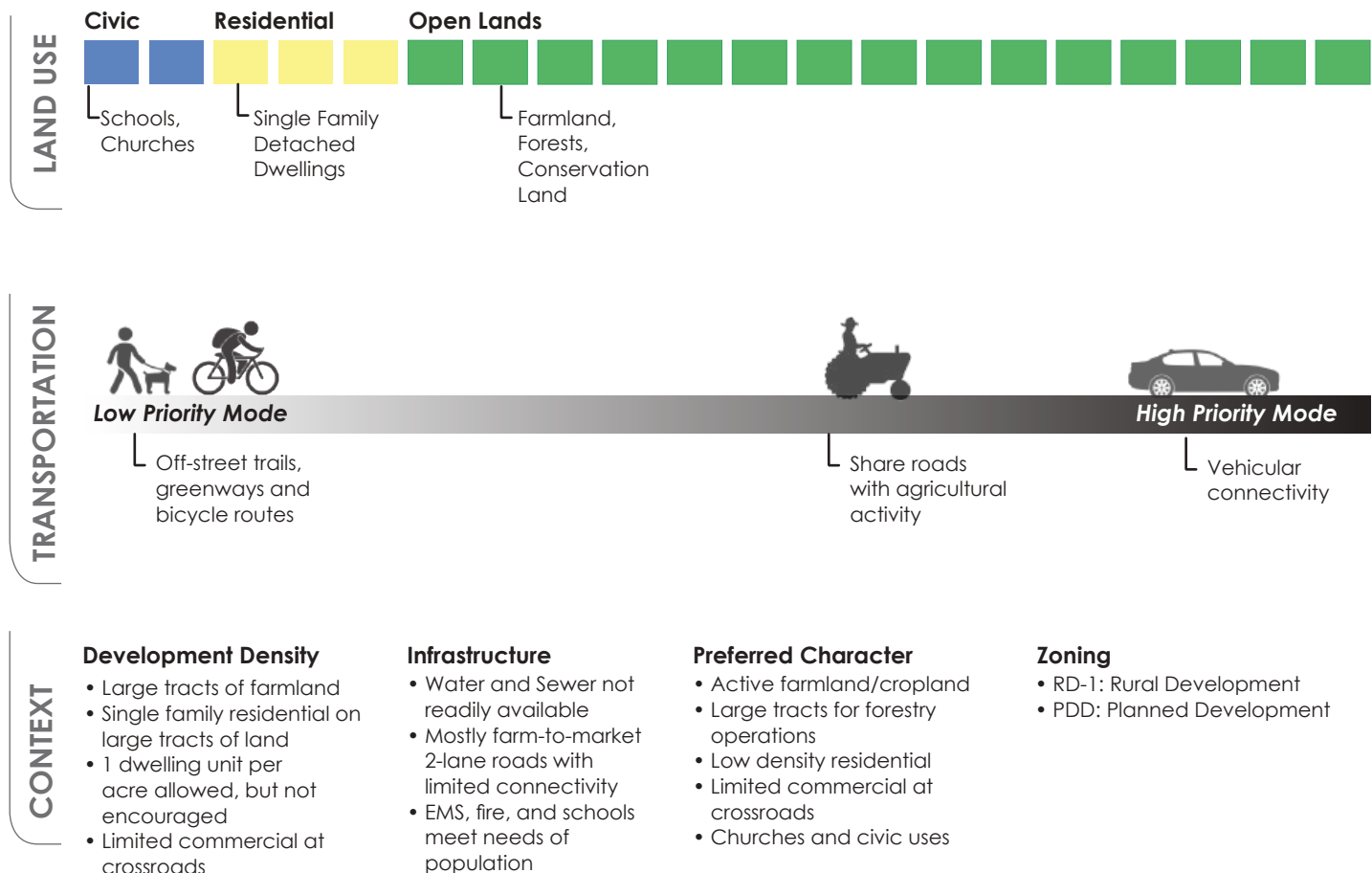
Development Density	Infrastructure	Preferred Character	Zoning
<ul style="list-style-type: none">• Low density residential lots• SF 1 dwelling unit per 5 acres• SF 1 dwelling unit per 1 acre minimum	<ul style="list-style-type: none">• Water and Sewer are not readily available• Some areas inaccessible by roads• EMS, fire, and schools meet needs of population	<ul style="list-style-type: none">• Significant amount of preserved and protected lands• Outdoor Recreation opportunities• Large plantation homes• Low density residential	<ul style="list-style-type: none">• RC-1: Resource Conservation• RC-2: Resource Conservation• PDD: Planned Development

CONTEXT

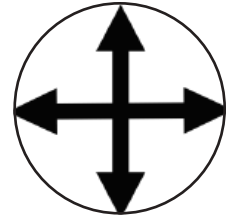
COUNTRYSIDE



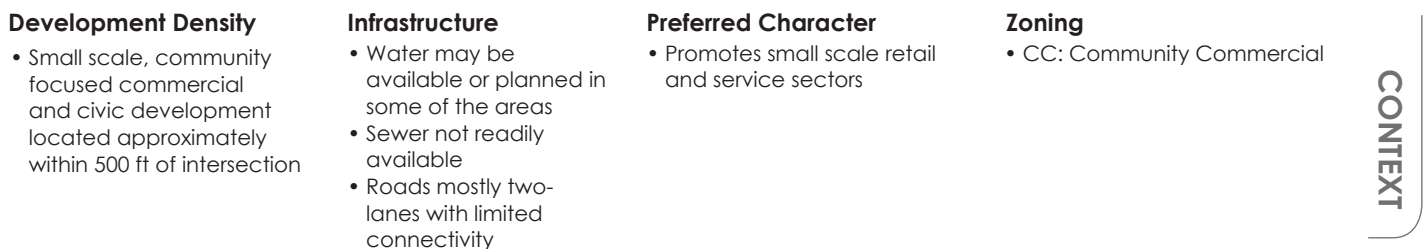
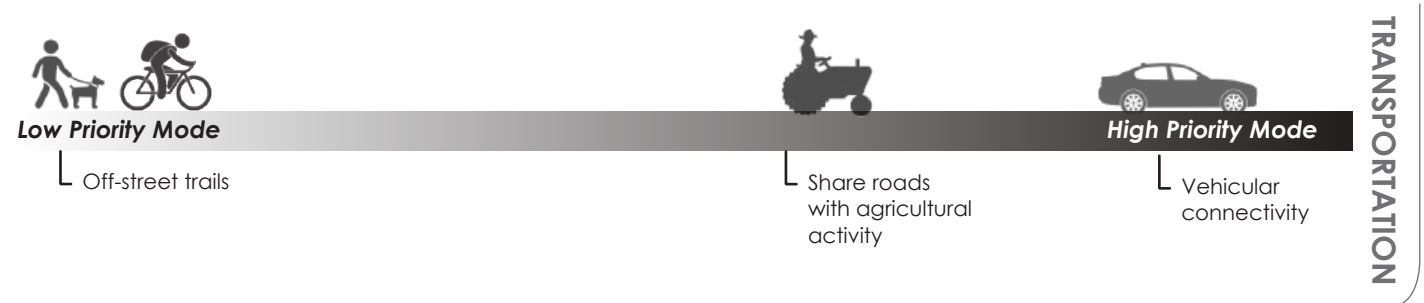
- Promote residential uses at low densities to protect areas adjacent to farmland/cropland/agricultural uses.
- Cluster commercial growth at intersections identified as rural crossroads-avoiding strip commercial development patterns.



CROSSROADS



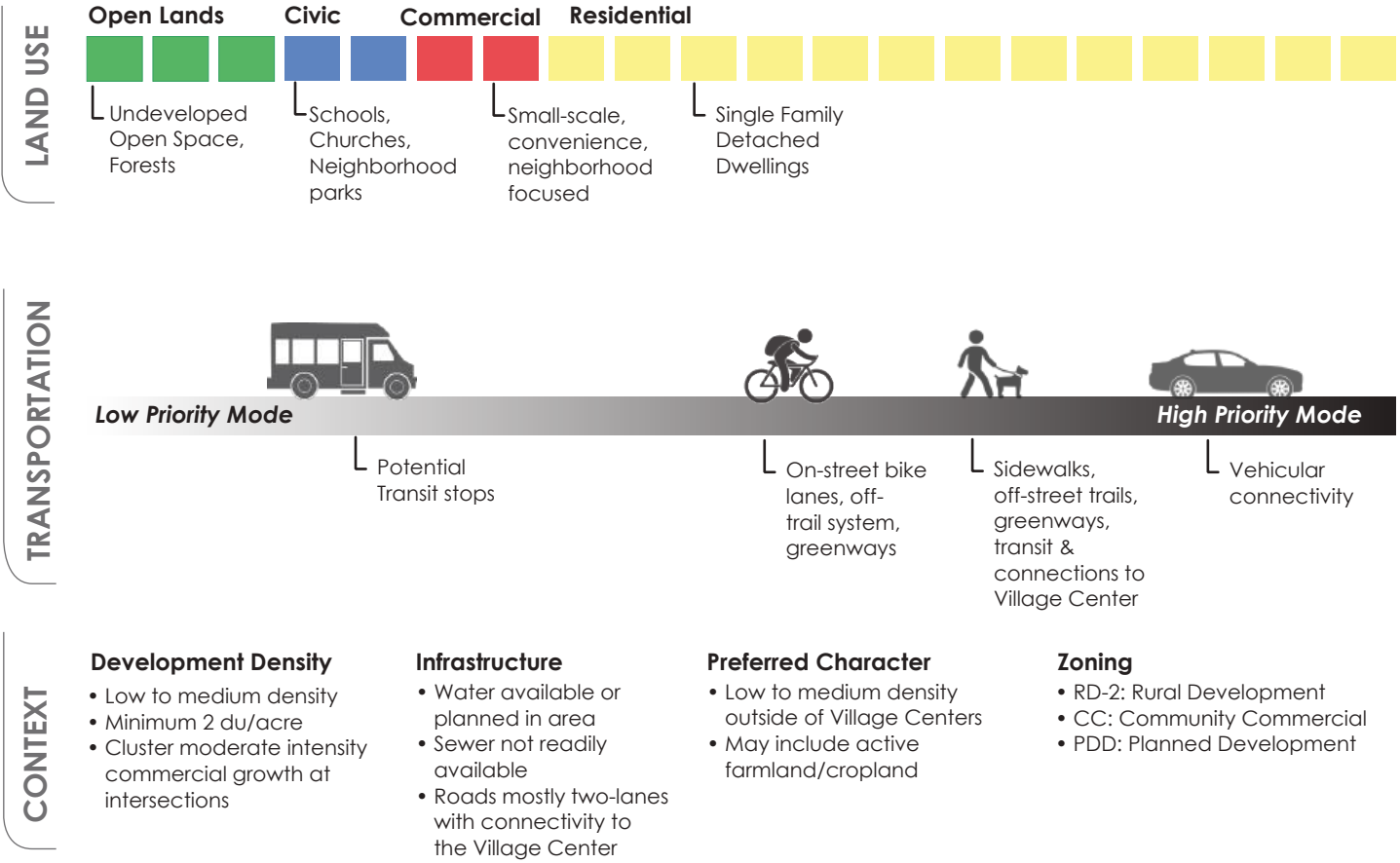
- Key intersection with small-scale commercial and civic uses serving the surrounding low density populations.
- Cluster commercial growth at intersections identified as a crossroads.



