

FOREWORD

Promulgated in accord with the Comprehensive Planning Act of 1994, this plan update is designed and intended to promote within Kershaw County public health, safety, morals, convenience, prosperity, general welfare, efficiency and economy. As such, this plan, like previous plans, is to be used as a guide to the orderly physical, social, and economic growth and development of the County.

Planning has been instrumental in the developmental decision-making process in Kershaw County since 1971 when the Kershaw County Planning Commission completed and adopted the County's first Comprehensive Plan. Since then, planning has been a continuous process. The 1971 Plan was general by design, but included an inventory and assessment of land use and housing.

In 1974, the County initiated an update of the earlier Plan, this time concentrating more on areas with growth potential. In fact, the 1974 Plan focused on five principal growth areas within the County: the Towns of Bethune, Kershaw, and Elgin; the Lugoff community west of Camden; and the City of Camden. It examined and described physical factors which were thought to greatly influence growth and development. This plan was designed to serve as the basis for zoning in Kershaw County.

In 1977, the County completed another update, again focusing on growth areas previously mentioned, as well as Lake Wateree, and the I-20 corridor.

Then in 1985, the Plan was again revised with the principal thrust remaining on the "urban growth areas," articulating land use controls (zoning) designed to better accommodate development within such areas, and discouraging other than rural use of land outside such areas.

The 1985 Plan update allowed the planning process to maintain relevancy through the balance of the 80's and into the 90's. In 1996 Vismore and Associates updated the County's Comprehensive Plan to "maintain relevancy and compliance with the new 1994 Planning Act."

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (as amended) requires an update of the Plan and all of its elements at least every ten years. This 2006 update is undertaken by Kershaw County planning staff in accordance with the requirements of the Act. This current update is not a re-written plan. As the 1996 Vismore document draws on earlier works, this edition retains the 1996 Plan while updating demographic data and community facilities information; new data analysis; and revising policy recommendations based upon the growth that has occurred in the County over the past decade and the growth that is projected to occur in the future. Other changes and additions include the incorporation of the 2002–2020 Kershaw County Recreation Plan into the Cultural Resources Element of the Plan and the substitution of the Kershaw County Economic Development Strategic Plan for the Economic Element of the 2006 Comprehensive Plan update.

ADOPTED 8/14/07

The following sections of this document dimension the various elements comprising the Comprehensive Plan as prescribed by the Comprehensive Planning Act of 1994, and include a strategy for plan implementation. They are:

1. Population Element
2. Economic Element
3. Housing Element
4. Natural Resources Element
5. Cultural Resources Element
6. Community Facilities Element
7. Land Use Element