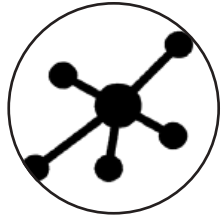
VILLAGE RESIDENTIAL



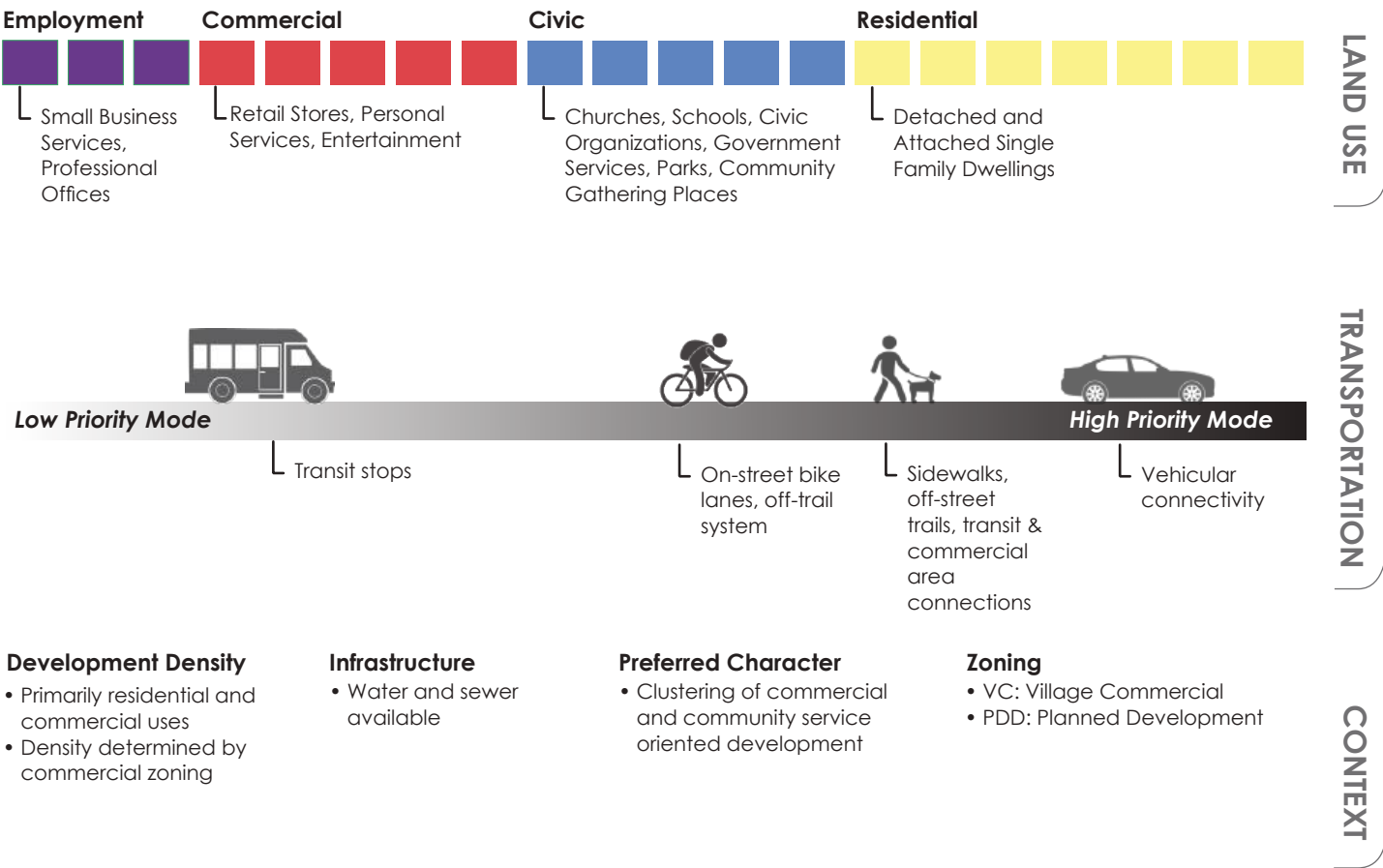
- Promote residential uses at low to medium density where urban services are available adjacent to a Village Center, helping to maintain the rural nature of the area as it transitions to the Countryside place type.
- Recognize limited small-scale, community focused commercial and civic uses in this area.



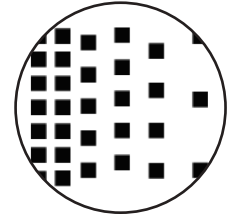
VILLAGE CENTER



- Village Centers contain a mix of uses and activities that exert a greater influence than a crossroads and form the centers of smaller communities, like Cottageville and unincorporated places, including the Jacksonboro, Bennetts Point and the developed area just outside of Edisto Beach State Park near the intersection of Palmetto Road and SC-174.



URBAN GROWTH



- Promote residential, commercial and industrial uses at higher densities to take advantage of the urban utilities and services that are readily available for urban development.
- Encourage increased public transportation options, greenway, bicycle, and pedestrian connections.



LAND USE

Employment



Professional
Offices, Business
Services

Residential



Attached Single Family
Dwellings, Multi-Family
Dwellings, Upper Story
Residences in Mixed Use
Buildings

Civic



Churches, Schools,
Civic Organizations,
Government Services,
Public Gathering
Spaces

Commercial



Wide range of
large and small
scale commercial
activity and
services

TRANSPORTATION

Low Priority Mode



High Priority Mode

Transit stops

On-street bike
lanes, off-trail
system

Sidewalks, off-
street trails, transit
& commercial
area connections

Vehicular
connectivity
between
neighborhoods

CONTEXT

Development Density

- 4 dwelling units per acre
- 1/6th acre lot minimum for non-residential

Infrastructure

- Water and Sewer available or nearby
- Multi-lane transportation facilities
- Adequate EMS, fire protection and schools

Preferred Character

- Mixed use development with commercial shopping centers, recreational facilities, and service sectors
- Office and light industrial uses
- Service and retail sector uses

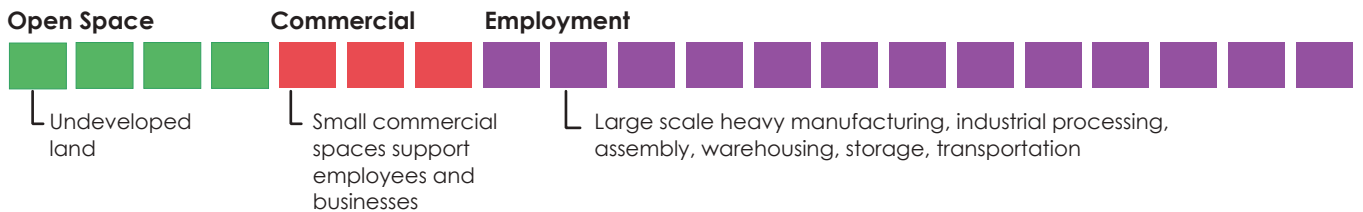
Zoning

- RS: Suburban Residential
- UD-1: Urban Development
- UD-2: Urban Development
- PDD: Planned Development

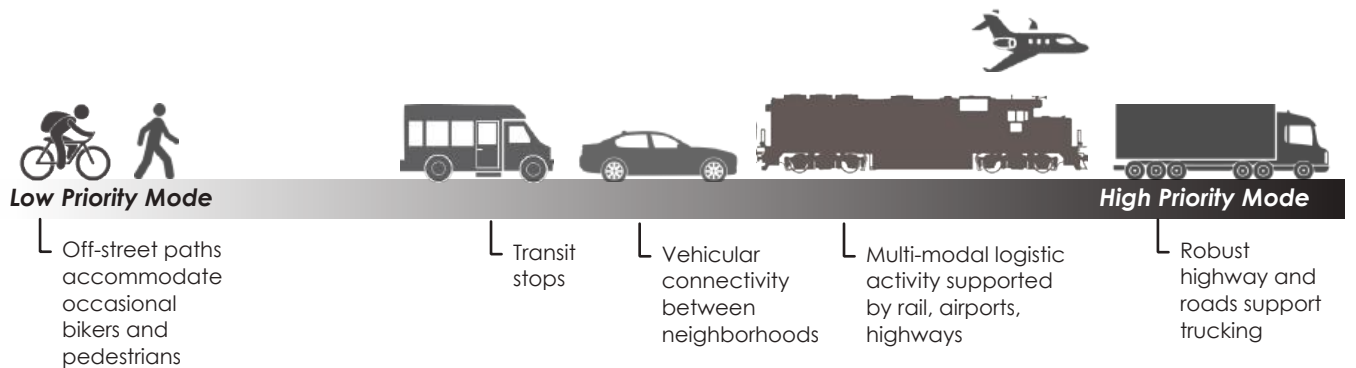
INDUSTRIAL



- Allows for uses that are capable of supporting industrial activities that would not be appropriate in other areas of the county
- Promote all industrial uses specifically manufacturing uses
- Encourage attractive gateways/entrance corridors to this area
- Encourage multi-lane transportation connections



LAND USE



TRANSPORTATION

Development Density
• 1/2 acre lot minimum

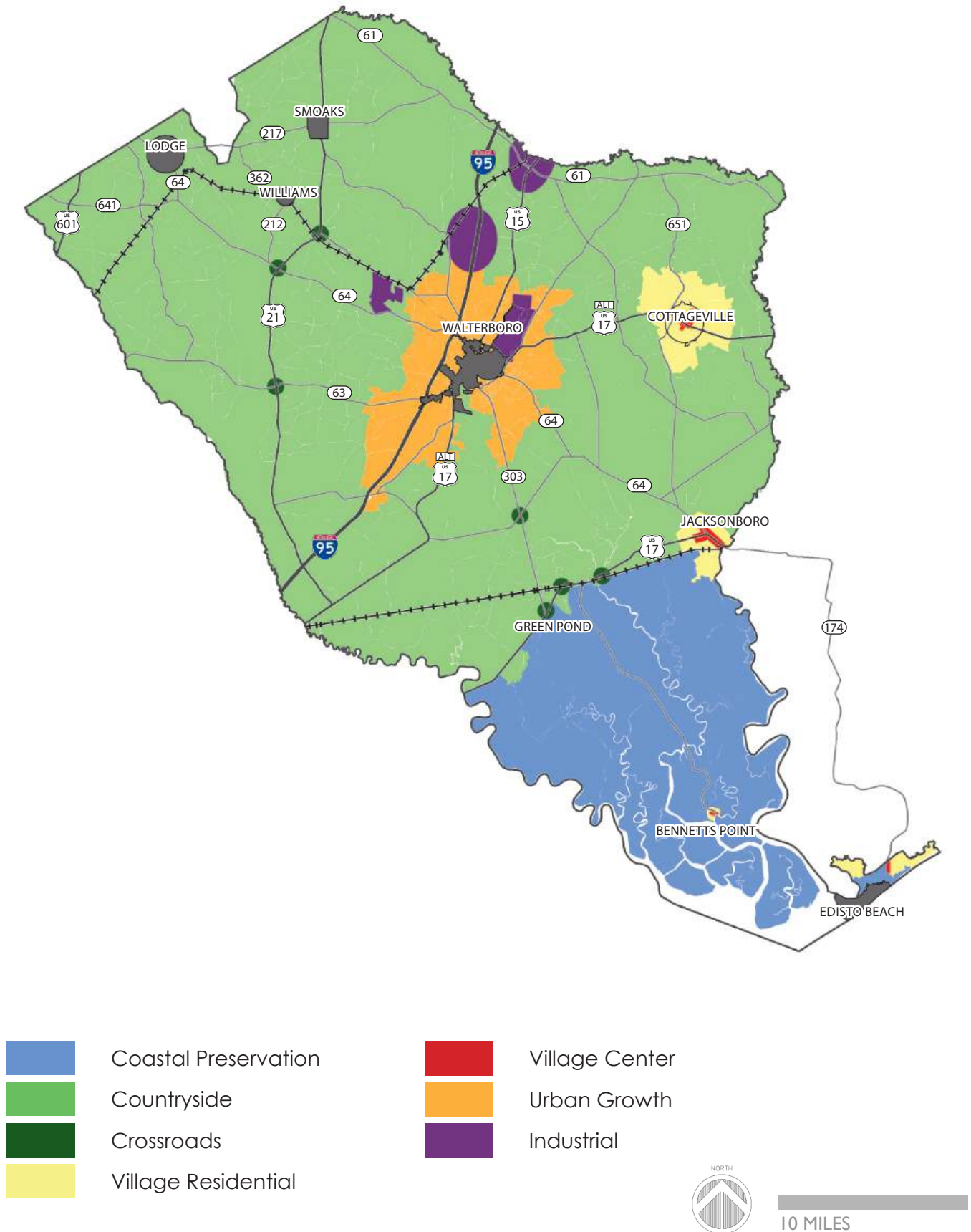
Infrastructure
• Water and sewer available or nearby
• Multi-lane transportation facilities
• Rail services
• Adequate EMS and fire protection

Preferred Character
• Heavy or intense industrial uses
• Support services, offices and businesses
• Educational and training facilities nearby
• Airport facilities

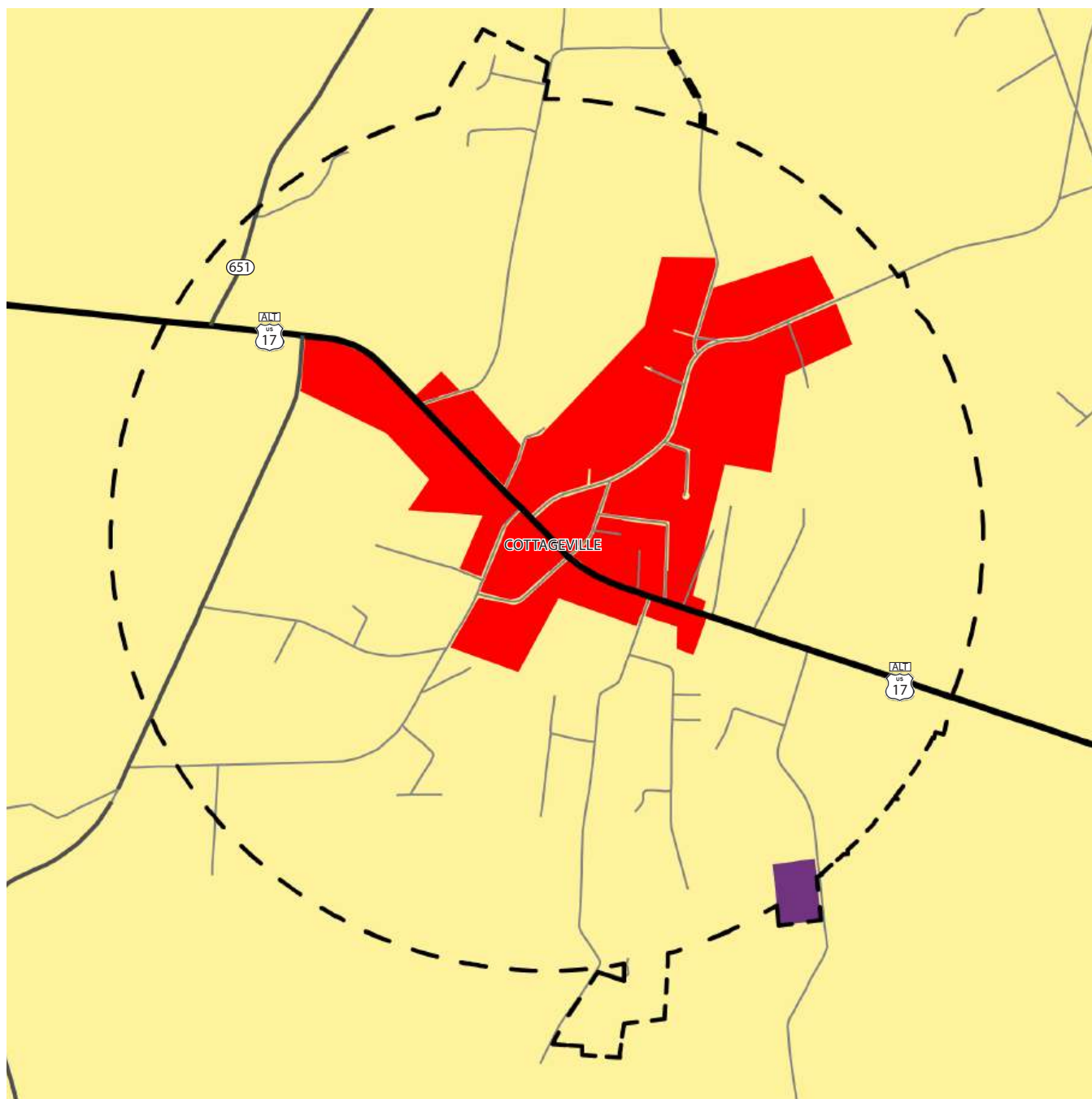
Zoning
• LID: Light Industrial
• ID: Industrial
• HID: Heavy Industrial

CONTEXT

▼ MAP G.6 COLLETON COUNTY PROPOSED FUTURE LAND USE



▼ MAP G.7 COTTAGEVILLE PROPOSED FUTURE LAND USE



1/2 MILE

Large Scale Development Potential

Due to the presence of large parcels in locations that may be attractive for large-scale planned developments, it is possible that a hard-to-predict, and likely transformative, development project could be proposed during the next 10 years. This type of development scenario would significantly influence Colleton County's requirements for infrastructure, transportation, school facilities and environmental protection. While it is difficult to predict with any specificity where and when this type of development might occur, it is the intent of this subsection to highlight four areas of the county where potential development projects have been discussed in the past and still have potential to be restarted if economic conditions become favorable in the future.

Area One - Eastern Colleton County

The 2020 Comprehensive Plan recognized that large tracts of timberland could one day be sold for the development of a small village development similar to East Edisto proposals by WestRock and Summers Corner in Summerville. The East Edisto plan, which covers portions of Dorchester and Charleston counties along Colleton's eastern border could contain a mixture of business park development and small residential villages. Although it is unlikely this type of development would occur at this location in the next five years, it is important to recognize that the future real estate market and development pressure could potentially influence development decisions for this type of a large scale development in Colleton County.

Area Two - Interstate 95 Exit 42

Although much of the area at Exit 42 is undeveloped, a large tract of land has been zoned for PDD in this area for a number of years. At this time, plans do not exist to extend public infrastructure to this interchange; however, over time, market forces may demand private investment and the extension or establishment of urban services and infrastructure in this area to support intensive development.

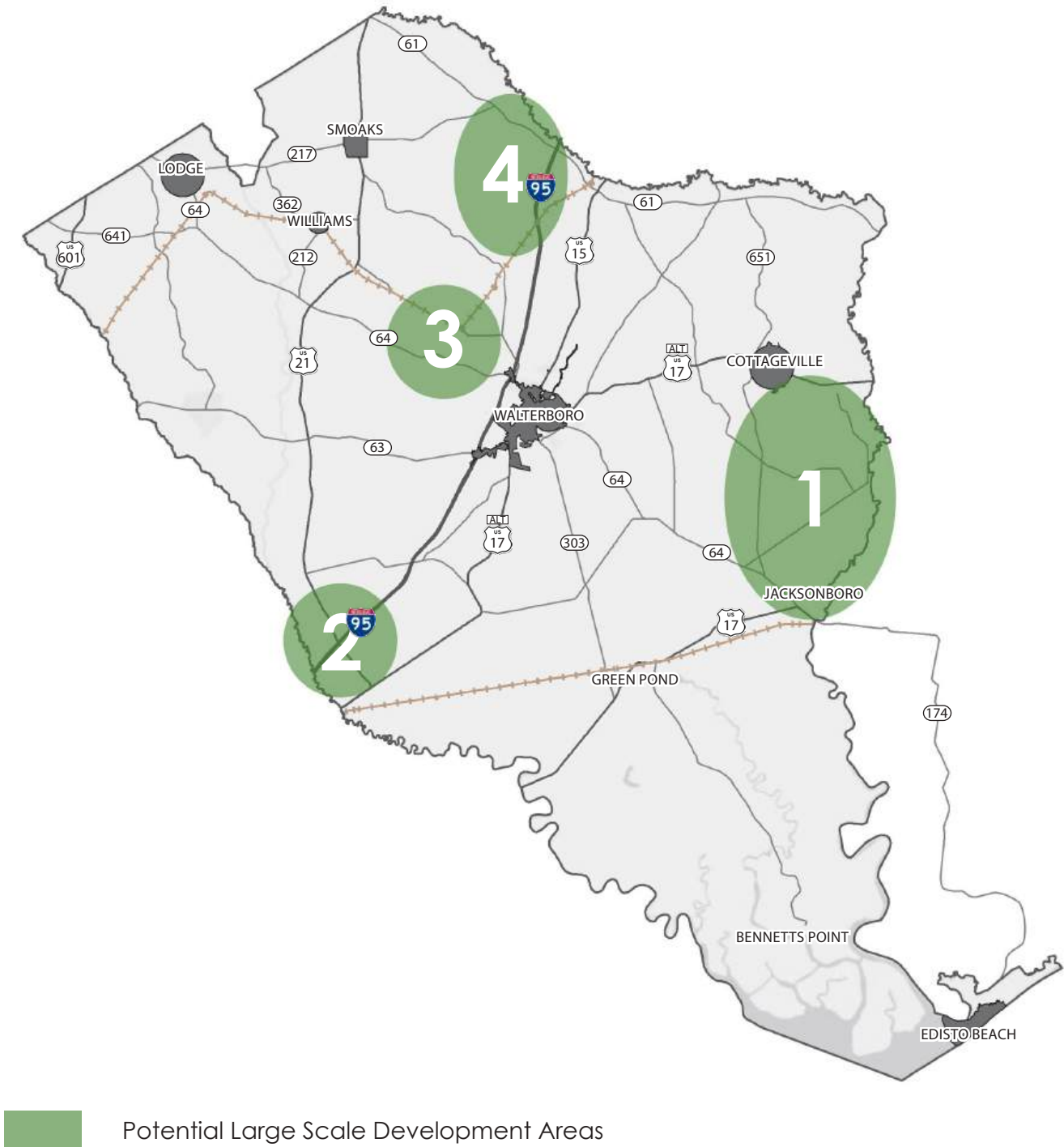
Area Three - Colleton Mega Site Exit 57/Highway 54

Over 1,400 acres are actively being marketed for the Colleton Mega Site. The site is located just off of Highway 64 at Exit 57 and is within an opportunity zone that includes rail access, interstate access, close proximity to ports and shovel ready status. The site includes water from the City of Walterboro with a sewer line extension planned to the site in the near future. Finally, due diligence items completed include: Phase 1 Environmental; preliminary geotechnical explorations; endangered species surveys; cultural resource studies; and wetlands delineation/mitigation.

Area Four - Exit 68

Similar to Exit 42, this area has approximately 2,000 acres in single ownership that could be developed in the future under the right market conditions and with urban infrastructure.

▼ MAP G.8 LARGE SCALE DEVELOPMENT POTENTIAL



Observations

- Colleton County remains largely undeveloped with over 42% of the land contained in parcels of land greater than 500 acres in size.
- Nearly 90% of the land use in Colleton County is classified as forest/undeveloped (49%) or agricultural (40%).
- The Town of Cottageville's land use is low density with 64% of it's land used for Forest/Undeveloped (30%) and Agricultural (34%) with residential accounting for nearly 32% of the land use.
- The highest concentration of commercial/nonresidential uses are located within the City of Walterboro with a focus on serving residents throughout the county and adjacent communities.
- Within the county's jurisdiction, small-scale commercial establishments at key intersections or crossroads are established, serving nearby residents.
- Over the next 10 years, it is anticipated that the land uses within Colleton County will remain in use as forest land, agriculture and undeveloped/conservation land, primarily due to the presence of natural resources, physical impediments to development and the lack of availability of urban services necessary to facilitate urban growth.
- Colleton County's urban growth and industrial growth is encouraged to occur adjacent to the City of Walterboro and identified urban growth areas where urban services are more readily available over the next 10 years.
- Village Residential uses are designated for expansion around the Village Center of Cottageville where water is available to serve more concentrated residential uses.
- In the areas adjacent to Highway 174 outside of Edisto Beach, the continuation of Village Center uses are encouraged, surrounded by Village Residential areas and Coastal Preservation designated areas that coincide with the boundary of Edisto Beach State Park.
- The county has four primary areas that contain large tracts of land under single ownership that will, if developed, significantly influence the county's existing services, transportation network, infrastructure and the environment.

ELEMENT H.
TRANSPORTATION

H



TRANSPORTATION

Introduction

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

Transportation in Colleton County is managed by the county as well as the Lowcountry Council of Governments who help designate federal and state funding to County projects. The Lowcountry Council of Governments is also a resource to the counties of Beaufort, Hampton, and Jasper as well as 25 towns and cities within these counties.

Inventory and Analysis

A number of planning documents by both local and regional entities with direct or indirect influence on the transportation system within Colleton County have been previously developed. A review of these documents was conducted to better understand current transportation conditions in the county and to identify funded and planned transportation improvements. The reviewed documents are listed below.

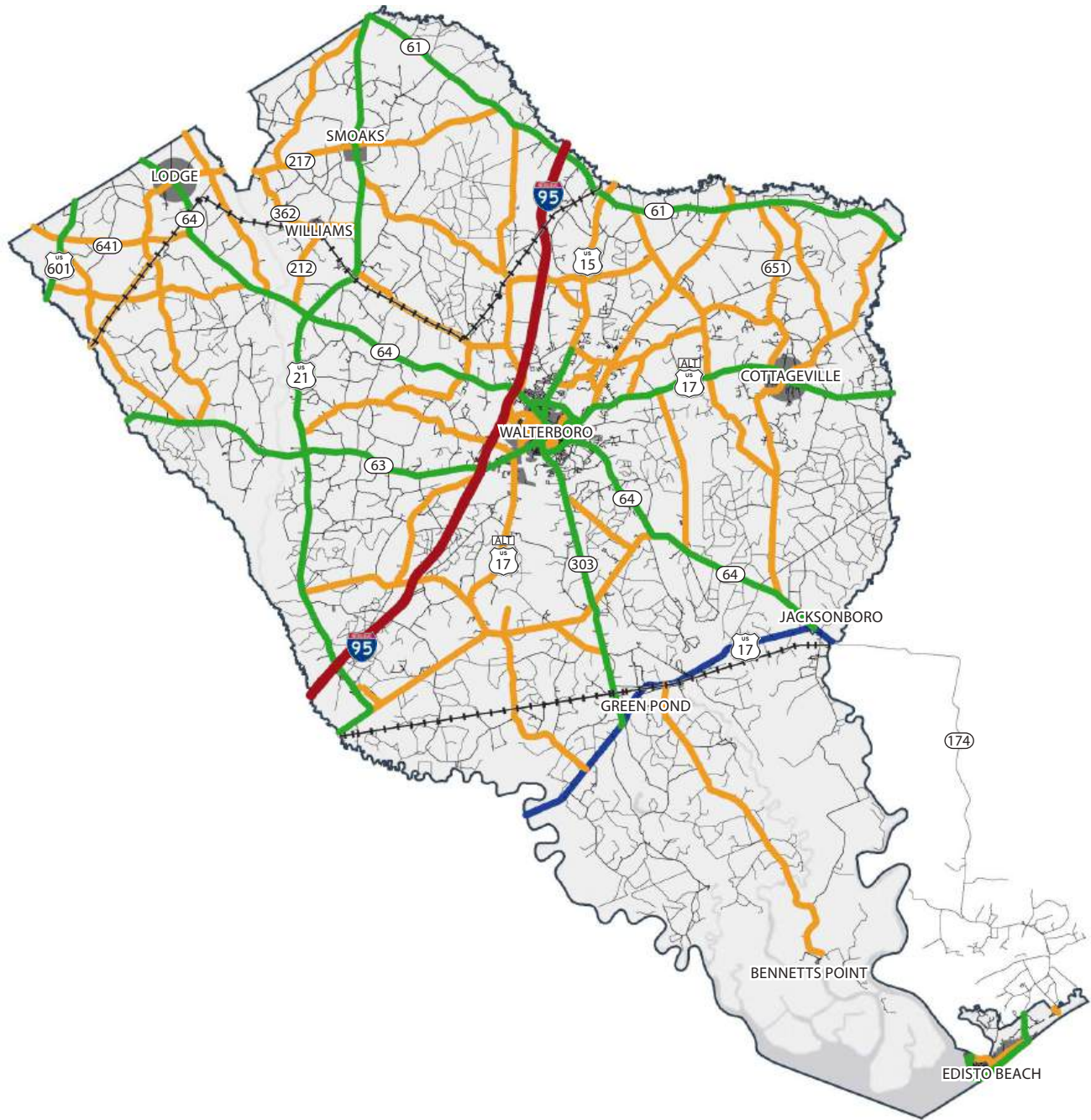
- The LCOG Transportation Improvement Program 2017-2022
- The SCDOT 10 year Plan
- The SCDOT Statewide Transportation Improvement Program (STIP)
- Colleton County Bicycle and Pedestrian Master Plan
- Lowcountry Long Range Regional Transportation Plan (2007)

Basic Transportation Systems

The transportation system in Colleton County is laid out in a straight forward manner with the main interstate, I-95, bisecting the County North and South. Other major state and US highways radiate out of the center of the County from Walterboro, creating a web of access throughout the county. The only segment of the county which is isolated from this web is Edisto Beach whose residents must travel 40 miles though Charleston County to access the rest of Colleton County.

There is currently one airport located in Colleton County, Lowcountry Regional Airport. The airport is public and is located just outside of the Walterboro city limits. Through shared ownership by the city and the county, both jurisdictions have contributed to its growth and success. The Walterboro-Colleton County Airport Commission and the Colleton County Economic Alliance are working to expand airport

▼ MAP H.1 COLLETON COUNTY FUNCTIONAL ROAD CLASSIFICATIONS- 2015



- | | |
|--|--|
|  Local Roads |  Minor Arterial |
|  Interstate |  Major and Minor Collectors |
|  Principal Arterial | |



10 MILES

operations and capitalize on the airport's unique access to I-95, ports, and military bases. From July 2017-July 2018, the Lowcountry Regional Airport oversaw 35 based aircrafts and experienced 12,620 operations on its three runways. There are two larger commercial airports located within driving distance of the county for additional air transportation, Charleston International Airport and Savannah-Hilton Head International Airport.

Colleton County has unique opportunities through railway and port access. The South Carolina Port Authority in Charleston and Georgia Port Authority in Savannah are both within an hour's drive of the County. CSX Railway operates the majority of rail in the Low-county region and cuts through Colleton County. The Hampton and Branchville Railroad Company also operates over 36 miles of tracks between Hampton and Colleton County. There has been discussion of expansion of the CSX rail line and the Norfolk Southern lines to connect within Colleton County, providing an asset for economic development. Freight traffic is also significant through the county with the key truck routes being I-95, US-21, US 17, SC-61 and SC-64.

A local public transportation system within the county began in 2017 through a \$100,000 grant from the South Carolina Department of Employment and Workforce and the South Carolina Workforce Development Board to the Lowcountry Workforce Development Area. The goal of the grant was to provide transportation services to residents attending training and vocational educational programs in the county and to any other potential riders. The bus service, which is contracted through and operated by Palmetto Breeze, runs a route called the Walterboro Works Route (Route 429). This effort was recognized with a national award and plans are underway to expand this route. Palmetto Breeze also continues to run bus route 320, which has provided service for a number of years on a fixed commuter bus route along the county's North-South axis. This commuter route connects Ruffin, Walterboro, and Hendersonville with Hilton Head Island. The closest Amtrak station to the County is located in Yemassee in Beaufort County as well in Hampton County.

In 2015 the County completed a Bicycle and Pedestrian Master Plan. This plan identifies current bike and pedestrian conditions as well as opportunities for future infrastructure improvements and long term goals in order to provide the County with safe recreational and alternative transportation options. The plan identifies the County's lack of on- and off-street bike-way network, with the exception of existing bicycle lanes in the Town of Edisto Beach. However, the county does provide a trail system for recreational use in the Great Swamp Sanctuary. The County also provides access to several state and nationally designated long-distance bicycle routes including the South Carolina Coastal Route, East Coast Greenway, and the Adventure Cycling network Atlantic Coast Route. The goal of the plan is to establish improvements that will address the problems of gaps in sidewalk coverage, lack of bike lanes, and missing pedestrian connections at major thoroughfares.

Average Daily Traffic Counts

The most recent (2017) Average Daily Traffic (AADT) counts within and surrounding Colleton County were obtained by the SCDOT. In the AADT graphic, locations experiencing greater traffic flows are graduated, in color and line weight, to graphically represent areas where traffic counts are greater. As expected the areas containing the largest traffic flows are I-95 with volumes around 42000 vehicles per day, US 17 to Charleston, SC 64, and US 15 with between 19,700 and 15,000 vehicles per day respectively.

Mode of Transportation to Work

In 2017, it was estimated that 81.5% of the Colleton County Workforce drove alone to work which was only slightly lower than the state average of 82.6%. 13.2% of the County workforce used a carpool to get to work but very few used alternative forms of transportation such as public transit, walking or biking. The high car dependency is likely due to the lack of transportation alternatives in the more urbanized areas of the county and the great distances residents need to travel from lower density areas in the county. As the county expands transportation options, more residents may begin to chose alternative forms of transportation over time. Additionally as the retirement age population continues to grow in the area it is important to consider their transportation needs. The County hopes to increase the desirability of other modes through improvements to the bus system and projects outlined in the Bicycle and Pedestrian master plan, establishing better connections to jobs and more developed areas of the county.

▼ TABLE H.1 MODES OF TRANSPORTATION TO WORK

Source: American Community Survey, Bike and Pedestrian Master Plan

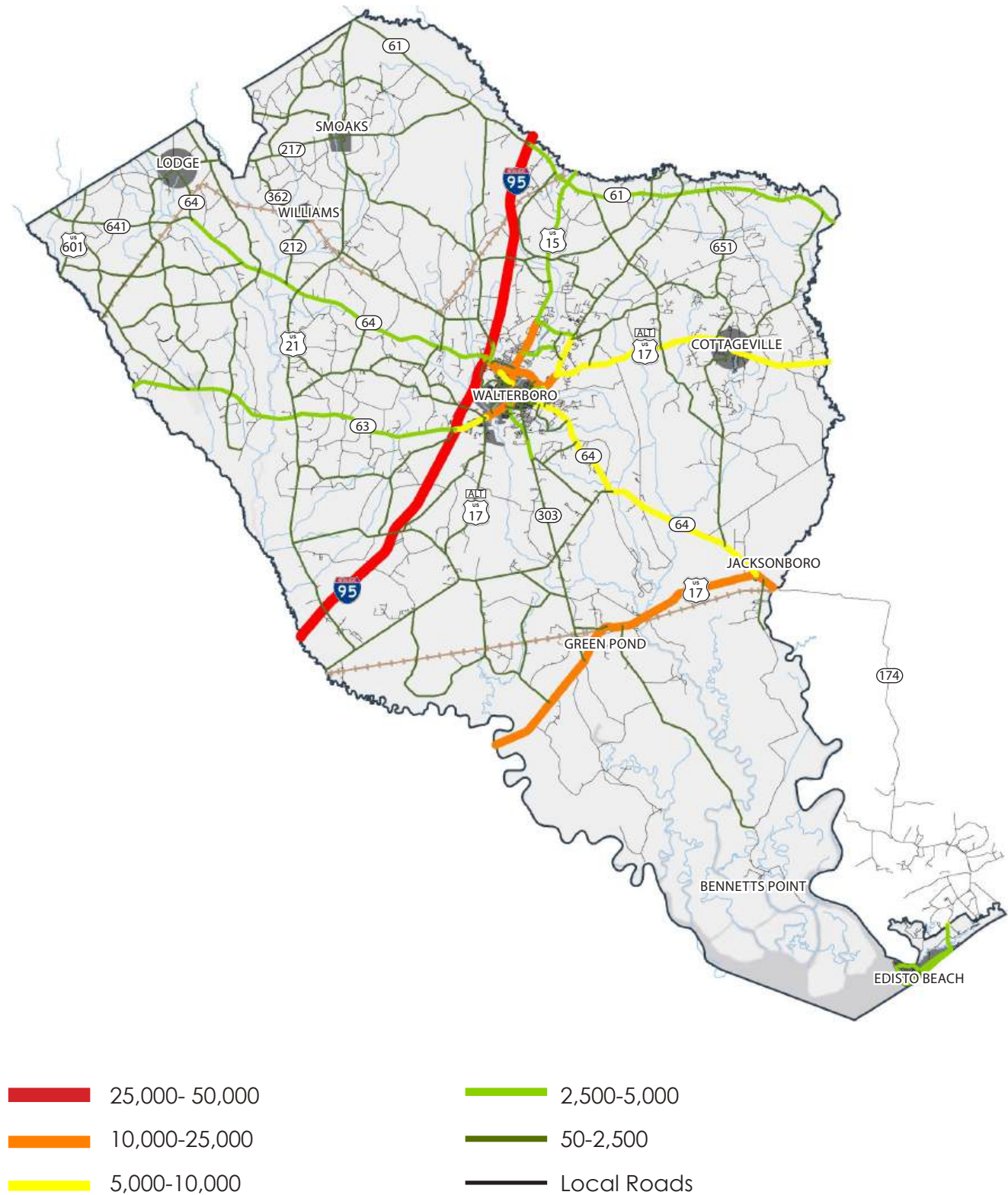
	Single Occupancy Vehicle	Bicycle	Walking	Public Transportation	Carpool	Work from Home
Colleton County	84.5%	1.5%	2.7%	0.6%	9.2%	1.7%
City of Walterboro	82.8%	0%	6.4%	1.7%	4.3%	3.5%
State	82.2%	1.6%	2.7%	0.6%	9.9%	3.6%

▼ FIGURE H.1 MEAN TRAVEL TIME TO WORK 2017, IN MINUTES

Source: American Community Survey



▼ MAP H.2 COLLETON COUNTY AVERAGE DAILY TRAFFIC COUNTS- 2017



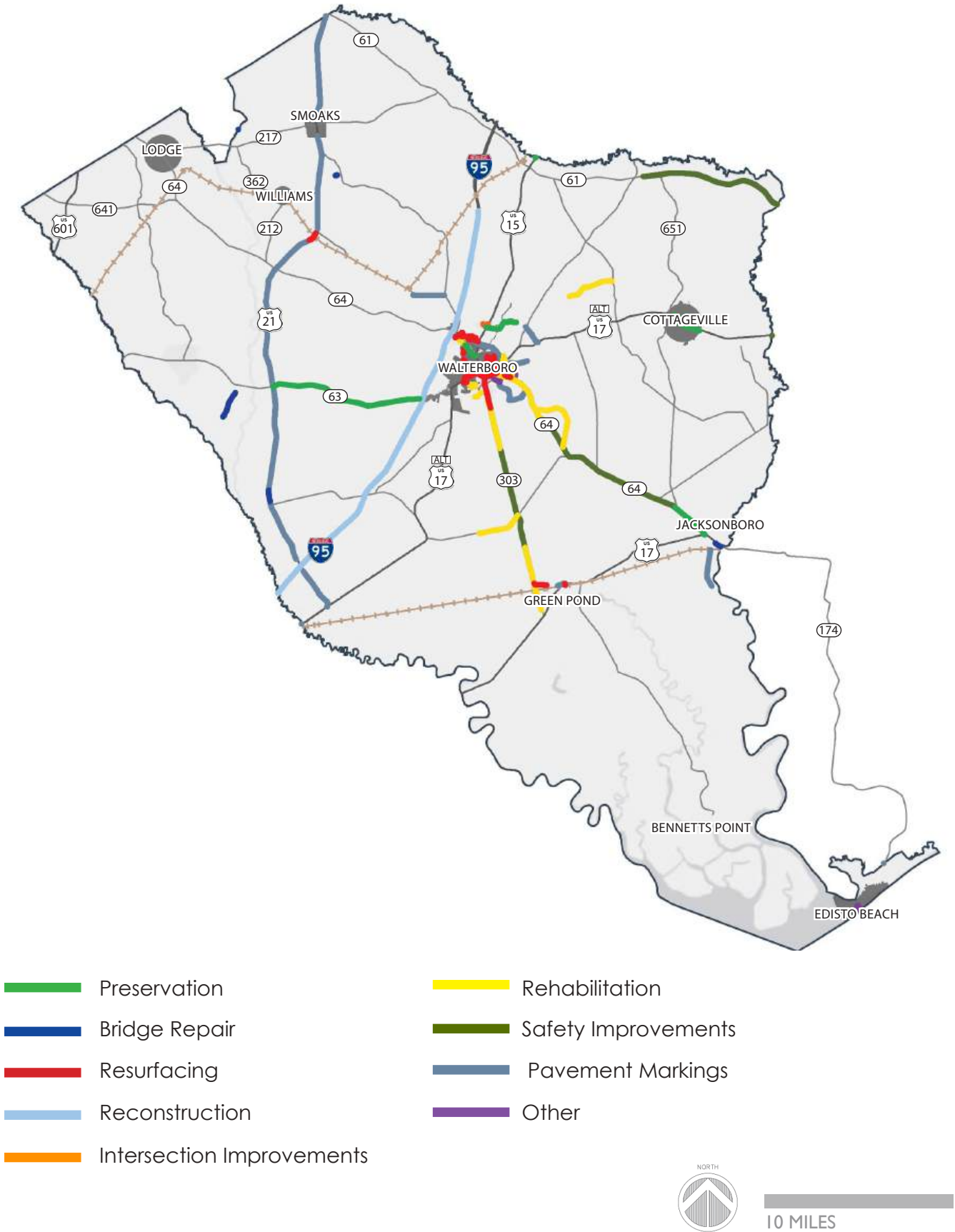
10 MILES

Planned Transportation Improvements

The Lowcountry Long Range Transportation Plan was adopted in 2007 to plan for improvements through 2017. There has been no update to the plan as of yet. However, there are various other plans that are used to report transportation improvements for the county such as the SCDOT Ten Year Plan and the Low County Council of Governments Regional Transportation Plan. The majority of the current planned projects are maintenance projects. The SCDOT Ten Year Plan lists the following roadway improvement projects for Colleton County:

- Forks Rd (S-158) bridge Replacement over Deep Creek
- Stocks Creek Rd (S-161) Bridge Replacement over Trib to Chehaw River
- Peirce Rd (S-35) Bridge Replacement over Deed Creek
- Ritter Rd (S-41) Bridge Replacement over Calfpn Swamp
- Ritter Rd (S-41) Bridge Replacement over Ivanhoe Creek
- SC-15-174 over Buckhead Creek
- SC 303 from S-59 (Rivers St) to US 17 (Ace Basin Pkwy)
- SC 61 from US 21 (Lowcountry Hwy) to S-134 (Powder Horn Rd)
- SC 61 from S-134 (Powder Horn Rd) to L-1192 (Arrowhead Ln)
- SC 61 from L-1192 (Arrowhead Ln) to Dorchester County Line
- SC 63 from Hampton County Line to S-190 (Miracle Rd)
- SC 63 from S-190 (Miracle Rd) to S-293(Campground Rd)
- SC 64 from S-598 (Henry St) to US 17 (Ace Basin Parkway)
- SC 641 over Willow Swamp
- US 17 over Edisto River (2 places)
- US 17 ALT from SC 651 (Rehoboth Rd) to Dorchester County Lines
- US 21 from US 17 ALT (Hendersonville Hwy) to S-114 (Cane Branch Rd)
- US 21 from S-114 (Cane Branch Rd) to S-543 (Merriel Rd)
- US 21 from S-543 (Merriel Rd) to S-807 (Gar Rd)
- US 21 from S-807 (Gar Rd) to SC 61 (Augusta Hwy)
- US 21 over Sandy Run Creek

▼ MAP H.3 PROGRAMED TRANSPORTATION PROJECTS



Future Projects

In the 2020 Comprehensive Plan, the County listed three major roadway improvement projects as a priority for future growth: US 17 Widening, SC 64 Walterboro Bypass, and US 17A widening. The widening of US 17 was completed in 2015. US 17 was widened from Beaufort County to Jacksonboro to a undivided 4 lane highway. The remaining projects have yet to be funded; however, they still remain relevant to the economic future of Colleton County.

SC 64/Walterboro Bypass

The Walterboro Bypass will serve as a connector from SC 64 to the north side of Walterboro. The route would tie in highways 15 and 501 in order to provide four-lane access to the Interstate and Commerce Center. Alternatively, the route could provide a more direct connection to Interstate I-95 and the Commerce Center, forming a broader route which could help to attract economic development projects. These project would be advantageous to county-wide development, regional safety, and could serve as a hurricane evacuation route for both Charleston County and Edisto Beach.

US 17A

The widening of US 17-Alt between Dorchester and Walterboro will allow for the growth of Cottageville as it has and may continue to experience “spill over” growth from the Charleston-Dorchester area.

Regional Travel Demand

In 2013 the Lowcountry Council of Governments completed a regional model for future travel demand for 2040 based on both a “no build” scenario and an “existing and committed” scenario to determine how the county's transportation system will be impacted by future growth predictions. The “no build” scenario is focused on how the existing transportation network would perform in 2040 whereas the “existing and committed” scenario incorporates all projects constructed since 2010 as well as all projects that have committed funding already in order to predict any potential deficiencies that would remain in the system by 2040.

The “no build” scenario volume to capacity ratio predicts that US Alt-17 from Bypass 21 to State road 15-28, Bypass 21 from US Alt 17 to Hampton County, and US 15 from Industrial road to Burlington road will experience demand that exceeds current roadway capacity. US 17, US 15 and Alt 17 are all expected to approach capacity as well. The “existing and committed” scenario includes planned improvements to US 17 which would help expand the capacity and reduce pressure on Alt-17 however the other areas of concern remain, mainly along US 15. The “existing and committed” scenario indicates that future demand and growth in traffic will exceed what the currently committed improvements can handle for some sections of highway in the Low County.

▼ **TABLE H.2 PREDICTED TRAFFIC VOLUME GROWTH BY EXTERNAL STATION**

Source: Technical Memorandum 4-Lowcountry COG Regional Travel Demand Model

	External Station	Route	2030 Auto Growth	2040 Auto Growth	2030 Truck Growth	2040 Truck Growth
SC 64	9009	Bamberg Co. Line to SC 217	39%	44%	10%	15%
US 21	9010	SC 217 to Bamberg Co. Line	41%	45%	0%	0%
SC 61	9011	Bamberg Co. Line to SC 217	31%	32%	0%	0%
I-95	9012	SC 61 to US 78	57%	80%	26%	39%
SC 61	9015	SC 651 to Dorchester Co. Line	20%	31%	0%	0%
US 17 Alt	9016	SC 91 to Dorchester Co. Line	55%	73%	15%	23%
US 17	9017	SC 64 to Charleston Co. Line	42%	59%	31%	47%

Bicycle and Pedestrian Improvements

The Bicycle and Pedestrian Master Plan outlines 10 Priority Projects for the County.

- Sidewalk improvements along Jefferies Boulevard from Bells Highway to Leith Lane
- Sidewalk Improvements along Jefferies Boulevard from Robertson Boulevard to Industrial Road
- Sidewalk Improvements at Forest Circle and Briarwood Road to Bells Highway
- Sidewalk Improvements at Hampton Street from Peurifoy Lane to Smoaks Road
- Sidewalk improvements at Washington Street from Jefferies Boulevard to Woodlawn Street
- Greenway Trail Improvement at Green Pond Highway from Memorial Ave to Green Pond Highway
- Bike Boulevard at Henderson/Memorial/Washington Streets from Proctor Street to Wichman Street
- Cycle Tracks along Jefferies Boulevard from Bells Highway to Ivanhoe Road
- Buffered Bike Lanes and Cycle tracks along Hampton Street from Jefferies Boulevard to Peurifoy Rd.
- Side path/ Greenway at Washington Street from Jefferies Boulevard to Woodlawn Street

Observations

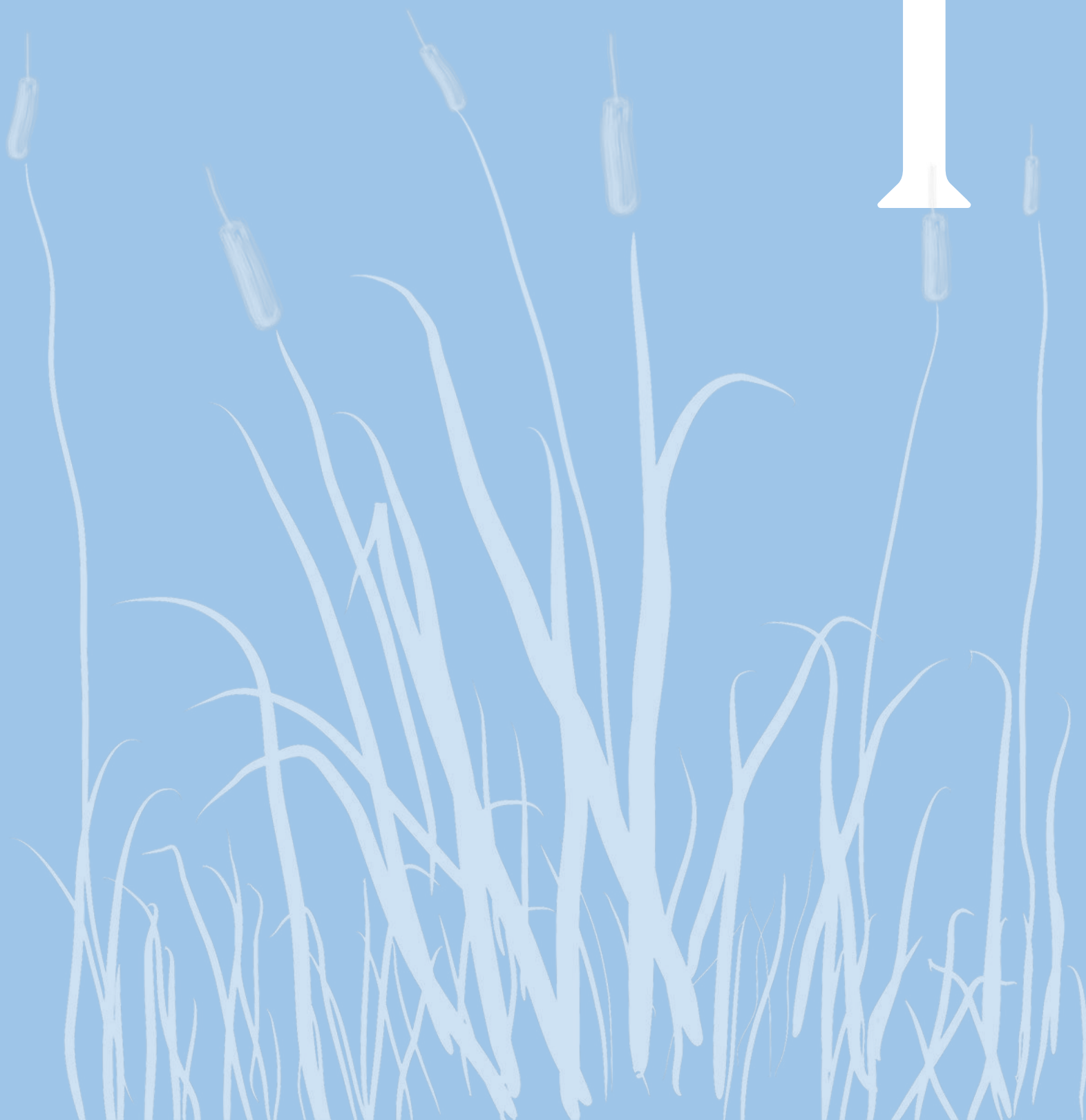
- In general, the transportation network in Colleton County is meeting the needs of the current population.
- Although not funded, the SC-64/Walterboro Bypass and US17A improvements will help meet the county's long-term transportation needs.
- The current planned and budgeted SCDOT highway transportation projects in the county are all maintenance related projects.
- The proximity of the airport to I-95 presents opportunities for associated industrial growth and the potential expansion of the airport facilities.
- The county should examine road networks around the potential large scale development sites identified in the Land Use Element to identify if transportation improvements would be needed to support potential development in those areas.
- The Walterboro Works Bus Route effort received a national innovation award for connecting residents with training and workforce development opportunities. The county is examining ways to partner with the Lowcountry Council of Governments, employers, educational providers and the City of Walterboro to expand the public transportation options to serve the mobility needs of all residents in the county.
- The Bicycle and Pedestrian Plan should be utilized as a resource to guide future transportation plans, implementing as many of the projects where funding and resources become available.



COLLETON COUNTY

FOUNDED 1682

ELEMENT I. PRIORITY INVESTMENT



PRIORITY INVESTMENT ACT

Introduction

In 2007 the South Carolina Priority Investment Act was codified into the State Planning Act. The Priority Investment Act is designed to help allocate available federal, state, and local funding for public infrastructure and facilities to projects within the county that are labeled as a priority over the next ten years. This element requires the county to prioritize its planning efforts in areas such as water, sewer, roads, and schools as well as requires coordination between local and regional governing bodies. Certain steps are required within the planning process in order for the county to remain in compliance with the State Planning Act. These steps include:

1. Analyzing likely federal, state, and local funds available for public infrastructure and facilities during the next ten years.
2. Recommending projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.
3. Coordinating with adjacent and relevant jurisdictions and agencies (public and private agencies that are affected by or have planning authority over a given public project) in the recommendation of needed infrastructure and facilities.

Statutory coordination requires the county to provide written notification to adjacent and relevant jurisdictions and agencies of the proposed infrastructure projects and to give each the opportunity to provide comments to the county concerning the proposed projects,

Purpose of the Priority Investment Element

The Priority Investment Element is intended to fulfill the purposes of :

- Achieving regional planning coordination objectives
- Ensuring sound capital improvement planning
- Aligning land use planning policies with meaningful and realistic capital improvement goals

Coordination between communities is essential to avoid extra expenses, poorly planned public facilities, premature annexations, and inefficient patterns of development. By implementing the Priority Investment element - along with a Capital Improvement Plan - the county will maintain consistency between the expansion of infrastructure, development expansion, and compatibility with growth from surrounding areas.

The county's plan for growth-related capital facilities allows it to maintain an awareness, at each juncture of the planning process:

- The relationship between its planning goals and its prioritized capital needs
- The feasibility of planned improvements, based on available funding
- The need to coordinate with other service providers on capital facilities that physically extend or influence growth beyond the county's boundaries.

Intergovernmental Coordination with Adjacent and Relevant Jurisdictions

Colleton County has a long history of coordinating with the municipalities within its borders including the City of Walterboro, the Town of Cottageville, and the Town of Edisto Beach on matters related to infrastructure funding and provision. The State Planning Act defines "adjacent and relevant jurisdictions and agencies" with whom "coordination" is required as "those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project." The following jurisdictions and agencies either meet this definition or warrant potential coordination based on their potential relevance to future projects:

- Colleton County
- City of Walterboro
- Town of Edisto Beach
- City of Cottageville
- Walterboro Water and Sewer
- Colleton County Public School District
- Economic Development Office
- USC Salkehatchie
- Oakridge Landfill LLC in Dorchester
- SC Department of Transportation
- Lowcountry Council of Governments
- SC Department of Health and Environmental Control
- Hampton and Branchville Railroad Company
- CSX Railroad Company
- SC Water Resources Commission
- Fire Department
- Airport Commission
- Animal and Environmental Control
- County Sheriff
- Lowcountry Regional Transportation Authority
- Lowcountry Community Action Agency
- Willow Swamp Watershed
- Clemson Extension
- Veterans Affairs
- Colleton County Library

“Coordination” is defined by state statute to require “written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed project and the opportunity for adjacent and relevant jurisdictions and agencies to provide comments to the planning commission or its staff concerning the proposed projects.” It is the responsibility of Colleton County to provide coordination with the above-listed agencies when changes to this element or to the County's capital improvement projects are relevant to one or more of the entities listed.

2030 Comprehensive Plan Capital Projects Funding Priority Investments

Category/ Jurisdiction	Capital Project	Cost Estimate
Lowcountry Airport Commission	Fuel Farm Replacement	\$1.2-\$1.75 Million
	80' X 80' Corporate Hangar Construction with 27' door	\$1.2-\$1.5 Million
	Ten Unit T-Hanger Construction	\$2.5-\$3 Million
Cultural/ Recreational	Ace Basin Complex Expansion/ Improvements	\$3 Million
	Civic Center Meeting Facility to accommodate 300-500 people	\$2 -\$3 Million
	Public/Private Partnership Shooting Range	\$1.5-\$2.5 Million
Economic Development	Speculative Building for Economic Development Purposes	\$2.5-\$3.5 Million
	Provide water and sewer to Airport out- parcels	\$1.5-\$3 Million
	Mega Site Improvements	\$3 Million
Fire and Rescue	New Fire Rescue Training Facility	\$1.5-\$3.5 Million
	New Fire Station at Industrial Park off I-95 Exit 62	\$1.5-\$2 Million
Law Enforcement	New County Jail Facility	\$8-\$10 Million
	New Magistrate's Office	\$1.5-\$2.5 Million
	New Emergency Operations Center (EOC)	\$1.5-\$2 Million
Miscellaneous	Construction and Demolition Landfill	\$1.5-\$2.5 Million
	Fleet Maintenance Renovation	\$500,000-\$1 Million
	Records Retention	\$500,000- \$1 Million
Transportation	Jefferies Highway Turn Lanes	\$5 Million
	County Roadway Improvements (paving, rocking, drainage)	\$10 Million

The Priority Investment Act requires that local governments identify the potential sources of revenue that will be available to fund the investments that the County has identified as a Capital Improvements Project. The following list of potential funding sources is intended to demonstrate how projects might be funded. Of course, the CIP of a local jurisdiction and the sources of available funding will change over time and, in fact, may vary significantly from one year to the next.

- Property Tax
- General Sales Tax
- Capital Project Sales Tax
- Water and Sewer User Fees
- Stormwater Fees
- Business License Fees
- Vehicle Fees
- Development Impact Fees
- Tax Increment Financing
- Revenue Bonds
- General Obligation Bonds
- State and Federal Grant Funding

Implementing and Updating the Plan

Every year, the County should review and update their Capital Projects list in conjunction with any updates to the County's annual budget. Any changes in potential revenue sources or planned projects in the coming ten-year period should be added to the list. The County will coordinate with adjacent and relevant jurisdictions and agencies each year before adopting final changes to the CIP.

As required by the Planning Act, the Priority Investment Element shall be reviewed at least every five years and updated at least every ten years. When the County updates or conducts a review on the Comprehensive Plan, it shall determine the need to update the Priority Investment Element, specifically based on conditions at the time, including its capital needs, available funding for capital expenditures, planning and growth trends, and relevant elements on the Plan.

Additional Intergovernmental Coordination Issues

The County should continue to discuss annexation and growth issues for the purpose of providing urban services to adjacent/growing residential and commercial areas around the City of Walterboro, the Town of Cottageville and the Town of Edisto Beach. The vision of the Comprehensive Plan is to encourage urban growth around these existing municipalities, while preserving the rural setting and natural environment in other areas of the County that are not suitable for dense, urban focused growth and development.

In addition to the potential growth areas around the municipalities, the County should continue working with the Economic Development Office and affiliated agencies to facilitate infrastructure improvements in the areas identified for future job centers and industrial development. The County

will need to continue coordination with a variety of entities in support of future transportation projects as well.

Observations

- An opportunity exists to formalize a bi-annual meeting between municipalities, various agencies and the County to discuss growth and development issues and concerns throughout the County that may include water and sewer development, transportation improvements, annexation, schools and related topics.
- The County has an opportunity to prepare a Capital Improvements Plan that establishes funding priorities and partnerships with local and regional entities.
- The County needs to continue coordination with relevant agencies and entities in moving forward with all future transportation plans and projects.
- The County needs to continue coordination with the Economic Development Office, municipal partners and other local and regional entities on the development of infrastructure improvements needed to facilitate identified economic development sites and projects, such as improvements for the Lowcountry Airport and the Mega Site.

ELEMENT J.
HEALTH

J



HEALTH

Introduction

Public health concerns are on the rise across the nation and it is increasingly apparent how decisions regarding land use, urban design, and transportation play a role in issues such as local air quality, public safety, water supply, physical activities, and public exposure to industrial contamination. The health element focuses on how the County's health statistics, especially around issues of obesity, cancer, inactivity, respiratory problems, and environmental justice, can be influenced through policies and strategies undertaken by the county.

Background

Overall Health and Risk Factors

Health Statistics in Colleton County are provided by both the South Carolina Department of Health and Environment as well as the Eat Smart Move More South Carolina organization (ESMMSC). ESMMSC is a non-profit organization that works with communities in South Carolina to advocate for and help establish healthy eating and active living throughout the state.

In 2014, as part of this involvement, the County was selected to participate in a project to develop active community environments. The particular need that was highlighted within the County was improved connectivity which helped lead to the creation of the Colleton County Bicycle and Pedestrian Master Plan. The recommendations in the plan identified priority projects which largely focused on health equity and economic development related issues. (SCDHEC Creating Active Community Environments in South Carolina: A Grassroots Guide).

Additionally the ESMMSC organization published a County Health Ranking Report in 2015 as well as publishes county health statistics each year in collaboration with the SC Department of Health and Environment. Based on the 2015 County Health Rankings, the leading causes of death in Colleton County are Heart Disease, Cancer, and Chronic Lower Respiratory Disease. Risk factors for these health issues are apparent throughout the County population as illustrated in figure J.1. When community leaders were surveyed, they listed lack of access to healthy foods and physical activity as the top reason people in the community do not eat healthy or are not physically active. While they identified the strengths in the community as the farmers market, free breakfast and fruit program at schools, walking trails, recreation center, the commercial kitchen and an active local coalition; the weaknesses they listed included a resistance to change, lack of health education, lack of physical activity made available to students, and lack of physical activity for residents outside of the city limits

▼ FIGURE J.1 RISK FACTORS AMONG ADULTS

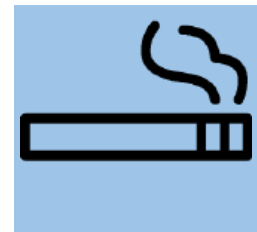
Source: County Health Rankings 2018



38%
OBESE



29%
INACTIVE



20%
SMOKE

▼ FIGURE J.2 COUNTY HEALTH RANKING AMONG SOUTH CAROLINA COUNTIES-2018

Source: Lowcountry Council of Governments, County Health Rankings and Roadmaps



HEALTH OUTCOMES

35th

LENGTH OF LIFE

35th

QUALITY OF LIFE

37th

SOCIOECONOMIC FACTORS

37th

HEALTH FACTORS

38th

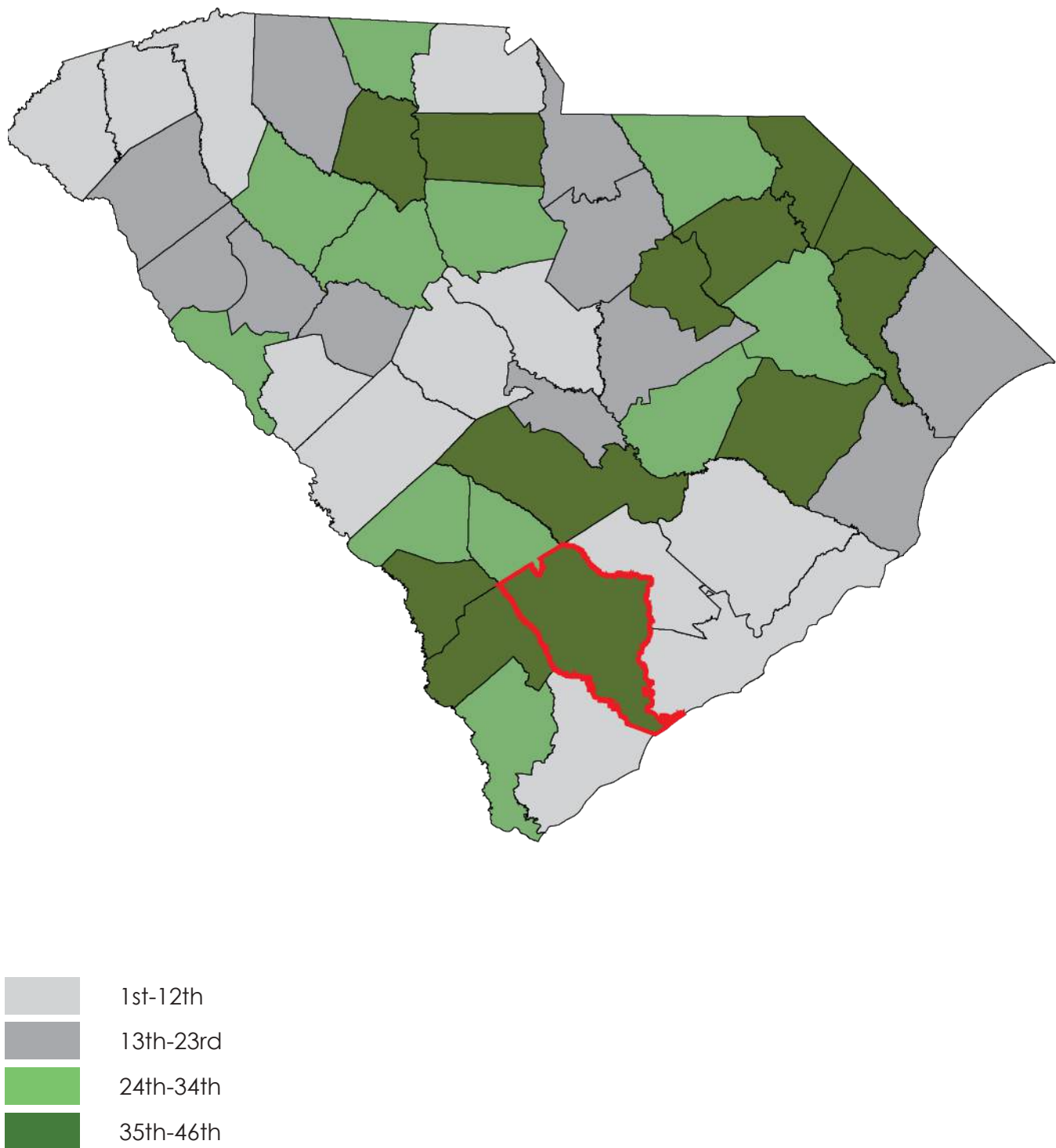
HEALTH BEHAVIORS

38th

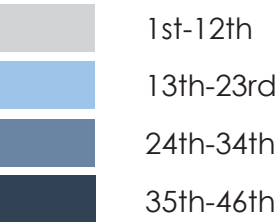
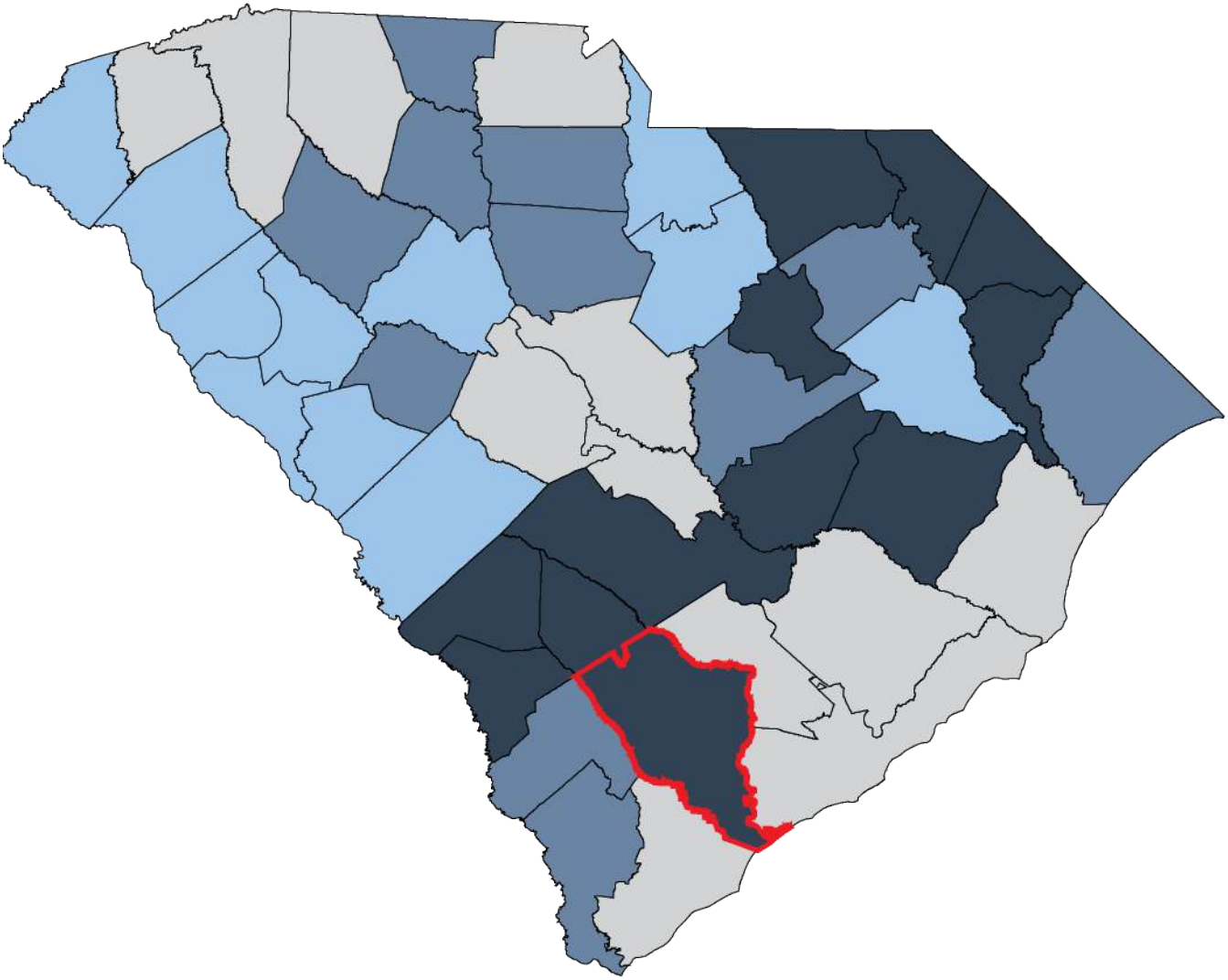
CLINICAL CARE

42th

▼ MAP J.1 OVERALL HEALTH OUTCOME RANKINGS



▼ MAP J.2 OVERALL HEALTH FACTORS RANKINGS



▼ TABLE J.1 HEALTH INDICATORS IN COLLETON COUNTY, 2018

Source: Lowcountry Council of Governments, County Health Rankings and Roadmaps

Health Outcomes	Colleton	South Carolina
Length of Life		
Premature Death	11,100	8,300
Quality of Life		
Poor or Fair Health	22%	19%
Poor Physical Health Days	4.7	4.2
Poor Mental Health Days	4.8	4.4
Low Birth Weight	11%	10%
Health Behaviors		
Adult Smoking	20%	20%
Adult Obesity	38%	32%
Physical inactivity	31%	25%
Access to exercise opportunities	8%	54%
Food Environment Index (0=worst, 10= best)	6.3	6.0
Excessive Drinking	16%	18%
Sexually Transmitted Infections	855.2	569.9
Teen Births	49	33
Clinical Care		
Uninsured	16%	13%
Primary Care Physicians	1,990:1	1,480:1
Dentists	3,160:1	1,890:1
Mental Health providers	1,020:1	640:1
Preventable Hospital stays	64	46
Social and Economic Factors		
High School Graduation	80%	80%
Some College	51%	62%
Unemployment	5.4%	4.8%
Children in Poverty	39%	23%
Children in Single Parent Households	47%	39%
Violent Crime	752	521
Injury Death	111	77
Physical Environment		
Air pollution	9.7	9.0
Severe Housing Problems	17%	16%
Long Commute Alone	49%	33%

▼ **TABLE J.2 HEALTH CARE ACCESS**
Source: SCDHEC County Health Profile 2017

Indicator	Percentage of Population	County Rank
Delayed seeing a doctor in the last year due to cost	19.3%	36
Has at least one person considered a personal doctor or health care provider	82.2%	18
Population insured by private health insurance	54%	NA
Population insured by Medicaid	6.8%	NA
Population without health insurance	12.9%	NA

For 2018, Colleton County ranked within the bottom 11 Counties of the 46 counties in South Carolina in both overall health outcomes and among the various health factors. The health outcomes with the highest deviation from the State are: access to exercise opportunities (only 8%) and higher number for STIs and preventable hospital stays. According to the Live Healthy SC 2018 State Health Assessment Report, Colleton County has the highest prevalence of secondhand smoke exposure while at work (47.9%), which is more than twice the number for the whole state of 22.4%. Risk factors such as inactivity and second hand smoke exposure can have detrimental effects to the health of residents on the long term and should serve as targets for improvement by the County in order to reduce hospital stays, poor health, obesity, and diabetes.

Health and Human Services

The County Health Rankings for South Carolina indicate that the rural areas experience the worst health outcomes and factors in the State. This trend is common across the Country as rural areas tend to have less access to healthy food and various health care services. The rural areas in South Carolina scored particularly worse in high poverty, high road fatalities, low/poor birth outcomes, high STD rates, high obesity rates, high rates of heart disease, high rates of cancer, and low/poor exercise options. The South Carolina Rural Health Plan was published in 2017 as a comprehensive guide to improving these rural health outcomes. The Plan outlines various goals and action steps. The action steps are directed towards the census tract level rather than county level. In addition to action steps, the Plan also details stakeholders and responsible parties for each recommendation as well as how success can be measured with a goal of achieving the steps by 2022. The following are the recommendations listed in the plan to improve the health of Rural SC:

1. Ensure every community member has adequate and appropriate access, locally or via telehealth to primary care and preventive services, emergency care, oral health services, behavioral health services, robust care coordination, appropriate diagnostic and outpatient therapy, and long term care.

2. Support and expand innovative efforts to recruit and retain health care professionals needed to deliver health care services in communities.
3. Advocate for every community member to have a mechanism to receive timely health care services so that they do not delay care due to an inability to pay for services.
4. Create and support leadership development and training opportunities for a diverse group of natural leaders, both grassroots and grasstops, who are motivated to engage in locally led, strength-based strategies and initiatives.
5. Promote better state agency and statewide organization engagement, coordination, and communication around the planning and implementation of programs to ensure the needs of communities are being met.
6. Foster the development of sustainable financial models for communities, supplemented by sufficient community training specific to leveraging and aligning funding from income-generation, public support, and private sources to sustain local projects and programming.
7. Ensure a diverse and well-trained workforce is actively matched with public, private, and entrepreneurial job opportunities, while removing barriers to employment.
8. Increase technical assistance and training to support teams of community members and key local partners in their efforts to attract and leverage economic development opportunities.
9. Coordinate and establish resource development opportunities and dedicated funding sources that communities can use to address their unique workforce development, growth, and quality of life challenges.
10. Provide access to vocational training, and higher education programs that will provide every student and community member the opportunity to develop skills that match with the jobs that are available to them.
11. Expand access to affordable, full-day 3 and 4-year-old programs to all families
12. Ensure that every school district has an active Coordinated School Health Advisory Committee as outlined in the Student Health and Fitness Act (2005)
13. Repair and replace substandard housing units to improve the quality, safety, livability, accessibility, and energy efficiency of existing housing stock.
14. Increase the supply of affordable housing through new or existing local, state, and federal programs including matching state low income housing tax credits.
15. Improve access to safe, reliable, and affordable infrastructure and services including clean drinking water, sanitary sewer, and residential broadband access.

There is one hospital located within Colleton County; however, there are various smaller health services that are available to residents such as nursing and in-home care. As the population in the County continues to age, ease of access to health services will become increasingly important.

Source: South Carolina's Rural Health Action Plan 2017

Food and Nutrition

Because of the rural nature of the county, access to healthy foods is important to the health of residents. Often rural areas have less access to grocery stores, farmers markets and nutritional resources and convenience stores and fast food restaurants tend to saturate the food market.

In Colleton County, when comparing the location of restaurants and grocery stores to the population density in the County, as expected the restaurants and grocery stores are located in the most densely populated areas. However, there are large areas within the county that do not have any restaurants or grocery stores indicating the condition known as a food desert. A food desert is defined as having

▼ TABLE J.3 HEALTH FACILITIES

Source: SCDHEC GIS

Name	License Type	Address
Colleton County Commission on Alcohol and Drug Abuse	PSAD Outpatient	1439 Thunderbolt Drive, Walterboro
Colleton Medical Center	Hospital	501 Robertson Drive, Walterboro
Josie Drive Community Residence	Residential Care	210 Josie Drive, Walterboro
Forest Circle Community Residence	Residential Care	505 Forest Circle, Walterboro
Walterboro Dialysis	Renal Dialysis	302 Ruby Street, Walterboro
PruittHealth- Walterboro	Nursing Care	401 Witsell Street, Walterboro
Colleton Ambulatory Surgery Center	Ambulatory Surgery	304 Medical Park Drive, Walterboro
Veterans Victory House	Nursing Care	2461 Sidneys Road, Walterboro
Colleton Courtyard	Residential Care	210 Academy Road, Walterboro
Kindred at Home- Low Country	Home Health	415 Robertson Blvd Ste. E, Walterboro
Autumn House	Residential Care	121 Moore Street, Walterboro
Tucker's Adult Health Day Care	Adult Day Care	112 Carn Street, Walterboro
Fresenius Medical Care Walterboro Dialysis	Renal Dialysis	904 N Jefferies Blvd, Walterboro
Priority Home Care	In-Home Care	1104 N Jefferies Blvd, Walterboro
Dombek, Jennifer	Hearing Aid	668 Bells Hwy, Walterboro

more than 500 people or 33 percent of the census tract population further than one mile(urban) or 10 miles (rural) from a supermarket or large grocery store. Additionally, it is important to note that many of the restaurants listed are fast food restaurants. In order to improve the health of the county there should be access to affordable and good quality fresh food. The following is a list of all the grocery and food stores currently located within the County:

- General Food Store Inc,
- Save-A-Lot
- BI-LO
- Dollar General
- Albany Grocery Store
- Durango Mexican Store
- Jeff's IGA
- Grocery Corner
- Maria Bonita Mexican Store
- F&B Grocery
- Twice the Ice
- Dollar General
- Walmart Supercenter
- Enmarket
- Edistonian
- Family Dollar

Another important factor to nutrition is federal and state services. As of 2016, 15.5% of residents in the County participated in SNAP benefits. Although only a small percentage participated, 77.3% of students were eligible for free lunch in 2014. While these services are important, the high numbers indicate a need for more, especially more affordable, food options in the county.

▼ FIGURE J.3 AVERAGE HOUSEHOLD FOOD SECURITY 2013-2015

Source: USDA Economic Research Service



▼ TABLE J.4 FOOD ENVIRONMENT

Source: USDA Economic Research Service

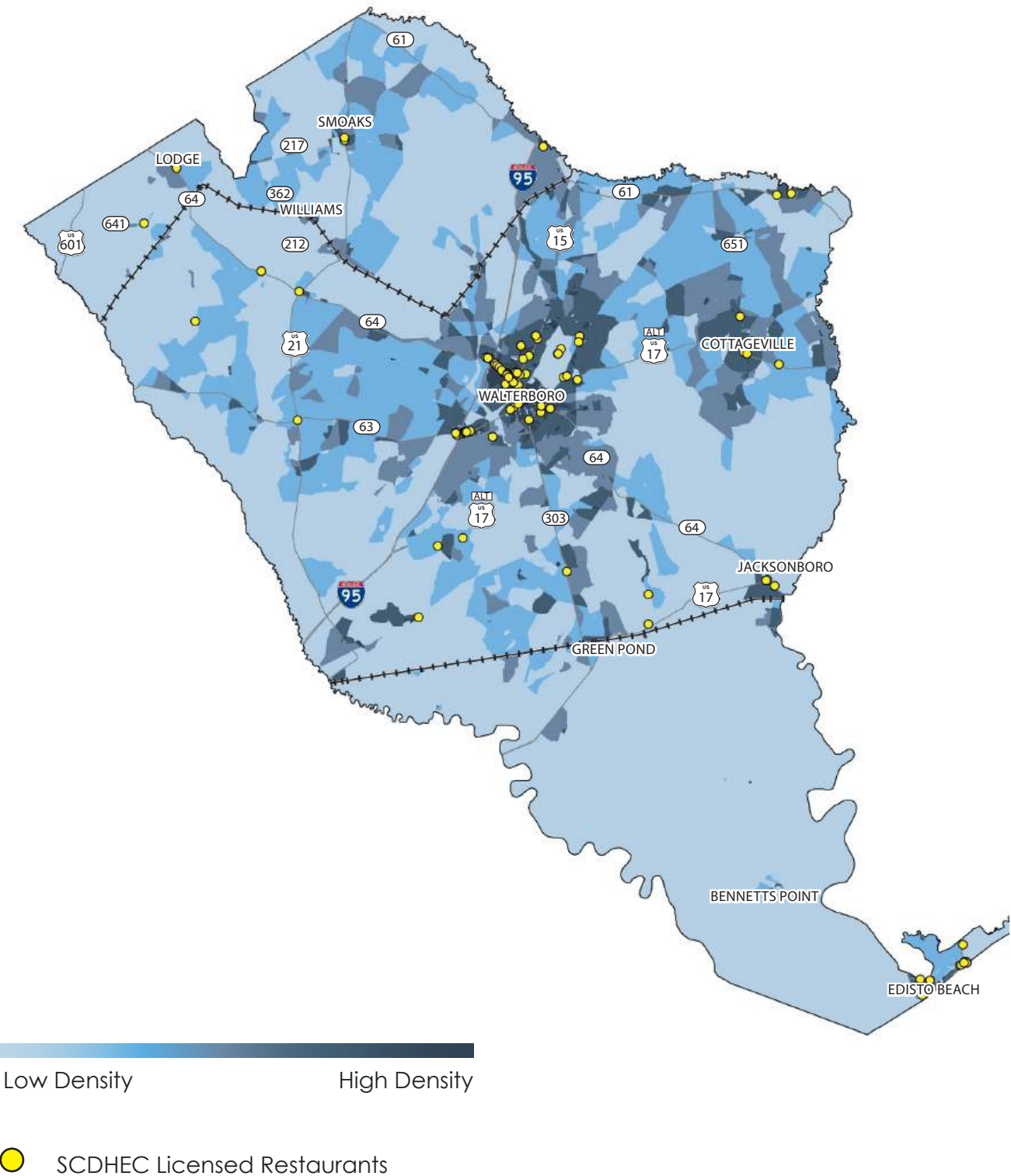
Indicator	Number	Statistic by Population
Fast Food Restaurants-2014	23	0.6 per 1,000 people
Full Service Restaurants-2014	23	0.6 per 1,000 people
Expenditures for Fast Food-2012	N/A	\$632.2 per capita
Expenditures for Restaurants-2012	N/A	\$688.2 per capita
Population with low access to a store-2015	9,363	24.1%
Low-income & low access to a store-2015	5,107	13.1%
Household with no car and low access to a store- 2015	725	4.8%
SNAP household with low access to a store-2015	792	5.2%
Children low access to store	2198	5.6%
Seniors low access to store	1378	3.5%

▼ TABLE J.5 FOOD ASSISTANCE

Source: USDA Economic Research Service

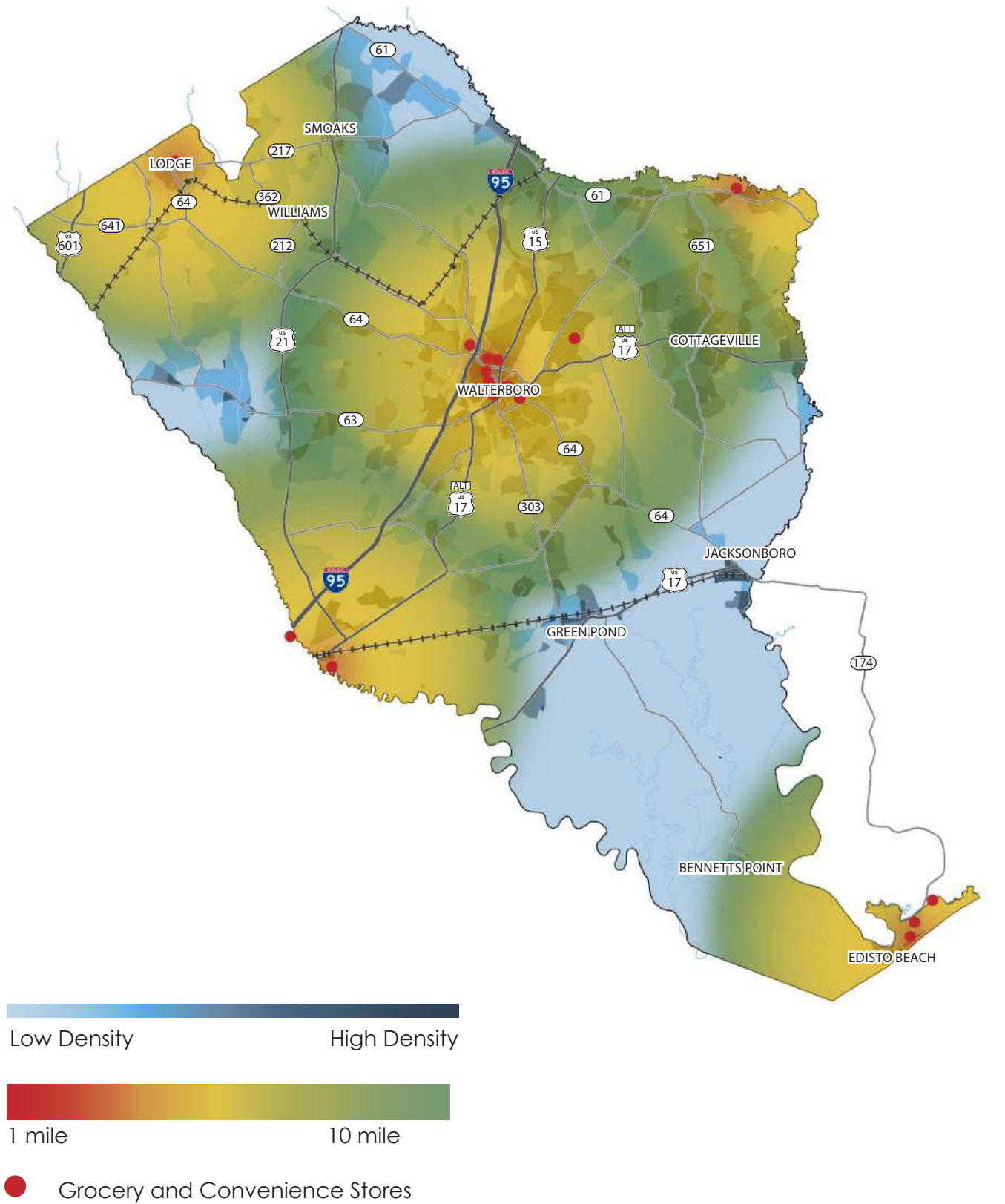
	Number
SNAP redemption per SNAP authorized stores 2016	279,710
SNAP benefits per capita 2015	36.55
SNAP participats-2016	15.5%
National School Lunch Program participants-2015	9.8%
Students eligible for free lunch 2014	77.3%
Students eligible for reduced lunch 2014	0.2%
School Breakfast Program participants 2015	5.4%
Summer Food Service Program participants	1.35%
WIC redemptions per capita-2012	28.7
WIC redemptions per WID authorized store-2012	156,552
WIC participants 2015	2.4%
Child and Adult Care 2015	0.8%

▼ MAP J.3 RESTAURANTS AND POPULATION DENSITY



10 MILES

▼ MAP J.4 ACCESS TO GROCERY STORES AT A 1 MILE AND 10 MILE RADIUS



10 MILES

▼ TABLE J.6 STORE AVAILABILITY

Source: USDA Economic Research Service

Indicator	Number	Statistic by Population
Grocery Stores-2014	9	0.24 per 1,000 people
Superstores and Club stores- 2014	1	0.03 per 1,000 people
Convenience Stores-2014	37	0.97 per 1,000 people
Specialty Food Stores -2014	4	0.1 per 1,000 people
SNAP authorized stores-2016	68	1.8 per 1,000 people
WIC authorized stores- 2012	7	0.2 per 1,000 people

▼ TABLE J.7 LOCAL FOOD SOURCES

Source: USDA Economic Research Service

Category	2007	2012	% change 2007-2012
Farms with direct sales	24	25	4.2%
Direct farm sales	147	294	100%
Vegetable Farms	42	30	-28.6%
Vegetable acres harvested	2279	1415	61%
Farms with vegetables harvested for fresh market	42	28	-33.3%
Orchard farms	7	16	128.6%
Orchard acres	52	103	98.1%
Berry Farms	13	8	-38.5%
Berry acres	19	14	-26.3%
CSA farms	3	4	33.3%
Agrotourism operations	8	20	150%

As of 2016, the County reported 2 farmers markets: the Colleton Museum and Farmers Market located in Walterboro, and King's Farm Market in Edisto Beach. This number only adds up to 0.05 markets per capita. The rural nature and agricultural land within the county provides an opportunity to increase access to local food within more rural parts of the County rather than only having markets in the more urban areas.

Emergency Preparedness

Emergency preparedness is included as part of the health and wellness element because public health organizations play a vital role in management of complex health events such as disease outbreak, natural disasters, and environmental catastrophes. Colleton County is part of the Lowcountry Healthcare Coalition (LHC) which works with EMS, health care providers, public health departments, and emergency management agencies to help unify and streamline response efforts throughout the counties of Calhoun, Orangeburg, Bamberg, Allendale, Hampton, Colleton, Dorchester, Berkeley, Jasper, Beaufort, and Charleston. The Coalition is one of four in the State which is represented on the State Advisory Council in order to provide intra-regional planning, cooperation, and sharing of resources to respond to man-made or natural hazard emergencies.

The LHC also works with the US department of Health and Human Services and the CDC to support efforts such as the Public Health Emergency Preparedness Program. As part of the program, the CDC defined the following public health capabilities as the basis of state and local public health preparedness:

- Public health Laboratory testing
- Public health surveillance and epidemiological investigation
- Community preparedness
- Community recovery
- Medical countermeasure dispensing
- Medical material management and distribution
- Non-pharmaceutical interventions
- Responder safety and health
- Emergency operations coordination
- Emergency public information and warning
- Information sharing
- Fatality management
- Mass care
- Medical surge
- Volunteer management

These public health capabilities represent a national public health standard for local preparedness for responding to public health emergencies. Localities are encouraged to use activities such as planned events or exercises to demonstrate their preparedness.

Source: Public Health Preparedness Capabilities: National Standards for Local Planning 2011

Observations

- In 2018, Colleton County ranked within the bottom 11 Counties of the 46 counties in South Carolina in both overall health outcomes and various health factors.
- The highest ranked health risk factors for adults in Colleton County was obesity, inactivity and smoking.
- According to the Live Healthy SC 2018 State Health Assessment Report, Colleton County has the highest prevalence of secondhand smoke exposure while at work (47.9%), which is more than twice the number for the whole state (22.4%).
- There is one hospital located within Colleton County; however, there are various smaller health services that are available to residents such as nursing and in-home care. As the population in the County continues to age, ease of access to health services will become increasingly important.
- Several areas of Colleton County are located in a food desert, which is defined as having more than 500 people or 33 percent of the census tract population further than one mile(urban) or 10 miles (rural) from a supermarket or large grocery store.
- Colleton County is part of the Lowcountry Healthcare Coalition (LHC) which works with EMS, health care providers, public health departments, and emergency management agencies to help unify and streamline response efforts throughout the counties of Calhoun, Orangeburg, Bamberg, Allendale, Hampton, Colleton, Dorchester, Berkeley, Jasper, Beaufort, and Charleston.



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